

**Part A – Community Vision, Strategic Objectives and Land Use Concept**

Existing Policy Reference	Recommended Policy Amendment	Rationale	OPR Phase																																								
<b>A1 The Community Vision and Guiding Principles</b>																																											
<p><b>Introduction</b></p>	<p>The Town of The Blue Mountains was formed by the amalgamation of the Township of Collingwood and the Town of Thornbury on January 1, 1998. The current The Blue Mountains Official Plan was <u>last updated in June 2016</u>. Originally adopted by Town Council in 2002, approved by the County in December 2004, and approved by the Ontario Municipal Board on September 29, 2006. The purpose of this Official Plan is to set out the vision, and provide direction and a policy framework for managing sustainable growth and land use decisions in the Town over the planning period to <del>2026</del> <u>2046</u>.</p> <p><del>In 2008, Grey County developed a Growth Management Strategy, in support of the County's Official Plan Review, through the preparation of a Growth Management Strategy Report and Growth Allocations and Issues Report. Based on the County's growth management work and 2011 Census Canada data, actual and anticipated permanent population growth in the County and the Town is summarized in the following chart.</del></p> <table border="1" data-bbox="522 889 1765 993"> <thead> <tr> <th></th> <th>1996</th> <th>2006</th> <th>2011</th> <th>2026</th> </tr> </thead> <tbody> <tr> <td><b>Grey County</b></td> <td>87,600</td> <td>92,400</td> <td>92,600</td> <td>116,900</td> </tr> <tr> <td><b>The Blue Mountains</b></td> <td>5,670</td> <td>6,825</td> <td>6,450</td> <td>9,300</td> </tr> </tbody> </table> <p><del>The County of Grey and The Blue Mountains completed Growth Management Strategies in 2021 and 2022. Based on the Town and County growth management work and the 2021 Census Canada data, actual and anticipated population growth in the County and Town are summarized in the following chart:</del></p> <table border="1" data-bbox="522 1207 1765 1312"> <thead> <tr> <th></th> <th>2016</th> <th>2021</th> <th>2031</th> <th>2046</th> </tr> </thead> <tbody> <tr> <td><b>Grey County</b></td> <td><u>93,830</u></td> <td><u>100,905</u></td> <td><u>113,440</u></td> <td><u>127,130</u></td> </tr> <tr> <td><b>The Blue Mountains</b></td> <td><u>7,025</u></td> <td><u>9,390</u></td> <td><u>12,090</u></td> <td><u>16,140</u></td> </tr> </tbody> </table> <p><del>Between 2006 and 2021, the Blue Mountains grew by 2,330 residents:</del></p> <table border="1" data-bbox="522 1425 1805 1675"> <thead> <tr> <th><u>Population Change</u></th> <th><u>Community Area</u></th> </tr> </thead> <tbody> <tr> <td><u>2160</u></td> <td><u>Lora Bay, Camperdown, Craigleith, Blue Mtn Village, Swiss Meadows</u></td> </tr> <tr> <td><u>180</u></td> <td><u>Thornbury and Clarksburg</u></td> </tr> <tr> <td><u>60</u></td> <td><u>Castle Glen and Osler</u></td> </tr> <tr> <td><u>-50</u></td> <td><u>Rural</u></td> </tr> </tbody> </table> <p><del>Between the years 2011 and 2026 2021 and 2046, it is anticipated that the permanent population in the Town of The Blue Mountains will increase by approximately 2,850 residents (1,370 units) 6,750 residents (3,590 households). It is estimated that 80 to 85 percent of these</del></p>		1996	2006	2011	2026	<b>Grey County</b>	87,600	92,400	92,600	116,900	<b>The Blue Mountains</b>	5,670	6,825	6,450	9,300		2016	2021	2031	2046	<b>Grey County</b>	<u>93,830</u>	<u>100,905</u>	<u>113,440</u>	<u>127,130</u>	<b>The Blue Mountains</b>	<u>7,025</u>	<u>9,390</u>	<u>12,090</u>	<u>16,140</u>	<u>Population Change</u>	<u>Community Area</u>	<u>2160</u>	<u>Lora Bay, Camperdown, Craigleith, Blue Mtn Village, Swiss Meadows</u>	<u>180</u>	<u>Thornbury and Clarksburg</u>	<u>60</u>	<u>Castle Glen and Osler</u>	<u>-50</u>	<u>Rural</u>	<ul style="list-style-type: none"> <li>• Technical changes to update: <ul style="list-style-type: none"> <li>○ Document references;</li> <li>○ Town and County growth management work; and</li> <li>○ Identify phases of Official Plan Review.</li> </ul> </li> </ul>	<p>Phase 1</p>
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	<p><del>1,370 units will be provided in urban areas (i.e. the Thornbury/Clarksburg Settlement Area). The number of seasonal households is estimated to decline by 80 units between 2021 and 2046. The Town is also expected to add 1,610 new jobs over the forecast horizon.</del></p> <p>The County Official Plan requires an overall average development density of 20 units per net hectare in the Primary Settlement Area of Thornbury-Clarksburg. <u>To encourage more compact growth to Thornbury-Clarksburg, a minimum density target of 25 units per net hectare is required by this Plan.</u> In order to achieve this target, the Town will monitor and report on <u>density and household changes throughout the municipality on</u> an annual basis. <del>on densities in Thornbury-Clarksburg.</del></p> <p><del>The County estimated that, in 2006, there was an approximate population in the Town of The Blue Mountains of 6,400. Based on its growth management analysis, the County also estimated that the conversion of seasonal dwellings to permanent dwellings will continue. On this basis, the County estimates that there will be a total of 4,740 new seasonal dwellings units in the Town of The Blue Mountains between 2006 and 2026, and 800 new permanent units will be created during this period due to the conversion of seasonal units to permanent units. Almost all of the new seasonal dwellings will be accommodated outside of Thornbury/Clarksburg.</del></p> <p><del>The Town estimates that the 2012 non-permanent population was approximately 10,062, giving a total permanent and non-permanent population of approximately 16,500.</del></p> <p>The County Official Plan also establishes a minimum target of 10 percent for residential <i>intensification</i> in the Primary Settlement Area of Thornbury/Clarksburg settlement area. Assuming <del>1,100</del> <u>3,590</u> new permanent dwelling units are be accommodated in the Town of The Blue Mountains to <del>2026</del> <u>2046</u>, <del>110</del> <u>359</u> new dwelling units must be accommodated as <i>intensification</i> in the Thornbury/Clarksburg Settlement Area to <del>2026</del> <u>2046</u>. For the Town, this means an average of <del>6 or 8</del> <u>14 to 15</u> units per year should be provided through <i>intensification</i>.</p> <p><del>In May 2010, the Town held a Public Meeting under Section 26 of the Planning Act to elicit comments from the community. The preparation of this Official Plan then began in the spring of 2011 and has involved many dedicated and committed people with an interest in the future of the Town of The Blue Mountains. A Steering Committee was established to provide advice to the project team and Council. Also, the project team met with the Planning and Building Committee, Council, stakeholders and the community throughout the process to identify important issues.</del></p> <p><del>In addition, the Town conducted a series of public workshops in preparing this Official Plan. The public process has resulted in a vision for the future of the Town that is expressed in this Plan. In addition to considering changes to Provincial and County policy as is required by the Planning Act, the preparation of this Official Plan provided the Town of The Blue Mountains with an opportunity to:</del></p> <ul style="list-style-type: none"> <li><del>• re-enforce a number of key policies in the current Official Plan that have worked well and supported desirable development in the right places;</del></li> </ul>		
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	<ul style="list-style-type: none"> <li>• <del>establish a unifying community land use structure and policy framework that recognizes the unique attributes and opportunities in each of the component parts of the Town;</del></li> <li>• <del>incorporate new policies on sustainable development that strike a balance between competing environmental, social and economic interests in order to ensure a high quality of life for future generations in the Town; and,</del></li> <li>• <del>implement many of the recent Town sponsored initiatives on community improvement, economic development, community design and housing.</del></li> </ul> <p>The overall intent of this Official Plan has at its core the desire to enhance the quality of life for Town of The Blue Mountains residents and business owners, support the tourism and recreation sector in the Town the recognition of its economic importance locally and regionally, and to establish and maintain a very desirable community that is supported by a clear, concise land use planning framework.</p> <p><del>The two primary goals of this Official Plan Review were to provide a community-based and clear:</del></p> <ol style="list-style-type: none"> <li>1. <del>Vision, guiding principles, community structure and land use framework; and,</del></li> <li>2. <del>Policy framework that identifies and protects what is important to the Town when making municipal decisions and assessing development applications.</del></li> </ol> <p><del>The goals, objectives and policies contained in this Plan are intended to guide the decisions of public authorities and private interests to the year 2026. All new public works and the passage of any Zoning By-law must conform to this Official Plan following its approval by the County of Grey. In addition, all planning decisions shall conform to the County of Grey Official Plan and be consistent with the Provincial Policy Statement.</del></p> <p><del>This Official Plan recognizes and provides policy guidance for the primary settlement area of Thornbury/Clarksburg, an extensive residential/recreational settlement area which extends along the entire Georgian Bay shoreline, the Blue Mountain Village area, an expansive agricultural/rural countryside with a number of hamlets, and a variety of natural features and areas throughout the Town that are primarily focused on the Georgian Bay Shoreline and the Niagara Escarpment."</del></p>		
<p><b>A1 The Community Vision and Guiding Principles</b></p>	<p>The primary purpose of the Official Plan is to provide the basis for <u>guiding growth, protecting the environment and enhancing</u> the Town's unique character, diversity, civic identity, recreational and tourism resources, and rural and heritage features. <u>The Blue Mountains communities will be connected, efficient, improve affordability and</u> do so in a way that has the greatest positive impact on the quality of life in The Blue Mountains.</p>	<ul style="list-style-type: none"> <li>• Based on survey results and community feedback, it appears that the current Vision Statement remains relevant.</li> <li>• Minor update to also incorporate a stronger focus on environmental protection, community connections, efficient land and infrastructure use and affordability.</li> </ul>	<p>Phase 1</p>
<p><b>A1.1 Guiding Principles</b></p>	<p>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 relied upon in preparing this 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.</p>	<ul style="list-style-type: none"> <li>• Building upon the revised Community Vision, and with support from the survey results and community feedback, updates are required to some of the Guiding Principles to recognize: <ul style="list-style-type: none"> <li>○ Additional housing options (housing types/price points and attainable housing) are needed;</li> <li>○ Community character remains important;</li> </ul> </li> </ul>	<p>Phase 1</p>

	<p>4. To provide the opportunity to create compact <u>and efficient</u> neighbourhoods with a range of <u>housing types, price points and mix of services that provide the</u> necessary amenities and transportation options and <u>equitable access to the ingredients</u> of what makes for economically and socially viable neighbourhoods.</p> <p>5. <u>To recognize that every community in the Town incorporates its own unique character that must be respected and enhanced.</u> 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> <p>6. To protect <u>and enhance</u> <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>7. <u>To guide 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.</u></p> <p>8. To encourage the provision of a wide range of <u>linked and</u> publicly accessible recreational <u>lands and amenities</u> to meet the needs of present and future residents <u>and visitors.</u></p> <p>9. To ensure that <u>a full and balanced variety of</u> housing <u>options are</u> 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> <p>12. To establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including walking, cycling, <u>public transit,</u> automobiles and trucks. <u>The system promotes a connected and safe active transportation (non-motorized) network between neighbourhoods, downtown areas, places to work, schools, parks/open space, other amenities and adjacent municipalities.</u></p> <p>13. To <u>utilize available capacity of existing infrastructure and to</u> 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"> <li>○ Stronger direction on environment protection and impacts of climate change;</li> <li>○ Create better connected communities; and</li> <li>○ To improve the efficient use of land and infrastructure.</li> </ul>	
<b>A2 The Community Structure</b>			
<b>Introduction</b>	The Official Plan is based on a <u>40 25</u> year planning horizon...	<ul style="list-style-type: none"> <li>• Updated to recognize new planning horizon.</li> </ul>	Phase 1
<b><u>A2.1 Settlement Areas (New Section)</u></b>	<p><u>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.</u></p> <p><u>The County of Grey refines the Settlement Areas further into Primary Settlement Areas, Secondary Settlement Areas, Recreation Resort Area (Settlement Areas) and Escarpment Recreation Area (Settlement Areas). The County Official Plan provides further policy direction and growth targets by Settlement Area type.</u></p> <p><u>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. Figure 1 – Community Structure Plan illustrates the various settlement area types and their locations.</u></p>	<ul style="list-style-type: none"> <li>• Better clarification on the location and hierarchy of settlement areas, the terminology used to describe settlement area types and mapping to illustrate each settlement area.</li> <li>• Highlight and emphasize Thornbury/Clarksburg as the Town's Primary Settlement Area where the majority of growth is to be directed.</li> <li>• Opportunity to identify the Hamlets as part of the overall Community Structure (not currently identified) where limited development is permitted.</li> </ul>	Phase 1

	<p><b>Delete and Replace Figure 1 – Community Structure Plan with the following new Figure 1 – Community Structure Plan (See end of this Matrix Document for Figure 1)</b></p> <p>The Community Structure Plan contains the following main elements:</p> <p><b><u>Primary Settlement Areas:</u></b></p> <p><b>Thornbury/Clarksburg Settlement Area</b> - the main concentration of urban activities including commercial, residential, cultural and government functions in a well-designed land use form. It is intended that the settlement area will continue to function as a place of symbolic and physical interest for residents and visitors. A range of housing types is supported but all new <i>development</i> should respect the <i>character</i> of the community and established neighbourhoods while making efficient use of infrastructure <u>and providing for affordable housing</u>.</p> <p><b><u>Recreational Resort Settlement Areas:</u></b></p> <p><b>Blue Mountain Village Resort Area</b> - the primary resort area that complements the existing recreational base through a range of residential, recreational and commercial uses, and provides additional opportunities for year-round recreational opportunities and facilities.</p> <p><b>Craigeith Village</b> – a settlement area that is similar to but smaller in scale than the Thornbury/Clarksburg Settlement Area, serving the Craigeith and surrounding area through the provision of uses including commercial, residential and recreational functions.</p> <p><b>Residential/Recreational Area</b> – the area designated in the <i>County</i> Official Plan extending along the Georgian Bay shoreline <u>and some inland areas</u> providing a resort-related residential and recreational function.</p> <p><b><u>Secondary Settlement Areas:</u></b></p> <p><u>Hamlet Area – 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.</u></p> <p><b>Future Secondary Plan Areas</b> – areas that are identified as requiring more detailed planning prior to future <i>development</i> occurring:</p> <ul style="list-style-type: none"> <li>• Area in west part of Thornbury</li> <li>• Area east of Thornbury, south of Highway 26</li> <li>• Area south of the Blue Mountain Village Area</li> <li>• Area south of Swiss Meadows Subdivision</li> </ul>	<ul style="list-style-type: none"> <li>• Add new text to identify the role of settlement areas.</li> <li>• Add new text to identify the role of other provincial plans.</li> <li>• Remove special study areas. Previously applied to Old Lakeshore Road neighbourhood. Work has now been completed and will be incorporated into new Official Plan.</li> </ul>	
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	<p><b>Special Study Areas</b> – areas where further review and analysis is required prior to development proceeding.</p> <p><b>Highway 26 Spine and Georgian Trail</b> – Highway 26 serves as the Town's main transportation corridor for residents and tourists, linking Thornbury/Clarksburg to other communities along the Georgian Bay shoreline. The Spine also serves as the corridor for the location of community facilities and services. The Georgian Trail is a regionally significant trail link along the Highway 26 corridor.</p> <p><b>Key Corridors/Connections</b> – links other communities and areas of the Town to the Highway 26 Spine and nearby communities.</p> <p><b>Community Gateways</b> – intended to achieve a sense of entrance/arrival to the Town and neighbourhoods through effective site, building and landscaping design.</p> <p><b>Rural Countryside, Natural and Waterfront Areas</b> – consists of agricultural areas, specialty crop areas, <del>hamlets</del>, natural features/areas/systems and waterfront areas for conservation, <i>recreation and</i> tourism purposes.</p>		
<b>A3 Goals and Strategic Objectives</b>			
<p><b>A3.1 Sustainable Development – A3.1.2 Strategic Objectives</b></p>	<ol style="list-style-type: none"> <li><u>Ensure development is built with the environment, social well-being and climate change as top priorities</u></li> <li>Encourage efficient <u>neighbourhood</u>, site <u>design</u>, and building design <u>and as well as</u> construction techniques that minimize space heating and cooling energy consumption, and encourage the upgrading/retrofitting of existing buildings and facilities.</li> <li>Encourage reductions in the use of private automobiles by <u>ensuring transit, cycling, walking and other options for low-carbon transportation are diverse, accessible and balanced, providing options to move throughout urban and rural communities, promoting active transportation and the use of Transportation Demand Management measures, such as public transit, cycling and walking.</u></li> <li><u>Support the protection of night sky principles and</u> reduce the occurrence of excessive light emissions while still ensuring that adequate levels are maintained for public safety.</li> <li><u>Encourage the use of Green Development Standards that incorporate environmental, social, and economically sustainable designs.</u></li> </ol>	<ul style="list-style-type: none"> <li>Official Plan updates required to acknowledge climate change crisis.</li> <li>Sustainable development to also be considered at neighbourhood level, not just site level.</li> <li>Recognize the role and priority of alternative transportation to the automobile.</li> <li>Compliment work of Sustainability Plan and Climate Action Plan to develop Green Development Standards.</li> </ul>	<p>Phase 1</p>
<p><b>A3.2 Natural Environment – A3.2.2 Strategic Objectives</b></p>	<ol style="list-style-type: none"> <li>Protect <u>and seek out opportunities for net-gain enhancements to</u> significant natural heritage and hydrologic features and their associated habitats and ecological functions.</li> <li>Maintain and enhance <u>all source water resources including</u> surface and groundwater resources in sufficient quality and quantity to meet existing and future needs.</li> </ol>	<ul style="list-style-type: none"> <li>Existing goals and objectives cover majority of current policy direction. Minor revisions proposed.</li> </ul>	<p>Phase 1</p>
<p><b>A3.3 Climate Change Action (New Section – Remaining Sections to be Renumbered)</b></p>	<p><b>A3.3.1 Goal</b> <u>The crisis caused by the rapidly changing climate affects many aspects of land use. The way land is used and developed will continue to be affected by dramatic fluctuations in temperature and extreme weather events. These changes have significant impacts on our economy, health and wellbeing of our residents and our environment. The Town of The Blue Mountains needs to increase our communities' climate resilience through energy conservation, innovation and nature based solutions that result in adaptation and mitigation to the impacts of climate change.</u></p>	<ul style="list-style-type: none"> <li>New Goals and Objectives section. Recognize the importance of climate change and how land use policies can aid in adaptation and mitigation.</li> <li>Formally recognize the Town declaration of Climate Emergency in the Official Plan.</li> </ul>	<p>Phase 1</p>

	<p><b><u>A3.2.2 Strategic Objectives</u></b> It is a strategic objective of this Plan to:</p> <ol style="list-style-type: none"> <li>1. <u>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.</u></li> <li>2. <u>Be adaptive and resilient to the impacts of climate change and extreme weather</u></li> <li>3. <u>Achieve nature based solutions in reducing flood risk and preventing shoreline erosion</u></li> <li>4. <u>Encourage active transportation and other transportation modes instead of relying upon single person cars.</u></li> <li>5. <u>Encourage higher-density, mixed use developments, infilling, and additional residential units.</u></li> </ol>	<ul style="list-style-type: none"> <li>• Introduce land use policy updates that support climate change adaptation/mitigation.</li> </ul>	
<p><b>A3.3 Growth and Settlement – A3.3.2 Strategic Objectives</b></p>	<ol style="list-style-type: none"> <li>1. <u>Encourage the redevelopment in the Downtown Areas to maximize residential intensification opportunities through the inclusion of residential apartments above commercial uses.</u></li> <li>3. <u>Encourage greenfield development that efficiently uses land and infrastructure.</u></li> <li>4. To permit development within the Hamlets <u>as focal points in the rural community</u> that maintains and enhances hamlet character and scale in accordance with the policies contained within this Plan.</li> </ol>	<ul style="list-style-type: none"> <li>• Minor modifications to recognize higher standard to efficiently use land and infrastructure on new development or re-development sites.</li> <li>• Highlight increased need to plan for Hamlet areas of Ravenna and Heathcote.</li> </ul>	<p>Phase 1</p>
<p><b>A3.4 Urban Community Character – A3.4.2 Strategic Objectives</b></p>	<ol style="list-style-type: none"> <li>1. Maintain and enhance <u>all communities urban areas</u> as diverse, livable, safe, thriving and attractive communities.</li> <li>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 redevelopment and <u>diverse, vibrant and broad</u> mix of compatible uses.</li> <li>4. Encourage the development of neighbourhoods which are: compact, <u>energy efficient</u>, 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.</li> <li>5. Provide community facilities that are <u>connected</u>, safe, visible and accessible to residents in each neighbourhood.</li> <li>6. Foster a sense of civic identity through a high standard of community design in all future development that considers:             <ol style="list-style-type: none"> <li>a. the appropriate integration of the design of public and private spaces;</li> <li>b. the design guidelines outlined in the Blue Mountains Community Design Guidelines documented in By-law 2012-47, or any successor thereto</li> <li>c. <u>the Community Improvement Plan – Town Wide Revitalization;</u></li> <li>d. <u>the Community Improvement Plan – Housing Within Reach;</u></li> <li>e. a well-defined public realm, including an interconnected open space network;</li> <li>f. sustainable and energy efficient building and site design;</li> <li>g. the sensitive integration of new development with existing development; and,</li> <li>h. a pedestrian oriented development pattern.</li> </ol> </li> <li>9. <u>Reinforce the uniqueness of each community building on distinct heritage characteristics, civic and gathering spaces, pedestrian scale orientation and accessibility that enhance a sense of place.</u></li> </ol>	<ul style="list-style-type: none"> <li>• Recognize that Downtown areas each have their own unique strengths and identity.</li> <li>• Reconsider direction on intensification and compatibility. Intensification to be sensitive to existing built up areas and general community. Compatibility to focus on harmony with existing character of neighbourhood and community. Both need to complement the overall theme and character of the community.</li> <li>• Insert the work and direction of the Community Improvement Plans.</li> </ul>	<p>Phase 1</p>
<p><b>A3.5 Rural and Open Space</b></p>	<ol style="list-style-type: none"> <li>1. Protect and enhance the natural character of the Georgian Bay shoreline, <u>Niagara Escarpment, Nipissing Ridge, and Beaver River.</u></li> </ol>	<ul style="list-style-type: none"> <li>• Recognize the importance of natural assets: Georgian Bay, Nipissing Ridge, Niagara Escarpment, Beaver River.</li> </ul>	<p>Phase 1</p>

<p><b>Character – A3.5.2 Strategic Objectives</b></p>	<p>3. Preserve and improve <u>public</u> access to open space and shoreline areas, including the Niagara Escarpment, Nipissing Ridge and the Georgian Bay shoreline.</p> <p>4. Encourage the development of passive low-intensity recreational and eco-tourism uses in the Town, provided such uses maintain the <u>natural environment and</u> character of surrounding areas.</p> <p>5. Protect <u>and enhance</u> the natural and cultural heritage features, which comprise the open landscape character.</p>	<ul style="list-style-type: none"> <li>• Seek out opportunities to improve public access.</li> </ul>	
<p><b>A3.7 Economic Development – A3.7.2 Strategic Objectives</b></p>	<p>1. <u>To create an innovative and resilient local economy and diversified workforce and</u> foster a competitive and positive business climate <u>in the Town where entrepreneurs can thrive.</u></p> <p>2. Provide for the broadest range of employment and commercial uses <u>to encourage growth in all economic sectors including emerging and specialized industries</u> and <u>provide</u> flexible development standards, where appropriate.</p> <p>3. Pre-zone lands <u>and streamline development reviews</u> for employment and commercial uses wherever possible and appropriate.</p> <p>6. Ensure that a sufficient supply of employment lands are available <u>and appropriately serviced</u> for development at all times and in appropriate locations.</p> <p><u>12. Support the continued growth and expansion of the arts and culture industries.</u></p> <p><u>13. To foster the development of a sustainable community and support long term residency through strengthened quality of life factors and social well being Support the continued growth and expansion of the arts and culture industries.</u></p>	<ul style="list-style-type: none"> <li>• Modifications to Goals and Objectives section to align with the recommendations and direction of the ‘Economic Development Strategy 2021-2025’.</li> </ul>	<p>Phase 1</p>
<p><b>A3.8 Tourism and Recreation – A3.8.2 Strategic Objectives</b></p>	<p>7. To encourage the development 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 <u>Georgian Nottawasaga Bay, the Beaver River</u> and to the Niagara Escarpment.</p> <p>8. To <u>contribute to the active transportation network with create</u> a high quality, all season trail system, <u>that seamlessly and efficiently connects residents and visitors to all areas of the Town</u> contributing to the development of the Town as a world-class tourism destination.</p>	<ul style="list-style-type: none"> <li>• Seek out opportunities to improve public access.</li> <li>• Strengthen the relationship between active transportation and integration with recreational trails.</li> </ul>	<p>Phase 1</p>
<p><b>A3.9 Infrastructure – A3.9.2 Strategic Objectives</b></p>	<p>1. Consider the economics of providing services to the residents and businesses of the Town through the review of any development proposal to ensure that the development pattern is efficient, <u>resilient</u>, and does not lead to inefficiencies or a decline in the level of municipal service.</p> <p>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 <u>where feasible</u>.</p> <p>5. Encourage the provision of <u>green</u> infrastructure, <u>low impact designs, supplement tree canopy</u> that is energy efficient, promotes water conservation and water efficiencies, and supports improvements to air <u>and water</u> quality.</p>	<ul style="list-style-type: none"> <li>• Add climate change and environment factors in infrastructure design.</li> </ul>	<p>Phase 1</p>
<p><b>A3.10 Housing – A3.10.2 Strategic Objectives</b></p>	<p>3. Ensure <del>that</del> a full range of housing opportunities <u>by providing a mix and range of housing types at various price points for all ages and stages of life. is available for residents in the Town.</u></p> <p><u>8. Ensure a full range of housing opportunities for those who work in the Town of The Blue Mountains.</u></p> <p><u>9. Provide opportunities for purpose-built employee housing.</u></p> <p><u>10. Establish minimum density requirements for greenfield development sites to achieve density targets.</u></p>	<ul style="list-style-type: none"> <li>• Bolster the need for mix/range of housing</li> <li>• Establish minimum density targets, pre-zoning, and direction for additional attainable housing units.</li> </ul>	<p>Phase 1</p>



	<p><u>11. Encourage the maximum use of buildings in Downtown areas with upper levels used for residential units.</u></p> <p><u>12. Encourage the development of additional dwelling units (second and third residential units) on existing residential properties.</u></p> <p><u>13. Consider pre-zoning sites exclusively for ground related multiple units and low-rise apartments.</u></p>		
<p><b>A3.12 Cultural Heritage – A3.12.2 Strategic Objectives</b></p>	<p><u>11. Enhance consultation practices with Aboriginal Communities on development applications.</u></p>	<ul style="list-style-type: none"> <li>• Further aboriginal consultation to occur in Phase 2</li> </ul>	<p>Phase 1</p>

**Part B -Land Use Designations**

Existing Policy Reference	Recommended Policy Amendment	Rationale	OPR Phase
<b>B2 General Policies</b>			
<p><b>B2.7 Accessory Apartments Secondary Dwelling Units</b></p>	<p><u>In all residential land use designations, one <del>accessory apartment</del> secondary dwelling unit may be <del>is</del> permitted <del>in any within a</del> single detached, semi-detached or townhouse dwelling, <del>or within a and one secondary dwelling unit is permitted within a</del> detached accessory building to any of the preceding residential types <del>on the same lot (such as a garden suite, laneway suite or coach house) where, subject to the following:</del></u></p> <ul style="list-style-type: none"> <li>a) the <del>accessory apartment unit(s)</del> meets the relevant requirements of the Town, and the Ontario Building Code and Fire Code;</li> <li>b) there is sufficient space on the lot to provide one additional parking space <del>for the accessory apartment per secondary dwelling unit;</del></li> <li>c) the residential nature of the existing residential buildings and structures are maintained;</li> <li>d) the floor area of an <del>accessory apartment secondary dwelling unit</del> is limited by the Zoning By-law; <del>and,</del></li> <li>e) <del>the accessory apartment has no more than two bedrooms.</del></li> <li>f) adequate water and sewer services are available-</li> <li>g) <del>The accessory apartment if the secondary dwelling unit</del> is proposed in a detached building, <del>site plan control shall apply. the structure shall be located within the existing building cluster;</del> and</li> <li>h) <u>a secondary dwelling unit shall be permitted</u> in the Niagara Escarpment Plan Area where <del>such accessory apartments are</del> permitted by the Niagara Escarpment Plan.</li> </ul> <p><u>Prior to the construction and development of new ground-related housing, including single-detached, semi-detached and townhouse dwellings, design options should be included that would allow up to two secondary dwelling units per property to be accommodated.</u></p>	<ul style="list-style-type: none"> <li>• Accessory apartments can serve as an effective form of gentle intensification within neighbourhoods, allowing up to three dwelling units per property (as now permitted by the Planning Act), making efficient use of the existing housing stock.</li> <li>• The policies for all residential designations have been updated to permit secondary dwelling units as-of- right (including permitting two secondary dwelling units on all properties).</li> <li>• Policy updated to be more flexible by removing certain prescriptive details to encourage their development.</li> </ul>	<p>Phase 1</p>
<p><b>B2.9 Garden Suites</b></p>	<p><del>In all land use designations, garden suites may be permitted on the same lot as an existing single detached dwelling provided the use can be appropriately serviced. Garden suites shall be permitted on a temporary basis not to exceed 20 years through a site-specific Temporary Use Bylaw and shall be subject to Site Plan approval, where deemed necessary, to ensure adequate buffering and/or appropriate placement of the unit. Garden suites must be ancillary to the principle use of a single detached dwelling, not located in the front or exterior side yard of the principle residence, and there shall be demonstrated need for the use to the satisfaction of the Town.</del></p> <p><del>An agreement between the applicant/property owner and the Town shall be required, which addresses issues related to installation, maintenance, removal and occupancy and financial securities among other matters. Performance standards shall be applied under the implementing Zoning By-law and Site Plan Control to ensure the compatibility of the temporary garden suite with the existing character of the area, including the following:</del></p> <ul style="list-style-type: none"> <li><del>a) maximum/minimum floor area, setback lot coverage and height requirements;</del></li> <li><del>b) one additional on-site parking space;</del></li> </ul>	<ul style="list-style-type: none"> <li>• Garden suites within accessory buildings are now permitted as a type of secondary dwelling unit under the Planning Act on a permanent basis. This section is recommended to be deleted as this dwelling type is now captured under Section B2.7 above.</li> </ul>	<p>Phase 1</p>

	<p><del>e) buffering for the purpose of screening the use from neighbours; and, d) the location, size and scale of the garden suite should be designed in a manner, which is considered compatible with surrounding uses.</del></p>		
<p><b><u>B2.9 Converted Dwellings</u></b></p>	<p><u>Converted dwellings are permitted in the Community Living Area designation, provided:</u></p> <p>a) <u>the unit(s) meets the relevant requirements of the Town, and the Ontario Building Code and Fire Code;</u>  b) <u>a maximum of four units are provided within the existing building footprint;</u>  c) <u>there is sufficient space on the lot to provide one parking space for each unit;</u>  d) <u>the residential nature of the existing residential buildings and structures are maintained;</u>  e) <u>the floor area of a converted dwelling is limited by the Zoning By-law; and</u>  f) <u>adequate water and sewer services are available.</u></p> <p><u>If an existing dwelling is appropriately sized and located, particularly within walking distance to community services and amenities, an application for a minor variance to the Zoning By-law may be applied to permit more than four units in a converted dwelling.</u></p>	<ul style="list-style-type: none"> <li>• It is recommended to permit converted dwellings within the Community Living Area designation. There are a number of scenarios where these may be accommodated within larger dwellings in existing neighbourhoods, specifically in locations close to each downtown and other amenities that are within walking distance.</li> <li>• It is recommended to permit up to four units within a converted dwelling, with the opportunity to permit more than four units in certain areas where appropriate depending on the original size of the dwelling and context.</li> <li>• A converted dwelling definition has been added to the glossary of the Official Plan.</li> </ul>	<p>Phase 1</p>
<p><b><u>B2.13 Height</u></b></p>	<p><del>It is the intent of the Plan that high rise buildings shall not be considered conducive to the general amenity and character of development within the Town. to maintain the community's unique small-town character through development and redevelopment. However, it is intended that a variety of building heights shall be encouraged in appropriate locations to provide for a range of housing types in order to improve the visual effect, variety and community identity within various parts of the Town. The height limitations specified under the Plan shall be considered maximum provisions, however, The implementing Zoning Bylaw may shall provide for a range of minimum or maximum lower height provisions restrictions to establish the desired diversity for various zoning categories based on the intended principle of development for neighbourhoods, downtown areas, commercial districts and industrial areas.</del></p> <p>The maximum height of all buildings and structures in the municipality shall generally be eleven (11) metres <u>and three (3) storeys, except for those structures which by their nature, such as barns, silos, antennae, water towers, wind generators, drive-in theatre screens and bridges, require a greater height. However, compatible intensification up to 6 storeys may be permitted within the Downtown Area designation in Thornbury, generally along King/Bridge/Arthur Street, but outside of the low-rise Thornbury Downtown Core, subject to criteria set out in Section B2.16 of the Plan. For the purpose of this Plan, the Thornbury Downtown Core consists of properties within the Downtown Area designation fronting onto Bruce Street North and Bruce Street South.</u></p> <p><u>Outside the Downtown Area designation, intensification up to 6 storeys may be considered within the Community Living Area designation or Residential Recreational Area designation through an amendment to this Plan based on criteria set out in Section B2.16.</u></p> <p><u>Notwithstanding the above policies,</u> development shall not be permitted at the maximum height provided under this Plan unless Council is satisfied that the proposed buildings or structures are compatible with nature and character of the surrounding area.</p>	<ul style="list-style-type: none"> <li>• Policy updated to specify that a low density character still applies across the Town with a maximum height of 3 storeys, however there may be instances where higher densities are deemed appropriate through the development review process. The locations appropriate for higher density development are clearly stated.</li> <li>• Policy updated to set the framework to encourage the Town's greatest heights along the Highway 26 Corridor within Thornbury's Downtown Area designation, while preserving a low-rise downtown core area. A strategy to establish a height framework is set out for the Town to conduct a Building Height Study.</li> <li>• Updated policy sets the stage to implement criteria to allow for higher densities, as well as the future pre-zoning of sites.</li> </ul>	<p>Phase 1</p>

	<p><del>Residential, commercial and industrial buildings shall generally be restricted to a maximum height of eleven (11) metres and/or three (3) storeys.</del></p> <p>Specific height provisions for the Blue Mountain Village Resort Area Core are described under Section B3.10.6 and shall generally be restricted to a maximum height of sixteen (16) metres and/or five (5) storeys.</p> <p><u>The Town shall prepare a Building Height Study to provide a design-led approach to building heights in the Downtown Area and other areas where taller buildings may be permitted. It is recognized that taller buildings can provide benefits such as additional and affordable housing close to the core, however it is important that taller buildings are appropriately designed and are appropriate to the local context. The Building Height Study shall analyze existing character, prevailing heights and constraints. It shall identify areas that may be appropriate for taller buildings, advise on parameters for appropriate building heights and consider the pre-zoning of certain lands with minimum and maximum building heights.</u></p>		
<p><b><u>B2.14 Existing Residential Neighbourhoods</u></b> <b>(Previously Policy B3.1.5.1)</b></p>	<p>Existing residential neighbourhoods are intended to retain their existing character with limited change <u>while accommodating additional dwelling units</u>. However, this does not mean that new housing must mimic the character, type and density of existing housing but rather, it shall fit into and reinforce the stability and character of the neighbourhood. Infill and intensification may be permitted where it respects the scale and built form of the surrounding neighbourhood and conforms to the policies of this Plan.</p>	<ul style="list-style-type: none"> <li>• Policy moved up from Section B3.1.5 to Section B2 General Policies to apply across all residential designations as appropriate.</li> <li>• Additional updates to this policy will be further addressed as part of Phase 2 where character and development within existing neighbourhoods will be further assessed.</li> <li>• This policy sets a good framework for context-sensitive and compatible development within existing residential neighbourhoods, and importantly emphasizes that housing does not need to “mimic the character, type and density of existing housing, but rather, it shall fit into and reinforce the stability and character of the neighbourhood”. This provides for diversity in neighbourhoods while still ensuring existing physical character if reinforced.</li> </ul>	<p>Moved in Phase 1.</p> <p>Further policy text updates in Phase 2.</p>
<p><b><u>B2.15 Infill Development</u></b> <b>(Previously Policy B3.1.5.2)</b></p>	<p>Infill development, which includes the creation of lot(s) for single detached and semi-detached dwellings between existing residential lots, may be permitted provided Council is satisfied that:</p> <ol style="list-style-type: none"> <li>a) the proposed development, including building form and density, is compatible with the character of the existing neighbourhood;</li> <li>b) new buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;</li> <li>c) proposed building height reflects the pattern of heights of adjacent housing and shall not exceed two storeys;</li> <li>d) a similar lot coverage to adjacent housing is provided to ensure that the massing or volume of the new dwelling reflects the scale and appearance of adjacent housing;</li> <li>e) the predominant or average front yard setback for adjacent housing is maintained to preserve the streetscape edge, and character;</li> <li>f) similar side yard setbacks are provided to preserve the spaciousness on the street;</li> </ol>	<ul style="list-style-type: none"> <li>• Policy moved from Section B3.1.5 to Section B2 General Policies to apply across all residential designations as appropriate.</li> <li>• Updates to this policy will be further addressed as part of Phase 2 following further evaluation of how and where growth is to occur within the Town. Overall this policy generally provides a strong foundation for guiding development and touches on a number of key areas of concern raised by residents.</li> <li>• Phase 2 will consider increasing the flexibility of the Town’s infill policies, which may include removing specific numerical targets as these can be difficult to implement on a site-</li> </ul>	<p>Moved in Phase 1.</p> <p>Further policy text updates in Phase 2.</p>

	<p>g) the frontages of new interior lots are generally no less than 70% of the average lot frontages on the same side of the public road to provide for, to the greatest extent possible, appropriate separation between new and existing dwellings;</p> <p>h) the frontages of new corner lots are generally no less than 80% of the average lot frontages on the same side of the public road to provide for an appropriate setback from the exterior side lot line;</p> <p>i) the depth of the new home provides for a usable sized rear yard amenity area and minimizes the potential impacts of the new home on the enjoyment of adjacent rear yards;</p> <p>j) the use will have minimal impacts on adjacent properties in relation to grading, drainage, access and circulation, and privacy;</p> <p>k) existing trees and vegetation will be retained and enhanced where possible and additional landscaping will be provided to integrate the proposed development with the existing neighbourhood; and,</p> <p>l) the proposed development will not create a traffic hazard or an unacceptable increase in traffic on local roads.</p>	<p>specific basis (such as policy g and h) and may prohibit appropriate gentle intensification.</p>	
<p><b><u>B2.16 Intensification Criteria (Previously Policy B3.1.5.3)</u></b></p>	<p>In considering <del>Planning Act</del> application(s) to permit intensification <del>and Greenfield development</del>, Council shall be satisfied that the proposal:</p> <p>a) <u>is located in a highly accessible area where community services, amenities and open space areas are in close proximity or walking distance;</u></p> <p>b) retains and enhances existing trees and vegetation where possible and <u>provides</u> additional landscaping <del>will be provided</del> to integrate the proposed development with the existing neighbourhood;</p> <p>c) <u>is compatible with the surrounding existing and planned context;</u></p> <p>d) will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads;</p> <p>e) is located on a site that has adequate land area to incorporate required parking, recreational facilities, landscaping and buffering on-site;</p> <p>f) will have minimal adverse impacts on adjacent properties, <u>the public realm or adjacent neighbourhoods</u>, in relation to <u>shadow, overlook, massing</u>, grading, drainage, access and circulation, and privacy;</p> <p>g) buffers any loading and storage facilities that are provided so as to minimize disruption and to protect the enjoyment of neighbouring residential properties; for adjacent residential areas; and</p> <p>h) provides a built form that reflects the variety of façade details and materials of adjacent buildings, such as porches, windows, cornices and other details;</p> <p>i) <u>considers the following additional criteria for Townhouse development:</u></p> <ol style="list-style-type: none"> <li>i. <u>the development</u> respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;</li> <li>ii. building height(s) reflect the pattern of heights of adjacent housing;</li> <li>iii. <del>is designed in consideration of lot coverages of adjacent housing;</del></li> <li>iv. <u>the development</u> considers <u>s</u> the predominant or average front yard setback for adjacent housing to preserve the streetscape edge, and character;</li> <li>v. <u>the development</u> provides for similar side yard setbacks to preserve the spaciousness on the street;</li> </ol>	<ul style="list-style-type: none"> <li>• Policy moved from Section B3.1.5 to Section B2 General Policies to apply across all residential designations as appropriate.</li> <li>• Set of criteria set out specifically for intensification proposals, requiring context appropriate built form, transition to low rise residential and site location.</li> <li>• General policies applicable across all intensification proposals, however specific criteria for townhouses and apartments has also been set out to provide further direction in either scenario.</li> <li>• Policy updated to rely on the criteria in choosing to pre-zone sites.</li> </ul>	<p>Phase 1</p>

	<p>vi. <u>the development</u> is designed in order that new lots backing onto existing single detached residential lots have rear yards that are comparable in size to these existing residential lots;</p> <p>vii. if applicable, creates a street and block pattern, which serves as a seamless extension of the surrounding neighbourhoods by providing an interconnected block structure and the extension of the existing local road network;</p> <p>j) <u>considers the following additional criteria for Apartments and mixed-use buildings greater than 3 storeys:</u></p> <p>i. <u>development shall be located on the edge of neighbourhoods or along major roads;</u></p> <p>ii. where appropriate, <u>development</u> considers the role of topography and natural vegetation in minimizing the impacts of taller buildings on adjacent land uses;</p> <p>iii. <u>the building provides an appropriate setback and transition in height and density adjacent to low-rise neighbourhoods such as incorporating step backs, stepping down or incorporating variation in building form;</u></p> <p>iv. new buildings that are adjacent to low rise areas are designed to respect a 45 degree angular plane measured from the boundary of a lot line which separates the lot from an adjacent lot with a low rise residential dwelling;</p> <p>v. <u>the building</u> will not obstruct views of Georgian Bay along streets that terminate at or close to the water's edge; <u>and,</u></p> <p>vi. <u>where appropriate, higher density buildings are buffered by use of intervening mid-rise built form and tree plantings between existing low-rise buildings as a transition.</u></p> <p>The Town may consider the pre-zoning of certain lands to permit medium and high density residential uses as appropriate, <u>based on the site's ability to accommodate the above criteria, as well as through a Building Height Study set out in Section B2.13.</u> In cases where lands are pre-zoned, the lands shall be subject to a Holding provision, with such a provision not being lifted until Council is satisfied that the above conditions have been satisfied.”</p>		
<p><b><u>B2.17 Greenfields Criteria (New Policy)</u></b></p>	<p><u>In considering application(s) to permit development in greenfields, Council shall be satisfied that the proposal:</u></p> <p>a) <u>is developed to provide for a range of dwelling types and densities including single detached dwellings, semi-detached dwellings, townhouses and where appropriate, apartment dwellings;</u></p> <p>b) <u>concentrates higher density development around community facilities, parks, schools, active transportation routes, Highway 26 and County Roads;</u></p> <p>c) <u>retains and enhances existing trees and vegetation where possible and provides additional landscaping;</u></p> <p>d) <u>where located on the edge of an existing neighbourhood, is designed in order that new lots backing onto existing single detached residential lots have rear yards that are comparable in size to these existing residential lots;</u></p>	<ul style="list-style-type: none"> <li>• Greenfield direction separated out from previous Section B3.1.5 to provide differentiation between intensification and greenfield circumstances.</li> <li>• Policy will apply across all residential designations as appropriate.</li> <li>• New set of criteria set out specifically for greenfield proposals, separated from the intensification criteria to direct the development of larger proposals outside of existing neighbourhoods.</li> <li>• New criteria established for the development of apartments in greenfields.</li> </ul>	<p>Phase 1</p>

	<p>e) <u>creates a street and block pattern, which serves as a seamless extension of the surrounding neighbourhoods by providing an interconnected block structure and the extension of the existing local road network;</u></p> <p>f) <u>provides for a grid system of local streets with blocks generally no longer than 250 metres to promote walkability</u></p> <p>g) <u>provides for a well-connected network of streets and blocks that reduces congestion and promotes active transportation modes; and</u></p> <p>h) <u>provides for a well-connected network of parks and greenspaces, that provide links where possible to the existing natural environment; and,</u></p> <p>i) <u>considers the following additional criteria for Apartments and mixed-use buildings greater than 3 storeys:</u></p> <ol style="list-style-type: none"> <li>i. <u>the building provides an appropriate setback and transition in height and density adjacent to low-rise neighbourhoods such as incorporating step backs, stepping down or incorporating variation in building form;</u></li> <li>ii. <u>the building will not obstruct views of Georgian Bay along streets that terminate at or close to the water's edge; and,</u></li> <li>iii. <u>where appropriate, higher density buildings are buffered by use of intervening mid-rise built form and tree plantings between existing low-rise buildings as a transition."</u></li> </ol>		
<p><b>B2.18 Employee Housing</b></p>	<p><u>Employees, whether part time or full time, shall have the opportunity to access affordable and livable employee housing. The Town will promote a diversity of housing types, densities, and tenures to support the needs of the Town's range of workforce groups. This diverse range includes purpose-built employee housing that is occupancy restricted to at least one of its occupants being employed by the business. Full and part time employees are included in these provisions.</u></p> <p><u>Employee housing shall be permitted in any residential designation in close proximity to major employment uses and centers subject to an implementing zoning by-law amendment that shall detail the conditions under which employee housing may be permitted.</u></p>	<ul style="list-style-type: none"> <li>• New general policy to identify an additional permitted housing type to support employee housing. Generally permitted in any residential designation subject to a Zoning By-law Amendment.</li> </ul>	<p>Phase 1</p>
<p><b>B3 Urban Land Use Designations</b></p>			
<p><b>B3.1 Community Living Area</b></p>			
<p><b>B3.1.1 Objectives</b></p>	<p>It is the intent of this Plan to:</p> <ul style="list-style-type: none"> <li>• <u>direct a significant proportion of the Town's growth to the Primary Settlement Area of Thornbury-Clarksburg;</u></li> <li>• maintain the unique small town feel and character of Thornbury-Clarksburg <u>while allowing for compatible intensification in appropriate locations;</u></li> <li>• <u>create a walkable, complete community that is well connected to other parts of Town with access to community services;</u></li> <li>• maintain compatibility and where necessary, enhance the character and identity of existing residential areas;</li> <li>• encourage the provision of a full range of housing opportunities to meet the Town's housing needs; <u>and,</u></li> <li>• promote the efficient use of existing and planned infrastructure by creating the opportunity for residential intensification, where appropriate.; <u>and,</u></li> <li>• <u>maintain the community's low (height) profile and low density feel.</u></li> </ul>	<ul style="list-style-type: none"> <li>• Objectives updated to place a stronger emphasis on the need to accommodate additional growth through intensification and the development of Thornbury/Clarksburg as a diverse mixed-use community, requiring the efficient use existing infrastructure and services, as well as walkable and connected neighbourhoods.</li> <li>• Objectives updated to maintain the small town feel, while also allowing for compatible intensification in appropriate locations.</li> </ul>	<p>Phase 1 with additional policies on community character in Phase 2.</p>

<p><b>B3.1.3 Permitted Uses</b></p>	<p>Permitted uses on lands designated Community Living Area include:</p> <ul style="list-style-type: none"> <li>a) single detached dwellings;</li> <li>b) semi-detached dwellings;</li> <li>c) duplex dwellings;</li> <li>d) townhouse, multiple and apartment dwellings subject to Section <del>B3.1.5</del> <b>B2.16</b>;</li> <li>e) <del>accessory apartments</del> <b>secondary dwelling units in single detached, semi-detached and townhouse dwellings</b> subject to Section B2.7;</li> <li>f) <b>converted dwellings subject to Section B2.9</b>;</li> <li>g) home occupations subject to Section B2.10;</li> <li>h) bed and breakfast establishments in single detached dwellings, subject to Section B2.5.1;</li> <li>i) parkettes and neighbourhood parks;</li> <li>j) day nurseries and institutional uses subject to Section B.3.1.7;</li> <li>k) special needs housing subject to Section B3.1.6;</li> <li>l) private home daycare; and,</li> <li>m) other similar uses.</li> </ul> <p>Notwithstanding the permitted uses listed in this section, residential development in areas without full municipal services shall be limited to single detached dwellings on existing lots.</p> <p><u>Infill and intensification in existing residential neighbourhoods may be permitted subject to Section B3.14 and B2.15.</u></p> <p><u>Development in greenfields is subject to the criteria set out in Section B2.17.</u></p>	<ul style="list-style-type: none"> <li>• Permitted uses revised to allow secondary dwelling units and converted dwellings based on updated criteria.</li> <li>• Policies point back to update infill, intensification and greenfields criteria as applicable so it is still understood they apply.</li> </ul>	<p>Phase 1</p>															
<p><b>B3.1.4 Density and Height</b></p>	<p>The following table outlines permitted density ranges and maximum heights for permitted residential dwellings.</p> <table border="1" data-bbox="540 1185 1547 1473"> <thead> <tr> <th>Dwelling Type</th> <th>Density Range (units / gross hectare)</th> <th>Maximum Height (storeys)</th> </tr> </thead> <tbody> <tr> <td>Single detached</td> <td>10 – 25</td> <td>2.5</td> </tr> <tr> <td>Semi-detached &amp; duplex</td> <td>15 – 35</td> <td>2.5</td> </tr> <tr> <td>Townhouse</td> <td><del>25 – 40</del> <b>25 – 50</b></td> <td>3</td> </tr> <tr> <td>Multiple &amp; apartment</td> <td><del>40 – 60</del> <b>40 – 100</b></td> <td>3*</td> </tr> </tbody> </table> <p>Notwithstanding the above, new Greenfield areas should be developed at a minimum density of <del>20</del> <b>25</b> units per <u>net</u> hectare. <del>in accordance with the direction of the County of Grey Official Plan.</del></p> <p><del>It is recognized that in some areas maximum density may not be appropriate. Lower density may be reviewed to meet the provisions of Section B3.1.5.3.</del></p>	Dwelling Type	Density Range (units / gross hectare)	Maximum Height (storeys)	Single detached	10 – 25	2.5	Semi-detached & duplex	15 – 35	2.5	Townhouse	<del>25 – 40</del> <b>25 – 50</b>	3	Multiple & apartment	<del>40 – 60</del> <b>40 – 100</b>	3*	<ul style="list-style-type: none"> <li>• The density range for townhouses and multiple dwellings has been increased to allow for more dense development as appropriate and provide flexibility in built form such as the provision of stacked townhouses.</li> <li>• The minimum density for new greenfield areas has been increased from 20 to 25 units per net hectare as a way to promote the development of varied housing types and densities.</li> <li>• Where higher densities are deemed appropriate, the policy now establishes a maximum density that does not to exceed 100 units per gross hectare.</li> <li>• Policy has been revised to allow for opportunities to permit higher density multiple unit and apartment dwellings in appropriate areas subject to specific criteria.</li> </ul>	<p>Phase 1</p>
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	<u>*Limited multiple unit and apartment dwellings up to 6 storeys may be considered under strict control based on the locational criteria set out in Section B2.13, the intensification criteria set out in Section B2.16 and the greenfields criteria set out in Section B2.17.*</u>		
<b>B3.1.5 Infill, Intensification and Greenfield Development</b>			
<b>B3.1.5.1 Existing Residential Neighbourhoods</b>	<del>Existing residential neighbourhoods are intended to retain their existing character with limited change while accommodating additional dwelling units. However, this does not mean that new housing must mimic the character, type and density of existing housing but rather, it shall fit into and reinforce the stability and character of the neighbourhood. Infill and intensification may be permitted where it respects the scale and built form of the surrounding neighbourhood and conforms to the policies of this Plan</del>	<ul style="list-style-type: none"> <li>Moved to Section B2 General Policies</li> </ul>	Phase 1
<b>B3.1.5.2 Infill Development</b>	<del>Infill development, which includes the creation of lot(s) for single detached and semi-detached dwellings between existing residential lots, may be permitted provided Council is satisfied that:</del> <ol style="list-style-type: none"> <li><del>the proposed development, including building form and density, is compatible with the character of the existing neighbourhood;</del></li> <li><del>new buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;</del></li> <li><del>proposed building height reflects the pattern of heights of adjacent housing and shall not exceed two storeys;</del></li> <li><del>a similar lot coverage to adjacent housing is provided to ensure that the massing or volume of the new dwelling reflects the scale and appearance of adjacent housing;</del></li> <li><del>the predominant or average front yard setback for adjacent housing is maintained to preserve the streetscape edge, and character;</del></li> <li><del>similar side yard setbacks are provided to preserve the spaciousness on the street;</del></li> <li><del>the frontages of new interior lots are generally no less than 70% of the average lot frontages on the same side of the public road to provide for, to the greatest extent possible, appropriate separation between new and existing dwellings;</del></li> <li><del>the frontages of new corner lots are generally no less than 80% of the average lot frontages on the same side of the public road to provide for an appropriate setback from the exterior side lot line;</del></li> <li><del>the depth of the new home provides for a usable sized rear yard amenity area and minimizes the potential impacts of the new home on the enjoyment of adjacent rear yards;</del></li> <li><del>the use will have minimal impacts on adjacent properties in relation to grading, drainage, access and circulation, and privacy;</del></li> <li><del>existing trees and vegetation will be retained and enhanced where possible and additional landscaping will be provided to integrate the proposed development with the existing neighbourhood; and,</del></li> <li><del>the proposed development will not create a traffic hazard or an unacceptable increase in traffic on local roads.</del></li> </ol>	<ul style="list-style-type: none"> <li>Moved to Section B2 General Policies</li> </ul>	Phase 1
<b>B3.1.5.3 Intensification and Greenfield Development</b>	<del>In considering Planning Act application(s) to permit intensification and Greenfield development, Council shall be satisfied that the proposal:</del> <ol style="list-style-type: none"> <li><del>where appropriate, considers the role of topography and natural vegetation in minimizing the impacts of taller buildings on adjacent land uses;</del></li> <li><del>has demonstrated that the potential shadow impacts associated with taller buildings will be at an acceptable level on adjacent properties;</del></li> </ol>	<ul style="list-style-type: none"> <li>Revised and moved to Section B2 General Policies</li> </ul>	Phase 1

	<p><del>e) new buildings that are adjacent to low rise areas are designed to respect a 45 degree angular plane measured from the boundary of a lot line which separates the lot from an adjacent lot with a low rise residential dwelling;</del></p> <p><del>d) respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;</del></p> <p><del>e) building height(s) reflect the pattern of heights of adjacent housing;</del></p> <p><del>f) is designed in consideration of lot coverages of adjacent housing;</del></p> <p><del>g) considered the predominant or average front yard setback for adjacent housing to preserve the streetscape edge, and character;</del></p> <p><del>h) provides for similar side yard setbacks to preserve the spaciousness on the street;</del></p> <p><del>i) is designed in order that new lots backing onto existing single detached residential lots have rear yards that are comparable in size to these existing residential lots;</del></p> <p><del>j) provides a built form that reflects the variety of façade details and materials of adjacent housing, such as porches, windows, cornices and other details;</del></p> <p><del>k) retains and enhances existing trees and vegetation where possible and additional landscaping will be provided to integrate the proposed development with the existing neighbourhood;</del></p> <p><del>l) will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads;</del></p> <p><del>m) is located on a site that has adequate land area to incorporate required parking, recreational facilities, landscaping and buffering on-site;</del></p> <p><del>n) if applicable, creates a street and block pattern, which serves as a seamless extension of the surrounding neighbourhoods by providing an interconnected block structure and the extension of the existing local road network;</del></p> <p><del>o) will have minimal impacts on adjacent properties in relation to grading, drainage, access and circulation, and privacy;</del></p> <p><del>p) buffers any loading and storage facilities that are provided so as to minimize disruption and to protect the enjoyment of neighbouring residential properties; for adjacent residential areas; and,</del></p> <p><del>q) if large in scale, will not obstruct views of Georgian Bay along streets that terminate at or close to the water's edge.</del></p> <p><del>The Town may consider the pre-zoning of certain lands to permit medium and high density residential uses, as appropriate. In cases where lands are pre-zoned, the lands shall be subject to a Holding provision, with such a provision not being lifted until Council is satisfied that the above conditions have been satisfied.</del></p>		
<b>B3.3 Downtown Area</b>			
<b>B3.3.1 Objectives</b>	<p>It is the intent of this Plan to:</p> <ul style="list-style-type: none"> <li>maintain and promote Downtown Thornbury and Downtown Clarksburg as the focal points for commerce in the Town, for residents, businesses and the traveling public;</li> <li>encourage the development of a mix of uses, <u>including residential units in mixed use buildings</u>, to enhance the character of the Downtowns <u>and provide for a range of amenities and services within proximity to residences</u>;</li> </ul>	<ul style="list-style-type: none"> <li>Policies updated to place a stronger emphasis on encouraging the development of mixed use buildings to accommodate residential units above ground floor commercial uses.</li> <li>Updated policy direction will help maintain the commercial function of the Downtown Area while providing for a broader</li> </ul>	Phase 1

	<ul style="list-style-type: none"> <li>• <u>establish Downtown Thornbury along King/Bridge/Arthur Street as the Town's primary focus area for intensification, while preserving the low-rise character of properties fronting onto Bruce Street within the Downtown Area designation;</u></li> <li>• encourage streetscape and façade improvements that revitalize the cultural and historic character of the Downtowns;</li> <li>• improve connections between the two Downtowns and the Harbour area; and,</li> <li>• protect the residential character of the areas adjacent to the Downtowns <u>while providing for compatible intensified development where appropriate.</u></li> </ul>	<p>range of residential uses and intensified development along the Highway 26 Corridor.</p> <ul style="list-style-type: none"> <li>• Policies updated to emphasize the importance of providing housing within proximity to a range of amenities, open spaces and services which assist in creating a vibrant and inclusive community.</li> </ul>	
<p><b>B3.3.4 Vision for the Downtown Areas</b></p>	<p>It is the intent of this Plan that the Downtowns continue to function as focal points for commerce in the Town, accommodating a mix of commercial, residential, cultural and social uses <u>in proximity to one another.</u></p> <p>It is a policy of this Plan that the scale and location of new development or redevelopment in the Downtowns maintain and/or enhance the existing character of the Downtowns. This will be accomplished by:</p> <ol style="list-style-type: none"> <li>a) encouraging the development of diverse, compatible land uses in close proximity to each other;</li> <li>b) encouraging the maximum use of existing buildings in the Downtowns to accommodate a wide range of uses, with an emphasis on using upper level space for offices and residential and accommodation uses;</li> <li>c) encouraging the establishment and maintenance of a streetscape that is geared to the pedestrian;</li> <li>d) limiting the height of new <u>and renovated</u> buildings to a maximum of three storeys <u>within Thornbury's Downtown Core which includes properties fronting onto Bruce Street North North, Bruce Street South and all of Downtown Clarksburg,</u> in order to maintain consistent facades <u>and preserve the character of each main street;</u></li> <li>e) <u>encouraging mixed-use intensification along King/Bridge/Arthur Street, outside of Thornbury's Downtown Core;</u></li> <li>f) the preservation and enhancement of the cultural and historic features that exist in the Downtowns, which may include requirements for the restoration and enhancement of building facades in accordance with the following guidelines: <ol style="list-style-type: none"> <li>i. Original architectural details and features should be restored;</li> <li>ii. Where an existing building lacks significant architectural detail or a new building is to be built on a vacant lot, the façade should be representative of or consistent with adjacent architectural styles;</li> <li>iii. Building materials such as steel and vinyl siding which are not in keeping with the architectural character of the Downtowns will be discouraged;</li> <li>iv. Traditional signage and lighting is preferred rather than fluorescent sign boxes and corporate signage; and,</li> <li>v. The façade should incorporate broad window treatments at street level to maintain an open, pedestrian friendly environment.</li> </ol> </li> </ol>	<ul style="list-style-type: none"> <li>• Policy updated to specify a maximum of three storeys within the established low-rise downtown core areas of Thornbury and Clarksburg while encouraging intensification in Thornbury outside of the core.</li> </ul>	<p>Phase 1</p>
<p><b>B3.3.5 Development Policies</b></p>			
<p><b>B3.3.5.3 Residential Uses</b></p>	<p>The planned function for the Downtowns also includes a <u>strong</u> residential component. <u>Mixed use buildings are strongly encouraged on main streets within the Downtown Area designation while free-standing townhouse, multiple and apartment dwellings are only permitted on side streets. Healthy residential components of a downtown The provision of a range of dwelling</u></p>	<ul style="list-style-type: none"> <li>• Updated to identify opportunities to provide for mixed use buildings, as well as townhouse and apartment dwellings along side streets.</li> </ul>	<p>Phase 1</p>

<p><b>(Policy Reference in Existing OP Should be B3.5.5.2)</b></p>	<p><u>unit types is intended to</u> benefits the overall vitality <u>and inclusivity</u> of the area by providing ongoing support for local retailers, service providers and the cultural and entertainment sector. A strong residential component also contributes to maintaining the Downtowns as vibrant and safe places throughout the day and evening, <u>providing residents access to a range of amenities and services within walking distance.</u></p>	<ul style="list-style-type: none"> <li>Updated to emphasise the importance of the provision of a range of dwelling types in the success of each Downtown.</li> </ul>	
<p><b>B3.3.5.2.1 Density and Height (New Section – Remaining Sections to be Renumbered)</b></p>	<p><u>As a first priority, it is the intent of the Plan to direct the majority of intensification and high density development to the Downtown Area designation, outside of the Thornbury Downtown Core.</u></p> <p><u>It is also the intent of the Plan is to respect the existing low-rise character of Thornbury and Clarksburg’s downtown core areas, with development permitted up to 3 storeys. Within Thornbury’s Downtown Area designation, taller buildings up to 6 storeys are encouraged along King/Bridge/Arthur Street outside of the Thornbury Downtown Core (properties fronting onto Bruce Street) on appropriately sized and situated lots. The development of buildings taller than 3 storeys shall be permitted based on a Building Height Study as set out in Section B2.13 and the intensification criteria set out in Section B2.16. There shall be a transition in height from the low-rise Thornbury Downtown Core to taller buildings within the Downtown Area designation.</u></p>	<ul style="list-style-type: none"> <li>New policy framework speaks to respecting the existing building heights within the core of both Thornbury and Clarksburg’s downtowns. Within Thornbury, increased building heights up to 6 storeys leading to and from the Downtown Core along Highway 26 are encouraged to provide for a range of residential uses and mixed use buildings, the development of which will need to be assessed based on established criteria.</li> </ul>	<p>Phase 1</p>
<p><b>B3.3.5.3.1 Mixed Use Residential Uses on Main Streets</b></p>	<p>King/Bridge/Arthur Street <u>and</u> Bruce Street <u>in Thornbury</u>, Marsh Street <u>and Clark Street in Clarksburg</u> are the main streets in the Downtowns. These areas are intended to be the focal points for commercial and business activity <del>in the Downtowns</del>. This Plan will protect this area for street level commercial uses. New residential uses, including apartments, are directed to the upper floor of buildings on these streets. <u>The rehabilitation of existing residential units, or the conversion of commercial, residential or mixed-use building spaces into housing units on upper-storeys or in the rear floor space of buildings is strongly encouraged. New mixed-use buildings will also help reiterate the commercial function of the Downtowns while providing for a range of housing options.</u></p>	<ul style="list-style-type: none"> <li>Policy updated to align with the intent of the Housing Within Reach Community Improvement Plan which introduces a Downtown Apartment Rehabilitation or Conversion Program. The Program applies within the Downtown Area designation and is intended to facilitate the rehabilitation of existing residential units, or the conversion of commercial, residential or mixed-use building spaces into attainable housing units on upper- storeys or in the rear floor space of buildings. This program will assist in facilitating appropriate residential intensification within the Town’s Downtown Areas.</li> </ul>	<p>Phase 1</p>
<p><b>B3.3.5.3.2 Stand-Alone Residential Uses on Side Streets</b></p>	<p>New street townhouses, free-standing multiple unit buildings, apartments and small scale inns and bed and breakfast establishments <u>are may be</u> permitted at street level on side streets within the Downtown Area designation. <u>Where</u> such uses are <u>considered permitted</u>, <u>Council shall be satisfied of the following through subject to</u> a rezoning and site plan approval:<del>;</del> <u>provided Council is satisfied that:</u></p> <ol style="list-style-type: none"> <li>the proposed use will enhance commercial and/or business activity;</li> <li>parking areas for the use are generally not located at the front of the building;</li> <li>the proposed use is pedestrian in scale; and,</li> <li>the building is designed to blend in and complement adjacent buildings.</li> </ol>		<p>Phase 1</p>
<p><b>B3.7 Residential/Recreational Area</b></p>			
<p><b>B3.7.1 Objectives</b></p>	<p>It is the intent of this Plan to:</p> <ul style="list-style-type: none"> <li>recognize areas within the Town where there is a mix of seasonal and permanent residential and recreational uses; <del>and,</del></li> <li>recognize areas where some residential uses are located to support and provide access to resort and recreational amenities; <del>and,</del></li> </ul>	<ul style="list-style-type: none"> <li>Objectives updated to encourage the development of a range of dwelling types.</li> </ul>	<p>Phase 1</p>

<p><b>B3.7.3 Permitted Uses</b></p>	<ul style="list-style-type: none"> <li>• <u>encourage the provision and development of a range of seasonal and permanent dwelling types within the Town’s Residential/Recreational area.</u></li> </ul> <p>Permitted uses on lands designated Residential/Recreational Area include:</p> <ol style="list-style-type: none"> <li>a) single detached dwellings;</li> <li>b) semi-detached dwellings;</li> <li>c) <u>duplex dwellings;</u></li> <li>d) townhouse, <del>and low-rise</del> multiple units and apartment dwellings subject to Section B2.16;</li> <li>e) <del>accessory apartments</del> <u>secondary dwelling units</u> in single detached, semi-detached and townhouse dwellings subject to Section B2.7;</li> <li>f) bed and breakfast establishments subject to Sections B2.5.1;</li> <li>g) home occupations subject to Section B2.10;</li> <li>h) private home daycare;</li> <li>i) recreational lands and/or facilities in appropriate locations. Recreational uses may include uses such as parks, open space, trail uses, equestrian facilities, community centres, cultural facilities, recreational clubs, racquet facilities and other similar day use facilities may be permitted; and</li> <li>j) golf courses subject to Section B3.7.4.6 and all other policies of this Plan.</li> </ol> <p><u>Infill and intensification in existing residential neighbourhoods may be permitted subject to Section B3.14 and B2.15.</u></p> <p><u>Development in new greenfield areas is subject to the criteria set out in Section B2.17.”</u></p>	<ul style="list-style-type: none"> <li>• Permitted uses updated to align with the Community Living Area designation.</li> </ul>	<p>Phase 1</p>									
<p><b>B3.7.4 Density, Height and Open Space Requirements</b></p>	<p>It is the intent of the Plan that all development within the Residential/Recreational areas of the Town shall provide generous amounts of open space to facilitate recreational opportunities, and to maintain the resort, open landscape character and image of the area. In these areas, subdivision design shall be required to provide a open space component as a separate block(s) of land and where appropriate, distributed throughout the design of each subdivision.</p> <p>The open space component should constitute a major consideration of subdivision design. It is intended that all development shall be of the clustered form, compact in nature, and interspersed with open space areas and recreational uses. The majority of lots or units in any development should have direct access to the public or private open space. All lots shall have access to public open space pedestrian walkways, with linkages to sidewalks along roadways.</p> <p><u>The following table sets out maximum density and minimum open space requirements for lands designated Residential/Recreational Area.</u></p> <table border="1" data-bbox="534 1602 1547 1784"> <thead> <tr> <th></th> <th><b>Maximum Density (Units /Gross Hectare)</b></th> <th><b>Minimum Open Space Component</b></th> </tr> </thead> <tbody> <tr> <td>Blue Mountain Village Area</td> <td>15</td> <td>40%</td> </tr> <tr> <td>All other areas</td> <td>10</td> <td>40%</td> </tr> </tbody> </table>		<b>Maximum Density (Units /Gross Hectare)</b>	<b>Minimum Open Space Component</b>	Blue Mountain Village Area	15	40%	All other areas	10	40%	<ul style="list-style-type: none"> <li>• New maximum height and densities set out to align with the Community Living Area designation.</li> <li>• The maximum density target for the designation has been increased to 15 units per gross hectare. The minimum density requirements increased for townhouses and multiple units in order to encourage or require higher density forms of housing. This still allows for single detached dwellings but also encourages the development of higher density housing types to provide for a more compact built form.</li> <li>• Where higher densities are deemed appropriate, the policy now establishes a maximum density that does not to exceed 100 units per gross hectare.</li> <li>• The policy has been revised to allow for opportunities to permit higher density multiple unit and apartment dwellings in appropriate areas subject to specific criteria.</li> <li>• As part of Phase 2, the continued appropriateness of the 40% open space requirement will be assessed.</li> </ul>	<p>Phase 1</p> <p>Open space requirement assessed in Phase 2</p>
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<u>Semi-detached &amp; duplex</u>	<u>15 – 35</u>	<u>2.5</u>																												
<u>Townhouse</u>	<u>25 – 50</u>	<u>3</u>																												
<u>Multiple &amp; apartment</u>	<u>40 – 100</u>	<u>3*</u>																												
<b>B3.10 The Blue Mountain Village Resort Area</b>																														
<b>B3.10.4 Blue Mountain Village Resort Area Low Density Residential</b>	<b>B3.10.4.1 Permitted Uses and Policies</b> <ol style="list-style-type: none"> <li>The primary intent is to recognize existing development and to permit single detached residential dwellings on existing lots in registered plans of subdivision.</li> <li>New lots for single detached residential may be created on an infilling basis in accordance with the policies for infilling in Section <del>B3.1.5.2</del> <u>B2.15</u>.</li> <li><u>Secondary dwelling units subject to Section B2.7;</u></li> <li>Bed and breakfast establishments may be permitted subject to Section B2.5.1</li> </ol>	<ul style="list-style-type: none"> <li>Policy updated to ensure secondary dwelling units are permitted</li> </ul>	<p>Phase 1</p>																											
<b>B3.10.5 Blue Mountain Village Resort Area Medium Density Residential</b>	<b>B3.10.5.1 Permitted Uses and Policies</b> <ol style="list-style-type: none"> <li>Permitted uses may include single detached and semi-detached dwellings, <u>duplex dwellings</u>, <del>horizontally and vertically attached dwellings</del>, townhouse, <del>rowhouse or link dwellings</del>, <u>multiple and apartment dwellings</u>, commercial resort unit uses and recreational facilities. It is recognized that recreational components have been provided to facilitate year-round recreational opportunity.</li> <li><u>Secondary dwelling units are permitted subject to Section B2.7.</u></li> <li>Bed and breakfast establishments may be permitted subject to Section B2.5.1</li> <li>Maximum density for any block shall not exceed 35 units per gross hectare (15 units / gross acre).</li> </ol>	<ul style="list-style-type: none"> <li>Updated to ensure secondary dwelling units are permitted.</li> <li>Updated terminology of dwelling types to align with other designations and provide clarity.</li> </ul>	<p>Phase 1</p>																											

	<p>e) Parking facilities for the Village Core Resort Area may also be permitted, subject to a Zoning By-law Amendment and site plan control.</p> <p>f) Wherever a Blue Mountain Village Resort Area Medium Density Residential designation abuts an existing Blue Mountain Village Resort Area Low Density Residential designation, adequate buffering shall be provided within the Blue Mountain Village Resort Area Medium Density Residential designation lands to provide for privacy and a smooth transition between uses.</p>		
<b>B3.12 Craigleith Village Community</b>			
<b>B3.12.3.2 Craigleith Village Residential</b>	<b>B3.12.3.2.1 Permitted Uses and Policies</b>	Updated terminology of dwelling types to align with other designations and provide clarity	Phase 1
	<p>a) The Craigleith Village Residential designation is intended to accommodate residential development that would be ancillary to the development of the Craigleith Commercial Core area as part of an overall sustainable community. Residential development may include a range of housing types from single detached, semi-detached, <del>link and attached</del> and townhouse dwellings. <i>Secondary dwelling units are also permitted subject to Section B2.7.</i></p>		
<b>B4.5 Hamlet Area</b>			
<b>B4.5.1 Objectives</b>	<p>It is the intent of this Plan to:</p> <ul style="list-style-type: none"> <li>recognize the existing <del>Tertiary</del> <i>Secondary</i> Settlement Areas, as identified in the County Official Plan, that provide a limited opportunity for growth but also provide retail/commercial functions to local residents and the surrounding agricultural community;</li> <li>carefully control new residential development in the hamlets in order to maintain the character and scale of these areas; and,</li> <li>provide opportunities for small-scale commercial and tourism related uses that are compatible with the character and scale of the areas.</li> </ul>	<ul style="list-style-type: none"> <li>Updated settlement area classification to align with County Official Plan</li> </ul>	Phase 1
<b>B4.5.3 Permitted Uses</b>	<p>Permitted uses on lands designated Hamlet Area include:</p> <ol style="list-style-type: none"> <li>single-detached dwellings;</li> <li><i>secondary dwelling units subject to Section B2.7;</i></li> <li>home occupations;</li> <li>commercial uses that serve the needs of the settlement area and the surrounding rural area;</li> <li>service commercial uses that serve the traveling public;</li> <li>dry industrial development in the form of repair garages, warehouses, workshops or manufacturing and/or fabrication plants;</li> <li>dry manufacturing operations with a retail component;</li> <li>institutional uses such as schools, places of worship, day care centres, community centres, libraries, cemeteries and similar uses;</li> <li>accommodation facilities such as hotels, motels, inns and bed and breakfast establishments subject to Section B2.5.1; and,</li> <li>public parks and recreational uses.</li> </ol>	<ul style="list-style-type: none"> <li>Updated to ensure secondary dwelling units are permitted</li> </ul>	

**Part D – General Development Policies**

Existing Policy Reference	Recommended Policy Amendment	Rationale	OPR Phase
<b>D4 Subdivision of Land</b>			
<b>D4.2 New Lots By Consent</b>			
<b>D4.2.1 General Criteria</b>	<p>Prior to considering an application to create a new lot for any purpose, the Town shall be satisfied that the proposed lot:</p> <ul style="list-style-type: none"> <li>a) fronts on and will be directly accessed by a public road that is maintained on a year-round basis;</li> <li>b) will not cause a traffic hazard as a result of its location on a curve or a hill;</li> <li>c) can be serviced with an appropriate water supply and means of sewage disposal;</li> <li>d) will not have a negative impact on the drainage patterns in the area;</li> <li>e) will not affect the developability of the remainder of the lands, if they are designated for development by this Plan; and,</li> <li>f) will not have a negative impact on the features and functions of any environmentally sensitive feature in the area and lot lines should avoid bisecting environmental features.</li> </ul>	<ul style="list-style-type: none"> <li>• There is an overlap of the criteria for infill development within Section B3.1.5.2 and the consent criteria of Section D4.2. Further assessment of these policies as part of Phase 2 will consider potential updates. There is an opportunity to streamline the criteria and their applicability to all types of infill development, including severances.</li> <li>• Phase 2 should consider how to encourage and possibly increase the number of consents while still providing for appropriate development that respects the existing surrounding character. Many large residential lots exist within the Town and offer opportunities for infill and intensification.</li> <li>• There is an opportunity to streamline the existing criteria for infill development and severances and their applicability across the Town’s residential designations.</li> </ul>	Phase 2
<b>D7 Housing</b>			
<b>D7.1 Monitoring of Housing</b>	<p>A monitoring program shall be established by the Town to:</p> <ul style="list-style-type: none"> <li>a) review historic housing production levels by location, type and tenure;</li> <li>b) identify the location and spatial distribution of the supply of vacant designated residential land within the Official Plan;</li> <li>c) identify the number of draft approved and vacant registered residential lots;</li> <li>d) identify the price of housing available on the market;</li> <li>e) describe the location, spatial distribution, the amount and pricing of housing available for rent;</li> <li>f) describe the type, location and spatial distribution of infill housing development that has occurred; and,</li> <li>g) identify how many accessory apartments have been legally created in accordance with this Plan. The results of this monitoring program will be reported to Council on an annual basis and will be analyzed at the time of a five-year Official Plan review.</li> </ul>	<ul style="list-style-type: none"> <li>• The importance of implementing affordable/attainable housing policies within the Official Plan is recognized. It is recommended these changes be drafted and implemented under a separate Study to ensure a full review of the County’s policies and programs, best practice policies from other municipalities and a specific engagement process.</li> </ul>	Separate Study
<b>D7.2 Housing Supply</b>	<p>It is a policy of this Plan to maintain a ten year supply of land through residential intensification, redevelopment, and if necessary lands designated and available for residential development, and a three year supply of land zoned for residential intensification and residential lots/units in registered and draft plan approved subdivisions within the context of the population target contained in this Plan.</p>	<ul style="list-style-type: none"> <li>• Many of the policy changes recommended in Phase 1, including the encouragement of intensification and a broader mix of densities and dwelling types, are already intended to help implement more affordable and attainable housing options in the Town.</li> </ul>	



<p><b>D7.3 Housing Mix</b></p>	<p>It is the policy of this Plan to ensure the provision of a range of housing types in the Town's settlement areas.</p> <p>New development that assists in achieving this housing mix shall be encouraged. In addition, Official Plan Amendment applications that propose the down-designation of sites from medium and high density housing shall be discouraged, since these sites will ultimately assist in achieving an appropriate balance of housing in the Town.</p>	<p>Affordable housing policies should be drafted following implementation of the Phase 1 policies to monitor their success and any required additional policies.</p> <ul style="list-style-type: none"> <li>• There is opportunity to update the Town's monitoring program policies and criteria in order to ensure the provision of a range and mix of dwelling types, with emphasis on attainable housing prices and further encouragement for dwelling types beyond single detached dwellings.</li> <li>• New attainable/affordable housing policies could be drafted to be encouraging or require a specific target to be met for specific development applications.</li> </ul>	
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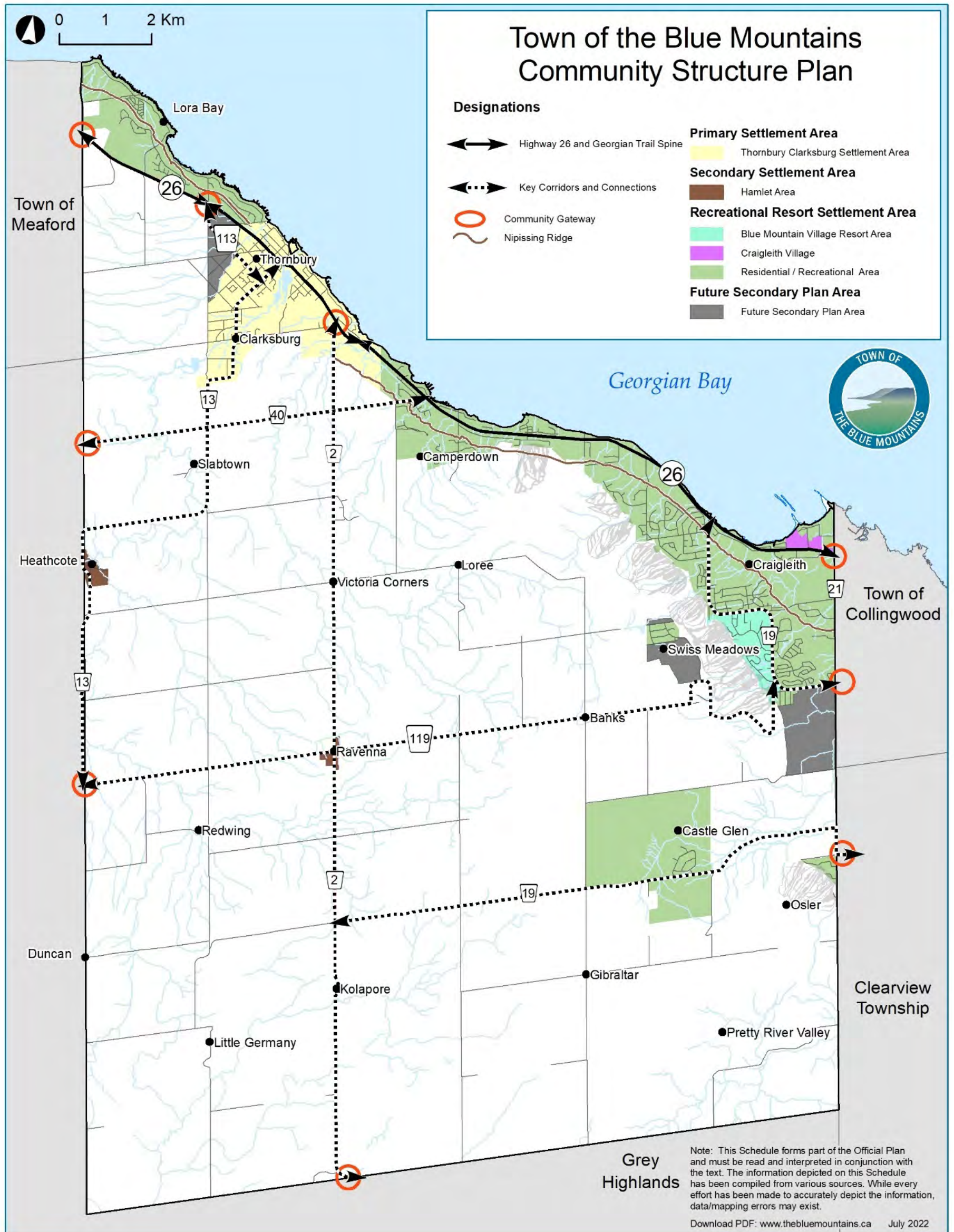
**Part E – Plan Implementation and Administration**

Existing Policy Reference	Recommended Policy Amendment	Rationale	OPR Phase
<b>E11 Glossary</b>			
<b><u>Accessory Apartment Secondary Dwelling Unit</u></b>	Means a self-contained <del>additional unit apartment</del> within a single, semi-detached or townhouse dwelling unit, or within a detached accessory building to any of the permitted residential unit types.	<ul style="list-style-type: none"> <li>Definition revised to revise term to secondary dwelling unit</li> </ul>	Phase 1
<b><u>Converted Dwelling</u></b>	<del>Means larger single or semi-detached dwellings that have been internally altered to provide for additional dwelling units beyond those permitted through secondary dwelling units.</del>	<ul style="list-style-type: none"> <li>Definition added to align with new permitted use.</li> </ul>	Phase 1
<b><u>Garden Suite</u></b>	<del>Means a self-contained detached residential structure that is accessory to a single detached dwelling unit and that is designed to be portable.</del>	<ul style="list-style-type: none"> <li>Definition removed (as well as policies) as garden suites are now captured as a permanent type of secondary dwelling unit.</li> </ul>	Phase 1
<b><u>Employee Housing</u></b>	<del>Means housing intended for employees that is affordable and attainable relative to their household size and income and, restricted to employee occupancy. Employee housing may be subject to eligibility, occupancy, rent, term or other restrictions.</del>	<ul style="list-style-type: none"> <li>Further define employee housing as a defined and permitted use, distinct from residential dwelling types.</li> </ul>	Phase 1
<b><u>Affordable/Attainable Housing</u></b>		<ul style="list-style-type: none"> <li>It is recognized that a definition for affordable/attainable housing is required in the Official Plan. This is recommended to be drafted and implemented through a separate OPR Phase/Study which includes a review of the County of Grey's definition and policies, best practices and public engagement.</li> </ul>	Separate OPR Study

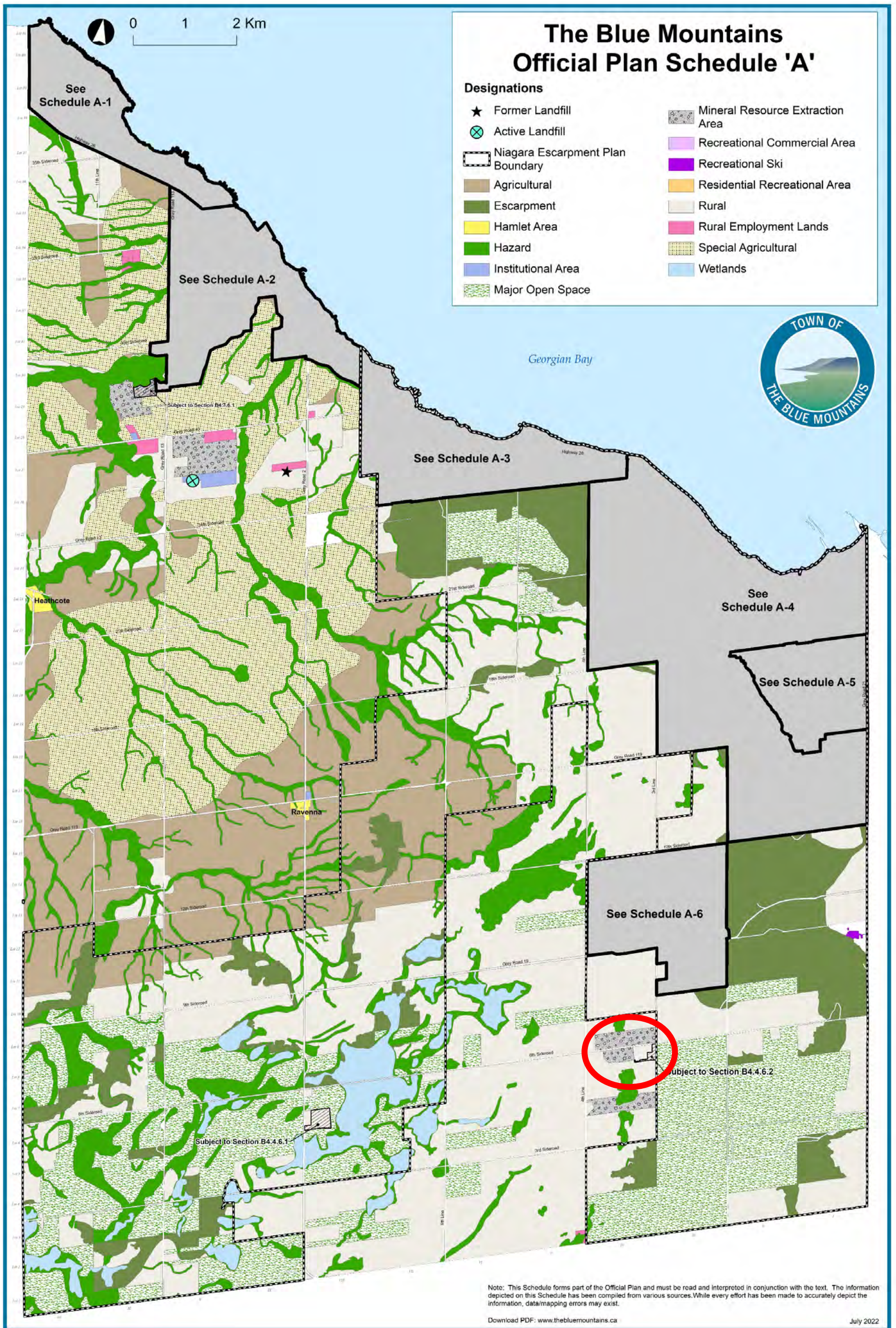
**Housekeeping (Various Sections)**

Existing Policy Reference	Recommended Policy Amendment	Rationale	OPR Phase
A4.2.4	Delete the word "Tertiary" and replace with the word "Secondary"	<ul style="list-style-type: none"> <li>Technical change to correct the settlement area reference as described in the County Plan and Town Plan that Ravenna and Heathcote are Secondary Settlement Areas under both Plans.</li> </ul>	Phase 1
B2.5, B3.7.6.14, and Schedule 'A-4'	Insert approved Short Term Accommodation policies, exception, and mapping updates as approved by the County of Grey October 22, 2019.	<ul style="list-style-type: none"> <li>Short Term Accommodation policies were deferred at the time of the June 2016 Official Plan adoption. Policies were subsequently approved by the County of Grey in 2019 in accordance with their Notice of Decision dated October 22, 2019.</li> </ul>	Phase 1
B2.5.1(e)	Delete the text "That bed and breakfast uses may be subject to site plan control."	<ul style="list-style-type: none"> <li>Remove site plan control from bed and breakfast uses.</li> </ul>	Phase 1
B2.7(g)	Delete the text "The accessory apartment is proposed in a detached building, site plan control shall apply."	<ul style="list-style-type: none"> <li>Remove site plan control from detached accessory apartments</li> </ul>	Phase 1
B2.11	Delete the text "consistent with" and replace with "not conflict with"	<ul style="list-style-type: none"> <li>References to the Niagara Escarpment Plan to be updated to 'not conflict with' in accordance with the wording of the Planning Act.</li> </ul>	Phase 1
B.3.7.6.15 and Schedule 'A-4'	<p>Insert OPA #1 (Scenic Caves Parking Area) into the Official Plan as follows:</p> <p>Insert new exception: "B3.7.6.14 Schedule A-4- Part Lot 16, Concession 3- Scenic Caves</p> <p>These lands may also be used for parking associated with Scenic Caves Nature Adventures. Notwithstanding the density provisions of his Plan, the minimum lot size shall be 4 hectares. These lands may front existing municipal water services and it is not intended to permit further lot fragmentation."</p> <p>Modify Schedule 'A-4' to insert new Hazard and Residential Recreational Area boundaries and to add exception B3.7.6.15 to the lands in accordance with Official Plan Amendment #1.</p>	<ul style="list-style-type: none"> <li>Insert Official Plan Amendment #1 (Scenic Caves Parking Area) into the Plan.</li> </ul>	Phase 1
B3.7.6.5	<p>Delete the text "These lands are currently before the Ontario Municipal Board as of June 2016. The appropriate development policies will be determined by the Boards decision on the matter."</p> <p>And replace with the text "These lands shall only be used for a residential development limited to a maximum of 230 units in a maximum of twelve separate main buildings of which no more than three such buildings shall be permitted at four storeys. Buildings on lands immediately adjacent to County Road 19 and County Road 21 shall be limited to two storeys in height. Short Term Accommodation uses as defined in Section E.11 Glossary of this Plan shall not be permitted.</p> <p>The development of these lands shall generally be completed in accordance with the filed Minutes of Settlement and Zoning By-law approved by the Ontario Municipal Board [Case No. PL150741]."</p>	<ul style="list-style-type: none"> <li>Windfall Mountain House property. Update text to reflect approved Official Plan policies as per Order No. PL150741 dated October 5, 2016.</li> </ul>	Phase 1
B3.7.6.7	Delete the text "These lands are currently before the Ontario Municipal Board as of June 2016. The appropriate development policies will be determined by the Boards decision on the matter."	<ul style="list-style-type: none"> <li>Eden Oak property. Update text to reflect current status at Ontario Land Tribunal as per Order No. PL160268 dated May 12, 2021</li> </ul>	Phase 1

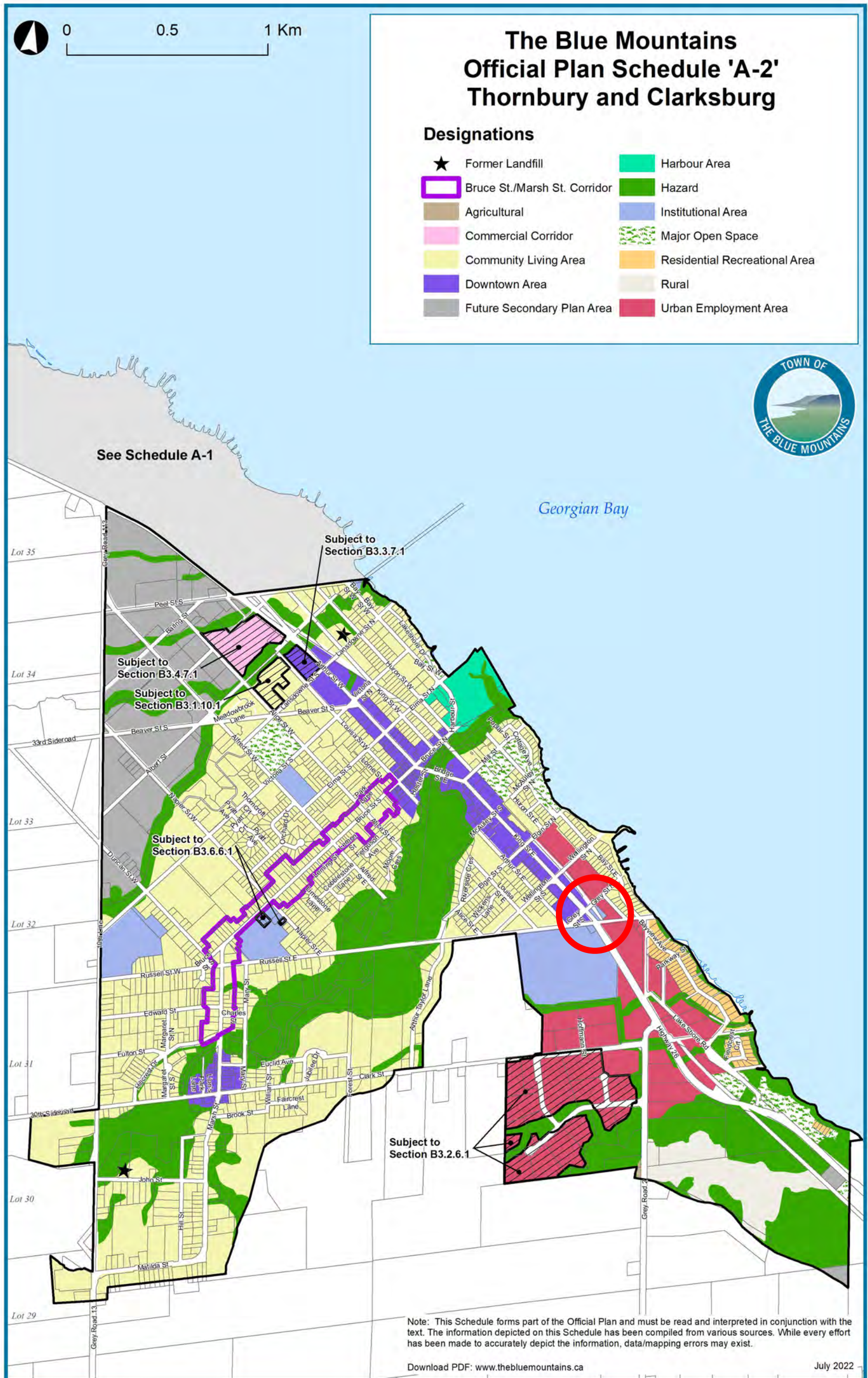
	And replace with the text “These lands are currently before the Ontario Land Tribunal (Formerly Ontario Municipal Board) as of June 2022. The appropriate development policies will be determined by the Tribunals decision on the matter.”		
<b>B4.4.3</b>	Insert “c) a non-farm residence” after subsection b) and renumber subsequent subsections accordingly	<ul style="list-style-type: none"> <li>• Technical correction where only ‘a farm-residence’ is permitted in Rural designation. Also to permit non-farm residence.</li> </ul>	Phase 1
<b>B4.4.6, B4.4.6.2 and Schedule ‘A-1’</b>	<p>Insert OPA #2 (Gibraltar Pit) into the Official Plan as follows:</p> <p>Insert new subsection: “B4.4.6 Special Site Policies”</p> <p>Insert new exception:”B4.4.6.2 Schedule A (Gibraltar Pit Extension) Part of North Half of Lot 6, Concession 4, formerly in the Township of Collingwood, Now in the Town of The Blue Mountains.</p> <p>Notwithstanding the permitted uses and policies of Section B4.4.3, on those lands designated Rural Exception No. B4.4.6.2, the following uses shall be permitted; These lands may only be used for;</p> <ul style="list-style-type: none"> <li>• a single detached dwelling and accessory uses;</li> <li>• a home occupation;</li> <li>• reforestation;</li> <li>• conservation;</li> <li>• berm as a buffer from adjacent industrial extractive uses</li> <li>• passive recreational uses, such as walking trails; and</li> <li>• a nature interpretation centre on lands owned by a public authority;</li> </ul> <p>Notwithstanding the above, residential uses, associated accessory uses and home occupation uses shall only be permitted after all industrial extractive uses within the abutting Mineral Resources Extraction Area designation have ceased in their use and the Ministry of Natural Resources and Forestry (MNRF) has accepted the surrender of the Aggregate Resources Act (ARA) licence.</p> <p>Modify Schedule ‘A-1’ to include the Mineral Resource Extraction Area, Rural Exception B4.4.6.2, and Rural designations in accordance with the Local Planning Appeal Tribunal Order PL190555 dated September 8, 2020.</p>	<ul style="list-style-type: none"> <li>• Insert Official Plan Amendment #2 (Gibraltar Pit) into the Plan.</li> </ul>	Phase 1
<b>Various text</b>	Delete the text “Ontario Municipal Board” and replace with “Ontario Land Tribunal” where appropriate	<ul style="list-style-type: none"> <li>• References to appeal board to be updated with Planning Act changes. References to previous Ontario Municipal Board or Local Planning Appeals Tribunal to remain.</li> </ul>	Phase 1
<b>Various mapping</b>	Redesignate Town Plot Lot 2 to 4 Huron W/S (Thornbury Storage) from the Institutional Area designation to the Urban Employment Area designation.	<ul style="list-style-type: none"> <li>• Subject property was inadvertently redesignated from Employment to Institutional in the 2016 Official Plan. Lands have been designated as employment lands since the creation of the Thornbury Official Plan</li> </ul>	Phase 1
<b>Various mapping</b>	Realign parcel fabric and land use schedule to match current parcel data	<ul style="list-style-type: none"> <li>• New parcel data has been received that replaces the 2016 parcel fabric. Realignment is required in accordance with the interpretation of land use boundaries section E8.2 of the Plan.</li> </ul>	Phase 2



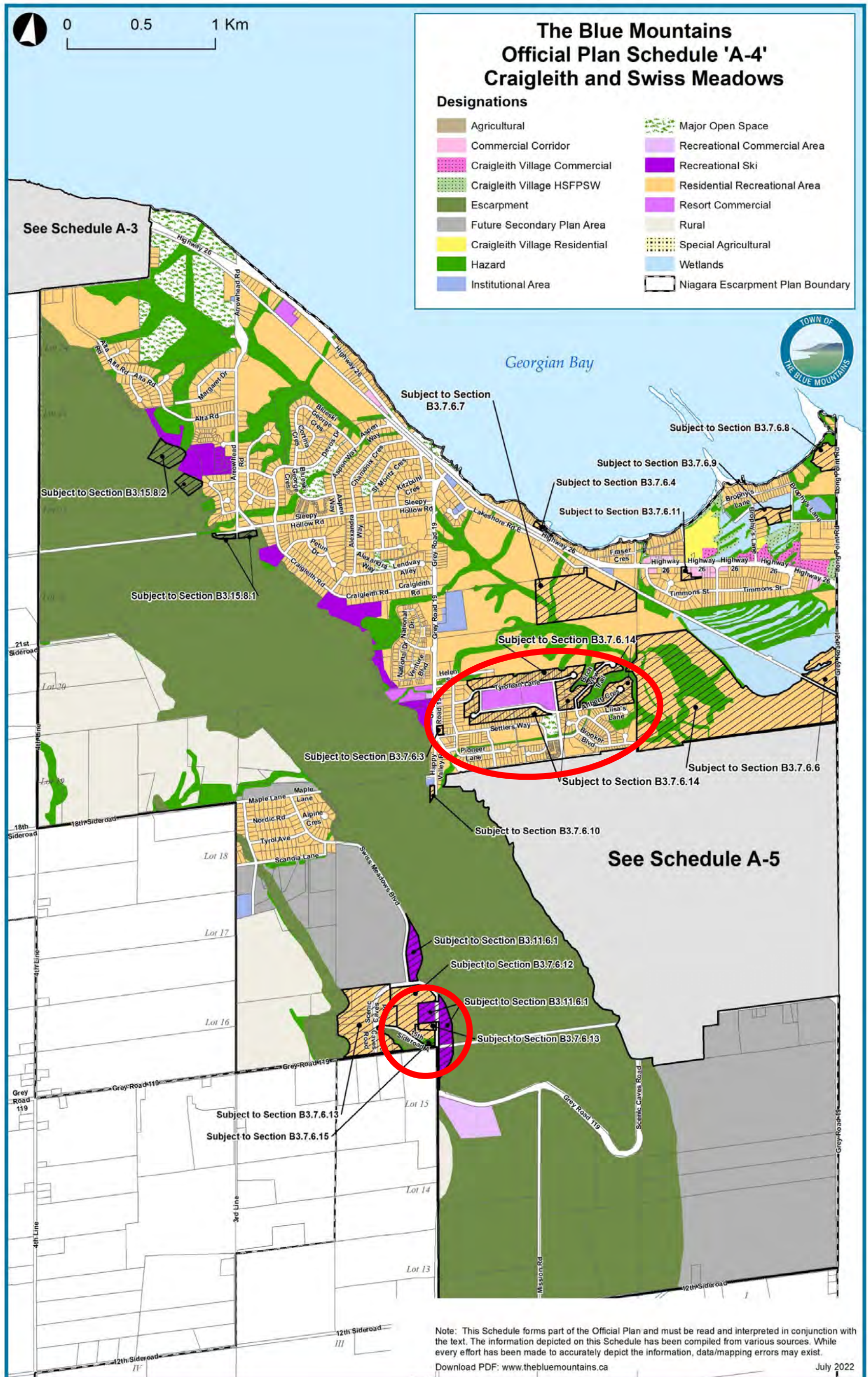
**Figure 1- Community Structure Plan**



Schedule 'A'- Land Use Plan



Schedule 'A-2' Land Use Plan



**Schedule 'A-4' Land Use Plan**