

## Report PDR-PCD-22-16

**To:** Chair McQueen and Members of the Planning and Community Development Committee  
**From:** Scott Taylor, Senior Planner  
**Meeting Date:** June 21, 2016  
**Subject:** **Approval of the Town of The Blue Mountains Official Plan**

**Status:**

### Recommendation(s)

**THAT the Planning and Community Development Committee hereby approves the “Town of The Blue Mountains Official Plan” as adopted by By-law No. 2014-56, subject to the following modifications attached to Report PDR-PCD-22-16 as Schedule 1 and dated June 21, 2016;**

**AND FURTHER THAT the County withhold a decision on section B2.5 of the Plan, regarding Short Term Accommodations, pending the presentation of future draft zoning provisions to accompany this section of the Plan.**

### Background

The Town of The Blue Mountains adopted a new official plan for the Town on September 3, 2014. The new Town of The Blue Mountains Official Plan (TBMOP) is intended to replace the previous TBMOP from 2007. Within the Grey County context it is noteworthy that the TBMOP is significantly more detailed than a number of the other municipal official plans in Grey, at approximately 330 pages in length with many detailed policy sections which are unique to the Town.

As part of the Official Plan process, the Town hosted a number of public consultation sessions, as well as a significant number of individual meetings with stakeholders, and circulating the TBMOP to the required agencies. It is noteworthy that the Town has hosted a further public consultation following the adoption of the Plan, in order to get public feedback on the proposed modifications to the Plan. The Town also had an Official Plan Review Steering

Committee made up of Town Council/staff, the public and County staff. Town Council/staff, and their consultant, Meridian Planning deserve kudos for the lengths they went to in order to engage the public in the planning process.

Proposed modifications to the Plan are being recommended based on input received from the public, Council, stakeholders, and County/Town staff. The approval of the TBMOP will also have the effect of repealing the majority of the former 2007 Official Plan\* (\*more on this topic in the Analysis of Planning Issues section of the report).

### *Analysis of Planning Issues – Legislation, Provincial Policy Statement, and Niagara Escarpment Plan*

Planning Authorities must have regard for matters of Provincial interest, as set out under the *Planning Act* and be consistent with the Provincial Policy Statement (PPS) 2014. Decisions must also conform to the County of Grey Official Plan and any Provincial Plans which are in force and effect.

In the case of the TBMOP the Plan must also not be in conflict with the Niagara Escarpment Plan. To the knowledge of County staff there are no outstanding concerns from the Niagara Escarpment Commission on the TBMOP.

Section 2 of the *Planning Act* sets out the matters of Provincial interest which all land use decisions shall have regard for. The matters under this section of the Act cover a broad spectrum of interests, which will not be explored in detail in this report. County Planning staff are satisfied that the TBMOP has regard for matters of Provincial Interest, and implements these interests through sound land use planning policies.

Section 1 of the PPS promotes development within settlement areas which can be serviced by municipal water and sewer systems. The Town has significant amount of serviced land within the Primary Settlement Area of Thornbury, and a number of their serviced recreational communities. Section 1 further promotes the efficient use of land, resources and infrastructure, and promotes infill, intensification and the redevelopment of former brownfield sites. The TBMOP provides policy which requires that all new development within these areas be connected to full municipal services, at densities which provide for more efficient use of land and infrastructure, than currently found in the 2007 TBMOP.

Section 1.4 of the PPS requires municipalities to provide a range of housing types and densities to meet the projected current and future needs. The

TBMOP includes policies which are aimed at providing for a range of housing types. The TBMOP also includes second unit provisions as per Bill 140.

Section 2.1 of the PPS provides for the protection of significant natural heritage features within the Province. The TBMOP contains similar policies to the County Plan in this regard, and also implements the new adjacent lands standards of the 2010 Ministry of Natural Resources and Forestry (MNR) Natural Heritage Reference Manual (NHRM). The 2016 TBMOP also implements the County's Significant Woodlands and Other Identified Wetlands mapping from the County Official Plan.

Section 2.3 of the PPS provides for the protection of agriculture and special agriculture lands throughout the Province. The TBMOP provides a similar policy basis to the County Plan on these matters, but also provides some additional policy on wineries and cideries, as well as implementing wording from the 2014 PPS, with respect to on-farm businesses.

Section 2.6 of the PPS provides for the protection of built and cultural heritage resources. The TBMOP includes a policy framework for the protection of said resources including referencing the role of First Nations and Métis peoples in the planning process.

### *Analysis of Planning Issues - County Official Plan*

The TBMOP must conform to the purposes and policies of the County Official Plan; however the TBMOP can also provide more detailed policies than would be provided for in an upper tier plan. The County Plan contains detailed rural and agricultural policies, and as such municipal official plans often focus on providing detailed settlement area policies.

The TBMOP successfully implements a number of policies from the County Plan, as modified by Official Plan Amendment (OPA) 80, including but not limited to the following:

- 1 An average development density of not less than 20 units per net hectare for Thornbury should be achieved based on section B3.1 of the Plan. Further on in this section, detailed infill and intensification policies also provide appropriate direction for the Town.
- 2 Although not strictly a requirement of the County Plan, the increased densities permitted in the Residential Recreational Areas will provide for a more efficient use of infrastructure and a broader range of housing types; while still having regard for the existing character of these neighbourhoods. It should be noted that these increased densities, along with the elimination of bonusing policies, were some

of the chief reasons for the delay in the approval of the TBMOP, following the 2014 adoption of the Plan. Significant public discussion has occurred on these matters, and regarding the specific modifications proposed in Schedule 1 to this report. Based on the changes to the 'as-of-right' permitted density a number of former site specific exceptions have now also been recommended for deletion from the Plan.

- 3 The requirements for a Comprehensive Review have been added in cases where employment lands are being proposed to be redesignated to another land use, or where settlement areas are being expanded.
- 4 The Constraint mapping implements the County's Significant Woodlands, and Other Identified Wetlands mapping. Associated policies have been included in the TBMOP for each of these constraints.
- 5 Mineral aggregate resource policies are now consistent with the approach taken by the County in OPA 80.

Following a discussion with Town and County legal counsels, it was recommended that the County withhold a decision on the Short Term Accommodation (STA) section B2.5 of the TBMOP. The deferred decision will give the Town the ability to consider how the new STA policies would work with a proposed new Comprehensive Zoning By-law which is to be drafted in the near future.

The Town's current planning policies respecting short term accommodation units resulted from a lengthy public process, Council consideration and Ontario Municipal Board approval. The current STA official plan policies and zoning by-laws, which were passed concurrently, are intended to be carried forward into the new Town Official Plan and new Comprehensive Zoning By-Law without any substantive alteration.

To ensure that the new Comprehensive Zoning By-Law, once drafted, properly maintains that "status quo" intention and implements the new Official Plan policies respecting STAs, the Town has requested and the County has agreed to defer making any decision on section B2.5 of the new Official Plan at this time.

As a result, the current 2007 Town of The Blue Mountains Official Plan policies respecting STAs will remain in force and effect until a further decision is made by the County on section B2.5.

Subject to the detailed modifications in Schedule 1, which have been discussed with Town Council/staff, agencies, and the public, County staff consider the TBMOP to have regard for matters of Provincial Interest, be

consistent with the Provincial Policy Statement and to conform to the County of Grey Official Plan.

## Financial / Staffing / Legal / Information Technology Considerations

At this time there are no expected financial, staffing, or legal considerations beyond those normally encountered in processing a new Official Plan. While there is always the possibility that the Plan could be appealed to the Ontario Municipal Board, County staff are of the opinion that the Town has done an excellent job of addressing any concerns that have been brought forward.

## Link to Strategic Goals / Priorities

An Official Plan of this nature has the ability to influence a number of goals contained within the County of Grey Corporate Strategic Plan. Goals 1, 2, and 5 would be particularly relevant to the new TBMOP. In accordance with Goal 1, a number of policies in the Plan speak to the importance of maintaining a healthy downtown business core, while also maintaining employment lands and recreational areas within the Town.

Action item 2.10 with respect to enabling healthy and resilient communities, while managing and directing growth through the creation of sound land use planning principles is the very essence what the TBMOP is striving to accomplish.

In accordance with Goal 5 the TBMOP sets an appropriate policy framework, within which upper and lower tier policies will work together, without being duplicative of one another.

## Attachments

Schedule 1: Proposed Modifications to the Town of The Blue Mountains Official Plan

Schedule 2: Proposed Mapping Changes to the Town of The Blue Mountains Official Plan

Respectfully submitted by,

Scott Taylor, MCIP, RPP  
Senior Planner

Director Sign Off: Randy Scherzer



Schedule 1: Proposed Modifications to the Town of The Blue Mountains Official Plan

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
1	A3.11.2(3)	Duplication of strategic objectives, as highlighted by Cuesta Planning Consultants.	<p>Subsection (3) of section A3.11.2 is hereby deleted and the remaining subsections are re-numbered accordingly.</p> <p><del><b>'Protect areas having high potential aggregate resource deposits from incompatible development.'</b></del></p>
2	A4.2.6	Clarification based on designation name on land use schedules.	The words <b>'Mineral Aggregate Resources'</b> are hereby deleted in section A4.2.6 and replaced by the term <b>'Mineral Resource Extraction Area'</b> .
3	B2.6(b)	Clarification of policy related to drive-through facilities based on comments received by Victor Labreche.	<p>The first sentence of subsection (b) in section B2.6 stating; <del><b>'The implementing Zoning By-law(s) shall require a site-specific Zoning Amendment to permit any proposed drive-through service facilities.'</b></del> is hereby deleted.</p> <p>Subsection (b) is hereby further modified by inserting the clause; <b>'The implementing Zoning By-law shall permit drive-through facilities within lands designated Commercial Corridor in this Plan.'</b></p> <p>Subsection (b) shall now read; <b>'Proposals for all new drive-through service facilities will be subject to the applicable provisions of the Zoning By-law, site plan approval and conformity with the Town's Community Design Guidelines. The implementing Zoning By-law shall permit drive-through facilities within lands designated Corridor Commercial in this Plan.'</b></p>
4	B2.7	Conformity to the Niagara Escarpment Plan based on comments received by the Niagara Escarpment	A new subsection (h) is added to section B2.7 as follows;

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		Commission.	<b>‘(h) in the Niagara Escarpment Plan Area where such accessory apartments are permitted by the Niagara Escarpment Plan.’</b>
5	B2.12	General land use compatibility and suitability of land use designations.	<p>The first sentence of section B2.12 is hereby modified by inserting two additional land use designations, and deleting two existing land use designations as follows;</p> <p>‘A medical marihuana production facility (MMPF) is only permitted on lands designated <b>Agricultural, Rural Employment Lands, Urban Employment Area, Special Agricultural</b> and Rural and subject to the following minimum requirements:’</p>
6	Various sections related to ‘net hectare’ density provisions; Introduction, B3.1.4, B3.10.5.1(b) and F1	<p>The provisions related to density are clarified in this section based on comments received by D.C. Slade Planning Consultants.</p> <p>Further rationale is also provided in Town of The Blue Mountains Planning Staff Report PDS.16.14 on Density and Bonusing and resolution of Council dated February 29, 2016.</p>	<p>The Introduction is hereby modified by removing italics from the words <b>‘net hectare’</b>.</p> <p>In section B3.1.4 the table in this section is hereby modified by deleting the word <b>‘net’</b> and replacing it with the word <b>‘gross’</b>.</p> <p>Further in section B3.1.4 the words <b>‘net hectare’</b> are hereby modified by removing italics. In this same clause, the words <b>‘in accordance with the direction of the County of Grey Official Plan’</b> are to be inserted after the word <b>‘hectare’</b>, prior to the period.</p> <p>In section B3.10.5.1(b) the reference to <b>‘net hectare’</b> is hereby deleted and replaced with the words <b>‘gross hectare’</b>. The reference to <b>‘net acre’</b> is hereby deleted and replaced with the words <b>‘gross acre’</b>.</p> <p>In section F1 all references to <b>‘Net Hectare’</b> within this section to be</p>



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			modified by removing the italics.									
7	B3.1.6.3(d)	Clarification based on limited public transit available within the Town.	<p>The first half of clause B3.1.6.3(d), reading;</p> <p><del><b>‘the facility is located no more than half a kilometre from a public transit route, or’</b></del></p> <p>is hereby deleted.</p>									
8	B3.4.1	Clarification based on comments received by MHBC Planning and Sobeys.	<p>The third bullet point to subsection B3.4.1, reading;</p> <ul style="list-style-type: none"> <li>• <del><b>‘provide locations for smaller scale light manufacturing, processing and warehouse uses that are compatible in a multi-use setting and in the surrounding neighbourhood;’</b></del></li> </ul> <p>is hereby deleted.</p>									
9	B3.7.4.1	<p>The provisions related to density are clarified in this section based on comments received by a number of parties, and also based on the direction provided through Town of The Blue Mountains Planning Staff Report PDS.16.14 on Density and Bonusing and the associated resolution of Council dated February 29, 2016.</p> <p>The maximum density and minimum open space table does not adequately show the intended density of 15 units per hectare and open space and 40% as established on February 29, 2016.</p>	<p>The table within section B3.7.4.1 is hereby deleted and replaced by the following table;</p> <table border="1" data-bbox="1408 992 2583 1235"> <thead> <tr> <th data-bbox="1408 992 1749 1115"></th> <th data-bbox="1757 992 2158 1115"><b>Maximum Density (Units / Gross Hectare)</b></th> <th data-bbox="2166 992 2583 1115"><b>Minimum Open Space Component</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="1408 1115 1749 1196">Blue Mountain Village Area</td> <td data-bbox="1757 1115 2158 1196">15</td> <td data-bbox="2166 1115 2583 1196">40%</td> </tr> <tr> <td data-bbox="1408 1196 1749 1235">All other areas</td> <td data-bbox="1757 1196 2158 1235">10</td> <td data-bbox="2166 1196 2583 1235">40%</td> </tr> </tbody> </table> <p>The last sentence of this section is also hereby deleted;</p> <p><del><b>“Densities above those permitted in the section may be permitted</b></del></p>		<b>Maximum Density (Units / Gross Hectare)</b>	<b>Minimum Open Space Component</b>	Blue Mountain Village Area	15	40%	All other areas	10	40%
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			<del>through bonusing as described in Section E1.5.”</del>
10	B3.7.6.2 and Schedule A-1	<p>A question was raised about the provisions related to the cross-reference in subsection (d) by Colin Travis and Ken Hale.</p> <p>The exceptions review of March 7, 2016 by Town staff concluded that this exception is to be deleted.</p>	Exception B3.7.6.2 to be deleted in its entirety and Land Use Schedule A-1 is to be updated accordingly
11	B3.7.6.19 and Schedule A-5	The exceptions review of March 7, 2016 by Town staff concluded that this exception is to be deleted.	Exception B3.7.6.19 to be deleted in its entirety and Land Use Schedule A-5 is to be updated accordingly
12	B3.14.4	Clarification of who will undertake the Community or Neighbourhood Plan based on questions raised by some of the landowners of these lands.	Section B3.14.4 is hereby modified by inserting the words <b>‘or private proponent(s)’</b> after the words <b>‘the Town’</b> and before the word <b>‘shall’</b> .
13	B4.1.5	Clarification of Minimum Distance Separation (MDS) formulae comments based on Cuesta Planning Consultants comments.	<p>Section B4.1.5 is hereby modified by inserting a new paragraph at the end of the section as follows;</p> <p><b>‘In accordance with Minimum Distance Separation Implementation Guideline # 8, in instances where a severance is being proposed with an existing dwelling on it, Minimum Distance Separation Formulae 1 shall only be applied to any livestock facilities which are currently on the same lot as the dwelling, but would be on a separate lot following the severance. Minimum Distance Separation Formulae 1 is not applied to severances where an existing dwelling is being severed and there is an existing</b></p>

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			<b>livestock facility on a separate lot.'</b>
14	B4.2.4.1	Clarification of lot creation policies based on Cuesta Planning Consultants comments.	<p>In the first and second paragraphs of section B4.2.4.1 the following words are deleted;</p> <p><b><del>'and no lot creation has been provided for in the past'</del></b></p> <p><b><del>'The creation or acquisition of a lot by a public body (e.g. for a road deviation) will not be considered as a previous severance providing this does not result in an additional remnant lot.'</del></b></p>
15	B4.2.4.2(d)	Clarification of Minimum Distance Separation (MDS) formulae comments based on Cuesta Planning Consultants comments.	<p>The first sentence of section B4.2.4.2(d) is hereby modified by inserting the words <b>'in accordance with section B4.1.5 of this Plan'</b> following the words <b>'Formulae I'</b>.</p> <p>This section is hereby further modified by deleting the second sentence of this clause as follows;</p> <p><b><del>'All livestock facilities within the vicinity of the proposed severance, including any livestock facility situated on the farm parcel from which the surplus farm residence is being severed, shall be used in determining MDS I compliance'</del></b></p>
16	B4.3.6	Conformity to the County Official Plan which does not allow for conservation severances in the Special Agriculture designation.	<p>The first paragraph of section B4.3.6 is hereby modified by deleting the following words from the second sentence;</p> <p><b><del>'except in the case of a lot created for conservation purposes by a conservation authority or conservation organization'</del></b></p>
17	B4.4.4.2(a)	Clarification of lot creation policies which are	The second sentence of subsection B4.4.4.2(a) is hereby deleted as

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		redundant based on Cuesta Planning Consultants comments.	follows;  <del>'(a) A consent may be considered where a residence is deemed surplus to a farm operation as a result of farm consolidation in accordance with Section B4.2.4.2.'</del>
18	B4.4.4.2(c)	Clarification of lot creation policies based on Cuesta Planning Consultants comments.	Section B4.4.4.2(c) is hereby modified by inserting the word <b>'buildable'</b> between the words <b>'additional'</b> and <b>'remnant'</b> .
19	B4.4.5.1	Conformity to the County Official Plan and consistency with the Provincial Policy Statement 2014.	Section B4.4.5.1 is hereby deleted and replaced by the following;  <b>'All development in a Hamlet Area is intended to be serviced in accordance with the <i>Building Code</i> and/or the Ministry of the Environment and Climate Change's D-Series Guidelines, or any successors thereto.</b>  <b>Where new development is proposed on private services, it shall be ensured that conditions are suitable for the provision of such services.</b>  <b>New commercial or dry industrial uses proposed on private services shall only be permitted if it can be shown that the proposed uses can be accommodated by individual on-site services in accordance with the <i>Building Code</i> and/or the Ministry of the Environment and Climate Change's D-Series Guidelines, or any successors thereto.'</b>
20	B3.7.6.3 and	Exception B3.7.6.3 recognizes the dedication of a shoreline park, which has now been dedicated to	Section B3.7.6.3 is hereby deleted in its entirety. Land Use Schedule A-3 is hereby modified to re-designate the shoreline park from <b>'Hazard'</b> to

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	Schedule A-3	the Town. The exceptions review undertaken by Town staff now recommends deleting the exception and to continue to identify the shoreline park as 'Major Open Space' on Land Use Schedule A-3.	<b>'Major Open Space'</b> .
21	B4.6.3(h) & (i)	Conformity to the County Official Plan.	<p>New subsections (h) and (i) are added to section B4.6.3 as follows;</p> <p><b>'(h) Asphalt plants and concrete batching plants may be permitted as accessory uses to a licensed extractive operation subject to the following items being addressed through the <i>Aggregate Resources Act</i> site plan amendment process:</b></p> <ul style="list-style-type: none"> <li><b>i. it is a non-permanent use and will cease to operate once the aggregate material has been completely removed or the operator stops removing material from the site on a regular basis;</b></li> <li><b>ii. a traffic impact study is provided to the satisfaction of the Town and the County;</b></li> <li><b>iii. the applicant must demonstrate that the proposed location is appropriate and that impacts to the social and natural environment can be minimized; and</b></li> <li><b>iv. noise, odour and dust studies are provided which satisfy the Ministry of the Environment and Climate Change's standards.</b></li> </ul> <p><b>(i) An Official Plan Amendment will be required for asphalt plants and concrete batching plants proposing to located outside of the</b></p>

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			<b>Mineral Resource Extraction Area designation identified on Schedule A to this Plan.'</b>
22	B4.6.4.3	Conformity to the County Official Plan mineral resource extraction policies and based on comments received by Cuesta Planning Consultants.	<p>Section B4.6.4.3 of the Plan is hereby deleted and replaced by the following;</p> <p><b>'An Amendment to this Plan is required for all proposed quarry operations and quarry expansions as well as mineral aggregate operations proposed outside of areas identified as Aggregate Resource Area on Appendix 1, Constraint Mapping.</b></p> <p><b>All new <i>mineral aggregate operations</i> and/or expansions to existing <i>mineral aggregate operations</i> onto lands that are not designated Mineral Resource Extraction Area shall be supported by studies that include;</b></p> <p><b>(a) Submission of copies of all documentation provided to the Ministry of Natural Resources and Forestry as required for licensing, pursuant to the <i>Aggregate Resources Act</i>;</b></p> <p><b>(b) A Planning Report prepared by a qualified individual indicating whether or not the proposed mineral aggregate operation is consistent with the Provincial Policy Statement and conforms to the policies of the Town and County Official Plans. The demonstration of need for mineral aggregate</b></p>

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			<p>resources, including any type of supply/demand analysis, shall not be required;</p> <p>(c) A Noise Impact Study prepared by a qualified individual which satisfies the Ministry of the Environment and Climate Change's standards. Any noise impacts generated from an extraction operation should be minimized to the greatest extent possible. If a Noise Impact Study is not required, information should be provided demonstrating how potential noise impacts will be mitigated.</p> <p>(d) A Traffic Impact Study and/or a Road Assessment prepared by a qualified individual is required for all new mineral aggregate operations. The Traffic Impact Study and Road Assessment must demonstrate that the movement on existing streets or roads will not be unduly obstructed or interfered with by aggregate carrying vehicles during the operation of the pit or quarry. Information should be provided estimating the average number of trucks per day, the proposed haul route, identifying the potential impacts to traffic, an assessment of the road conditions on the proposed haul route, as well as a cost estimate for any necessary upgrades required to the proposed haul route.</p>

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			<p><b>Where the haul route has existing deficiencies and has existing traffic, cost-sharing will be considered. Costs to upgrade the haul road that are directly attributable to the proposed operation shall be the responsibility of the Applicant and will be based on use of the haul route. During pre-submission consultation the Town and/or the County may exempt a proposed mineral aggregate application from the requirement of a Traffic Impact Study or Road Assessment after consultation with Town staff, the County Transportation Services Department, and/or the Ministry of Transportation.</b></p> <p><b>Where an existing mineral aggregate operation exists, and the proposal is to expand the existing licensed area, a Traffic Impact Study or Road Assessment is not required so long as the annual tonnage limit on the proposed area of expansion is the same as the existing annual tonnage limit and a condition is placed on the site plan indicating that extraction will not occur on the expanded area until such time as the aggregate from the existing operation has been extracted. A Traffic Impact Study or Road Assessment may be required in cases where the area of expansion is to be extracted concurrently with the existing licensed area.</b></p>



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			<p data-bbox="1475 321 2591 651"><b>(e) For mineral aggregate operations proposing to remain above the established water table level identified in the Aggregate Resources of Ontario: Provincial Standards, a letter of opinion shall be provided by a qualified individual estimating the current water table level and determining whether the proposed operation will have any impacts to the quality or quantity of the surface or groundwater resources;</b></p> <p data-bbox="1475 756 2610 959"><b>(f) A Hydrogeological Study, prepared by a qualified individual, shall be required for proposed aggregate operations which are proposing to proceed below the established water table level identified in the Aggregate Resources of Ontario: Provincial Standards.</b></p> <p data-bbox="1475 1065 2618 1312"><b>(g) An Environmental Impact Study is required if the proposed licensed area is within or adjacent to a natural heritage feature. A Level 2 - Natural Environment Report required under the Aggregate Resources Act can act as a substitute for an Environmental Impact Study in accordance with section C9 of this Plan;</b></p>

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			<p>(h) A Stage 1 Archaeological Assessment prepared by a qualified individual is required. The findings of the Stage 1 Assessment may identify the need for further study.</p> <p>(i) The Town requires that the proponent engage Town staff in pre-submission consultation prior to submitting any application to determine the studies/reports that are required in accordance with this Plan.</p> <p><b>New Mineral Resource Extraction Areas producing over 20,000 tonnes annually may be permitted in the Escarpment Rural Area of the Niagara Escarpment Plan by an amendment to the Niagara Escarpment Plan.'</b></p>
23	B4.6.4.5(a)	Conformity to the County Official Plan mineral resource extraction policies and based on comments received by Cuesta Planning Consultants.	<p>Section B4.6.4.5(a) is hereby deleted and replaced by the following;</p> <p><b>'Council recognizes that one of the most significant impacts of aggregate extraction is the use of area roads for gravel truck traffic. It is a policy of this Plan to encourage the establishment of new mineral aggregate operations on established haul routes. When a new mineral aggregate operation is being considered the following haul route policies shall apply;</b></p> <p>(a) It shall be a policy of this Plan that an applicant who</p>

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			<p>wishes to undertake a mineral aggregate operation other than a wayside pit and quarry must, if requested to do so by the Town, enter into a Development Agreement with the Town. The Agreement shall be entered into prior to local Council's enactment of the implementing Zoning By-law Amendment.</p> <p>Such an Agreement may include:</p> <ul style="list-style-type: none"> <li>(i) Capital arrangements regarding improvements beyond the boundary of the applicant's land, as they may be required by reason of the operation of that extractive industry, e.g. widening and improving roads; and</li> <li>(ii) Routes to be used by trucks carrying aggregate.'</li> </ul>
24	B5.2	Clarification based on the County's pending Green in Grey Natural Environment Study.	<p>The second sentence of the second paragraph of section B5.2 is hereby deleted and replaced by the following;</p> <p><b>'It is a policy of this Plan that a <i>natural heritage system</i> be prepared, in accordance with the County of Grey's Natural Heritage Systems Study (Green In Grey).'</b></p>
25	B5.2.1(a)	Clarification based on Niagara Escarpment Commission comments.	<p>The first usage of the word '<del>significant</del>' is deleted in this section B5.2.1(a), such that the revised subsection reads;</p> <p><b>'Development and site alteration shall not be permitted in <i>habitat of endangered species and threatened species, significant</i></b></p>

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			<b>wetlands, and significant coastal wetlands’.</b>
26	B5.4.2(d)	Conformity to the County Official Plan.	The words <b>‘and watercourses’</b> are inserted following the words <b>‘all lakes’</b> in section B5.4.2(d).
27	B5.5.2	Conformity to the County Official Plan.	<p>The second sentence of the second paragraph of section B5.5.2 is hereby modified as follows;</p> <p>‘If a woodland <b>which is outside of a settlement area</b> fails to meet those criteria, <b>such</b> a woodland can also be <i>significant</i> if it meets any two of the following three criteria:’</p>
28	B3.10.4.1, B3.10.5.1	Clarification of permitted uses.	<p>The permitted uses of the ‘Blue Mountain Village Low Density Residential’ and ‘Blue Mountain Village Medium Density Residential’ land use designations, sections B3.10.4.1 and B3.10.5.1 respectively, are hereby modified to also include the following permitted uses:</p> <p><b>‘bed and breakfast establishments subject to Section B2.5.1;’</b></p>
29	B4.4 and B4.4.7	Typographical	<p>Section number <b>‘B4.4’</b> is currently used for both the ‘Rural’ and ‘Hamlet Area’ land use designation sections. As such, the Hamlet Area section will be re-numbered to <b>‘B4.5’</b>, and the subsequent sections of the Plan will be re-numbered accordingly.</p> <p>Rural policy <b>‘B4.4.7’</b> is also to be renumbered to <b>‘B4.4.5’</b> for correct order. Subsequent subsections to be renumbered accordingly.</p>

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
30	D2	Clarification based on comments received by D.C. Slade Planning Consultants.	<p>Section D2 is hereby deleted and replaced by the Transportation Policies as follows:</p> <p><b>‘D2 TRANSPORTATION</b></p> <p><b>D2.1 Objectives</b></p> <p><b>It is the objective of this Plan to:</b></p> <ul style="list-style-type: none"> <li>• <b>facilitate the safe and efficient movement of people and goods within the Town’s communities and to and from adjacent municipalities;</b></li> <li>• <b>establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including walking and cycling, public transit and automobiles.</b></li> <li>• <b>promote public transit, cycling and walking as energy efficient, affordable and accessible forms of travel;</b></li> <li>• <b>protect transportation corridors to facilitate the <i>development</i> of a transportation system that is <i>compatible</i> with and supportive of existing and future land uses;</b></li> <li>• <b>ensure that new roads are constructed safely, designed in a grid-oriented street network to help distribute car and truck traffic evenly and provide access for the future operation of an efficient public transit system;</b></li> <li>• <b>ensure that appropriate right-of-way widths for all</b></li> </ul>

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
31	B2	<p>Inclusion of policies on height in the Plan, which had been missing from the adopted version, but contained in the existing 2007 Official Plan.</p> <p>Rationale for this modification is also provided in Town of The Blue Mountains Planning Staff Report PDS.16.14 on Density and Bonusing and resolution of Council dated February 29, 2016.</p>	<p>Policies from Section 3.20 of 2007 Official Plan are to be inserted and Official Plan section references will be updated accordingly. A new section <b>'B2.13 Height'</b> to be inserted into Plan as follows;</p> <p><b>'B2.13 Height</b></p> <p><b>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. The maximum height of all buildings and structures in the municipality shall generally be eleven (11) metres, 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.</b></p> <p><b>Residential, commercial and industrial buildings shall generally be restricted to a maximum height of eleven (11) metres and/or three (3) storeys.</b></p> <p><b>It is intended that a variety of building heights be encouraged 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 By-law may provide for a range of lower height restrictions to establish the desired diversity for various zoning categories based on the intended principle of</b></p>

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			<p><b>development for neighbourhoods, commercial districts and industrial areas. 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.</b></p> <p><b>Specific height provisions for the Blue Mountain Village 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.'</b></p>
32	D3.4.1	Conformity to the County Official Plan.	<p>A new paragraph is added at the end of section D3.4.1as follows;</p> <p><b>'Archaeological Impact Assessments will be required in support of new plans of subdivision or condominium, where the development is being proposed on sites which have not already been significantly disturbed. Additional development applications may also require the preparation of an Archaeological Impact Assessments where recommended by the Town, the County, the Ministry of Culture, Tourism and Sport, or by Aboriginal Communities.'</b></p>
33	E1.2	Conformity to the County Official Plan.	<p>The third sentence in the second paragraph of section E1.2 is hereby deleted and replaced by the following;</p> <p><b>'A subsequent by-law granting an extension of up to three years may be passed.'</b></p>

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34	E1.5	Bonusing was discussed in Town of The Blue Mountains Planning Staff Report PDS.16.14 on Density and Bonusing. The resolution of Council, dated February 29, 2016, opted to remove Bonusing provisions from the Town's Plan.	Section <b>'E1.5'</b> is hereby deleted in its entirety and the remaining sections of Section E of the Plan are re-numbered accordingly.
35	D6.2.8	Bonusing was discussed in Town of The Blue Mountains Planning Staff Report PDS.16.14 on Density and Bonusing. The resolution of Council, dated February 29, 2016, opted to remove Bonusing provisions from the Town's Plan.	Section D6.2.8 is hereby modified by deleting subsection <b>"(b) lands, which form part of any development bonus provisions;"</b> and re-lettering the remaining subsections accordingly.
36	E8.2	Conformity to the County Official Plan.	The final sentence of the second paragraph of section E8.2 is modified by deleting the words <b>'Wetland and'</b> .
37	E10	Clarification on word choice based on comments received by Cuesta Planning Consultants.  Conformity to the County Official Plan.	The words <b>'Pre-consultation'</b> are hereby deleted and replaced by the words <b>'pre-submission consultation'</b> within section E10(d).  The list of potential required studies further in this section is hereby modified by inserting the following two studies <b>'Comprehensive Review'</b> and <b>'Road Assessment'</b> in the appropriate alphabetical positions. The remaining items in this section are re-numbered accordingly.
38	E11	Correction of typographical error.	The definition in the Glossary section E11 for 'Dark Sky Compliant' is hereby modified by adding the heading <b>'Dark Sky Compliant'</b> .
39	E11	Clarification of definition.	Subsection (b) of the definition for 'Mineral Aggregates Operation' is hereby deleted in the Glossary section E11, and subsection (c) is re-lettered accordingly.  <b>'(b) for lands not designated under the Aggregate Resources Act,'</b>



Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
			<del>established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and'</del>
40	E11	Clarification based on other modifications which have removed the references to 'net hectares'.	The definition for ' <b>Net Hectare</b> ' is hereby deleted in the Glossary section E11 and replaced by the definition for ' <b>Gross Hectare</b> ' as follows;  <b>'Means the total area of land in a development or plan of subdivision measured in hectares utilized for buildings, lots, public roads and widening, public parks, open space blocks, school sites and other public lands. The measurement of gross density shall not include any land designated Hazard Lands, Wetlands or Escarpment.'</b>
41	B3.3.3	Clarification based on some recent approvals regarding a concern by Weston Consulting and Georgian Planning Solutions	A new subsection (s) is added to section B3.3.3 as follows;  <b>'(s) Uses intended to serve the travelling public such as automobile service centre or car wash may be permitted along the Highway 26 corridor via site specific zoning by-law amendment and site plan control'</b>
42	New Section C11 and Constraint Mapping	Setback buffers for Sewage Treatment Plants. It is recognized that land use conflicts may arise in close proximity to sewage treatment plants and that further study should be completed to review impacts.	A new Section C11 is hereby inserted as follows:  <b>'C11 Sewage Treatment Plant Areas</b>  <b>Land uses and development which may be sensitive to the effects of odour, noise, and other contaminants including residences, day care centres, or commercial, industrial and health facilities shall</b>

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
			<p><b>generally not be permitted within 100 metres of a municipal sewage treatment plant property line. This buffer area for the Thornbury and Craigleith sewage treatment plant is shown on the Constraint Mapping.</b></p> <p><b>All land uses and development within the buffer setback shall be subject to a relevant study submitted for review by the County of Grey and Town of The Blue Mountains to address the current and future impacts, and to assess appropriate design, buffering and separation distances in conformity with Ministry of Environment and Climate Change guidelines and information requirements. Implementation of the study’s recommendations may be required under an agreement between the proponent and the municipality.’</b></p> <p>Following subsections to be renumbered accordingly.</p>
43	Section A2 - Figure 1	Readability of the map.	In order to aid the readers of this Plan, section A2, Figure 1 - Community Structure Plan is hereby deleted as an inset map and added as an 8½ x 11 map following page 23 of the Plan.
44	E11	Typographical	Under the definition of <b>‘Home Industry’</b> , in the Glossary section E11, the word <b>‘By-law’</b> is hereby deleted and replaced by the words <b>‘Official Plan’</b> .
45	D5.4	Within the Community Design section of the Plan, a new subsection dealing with the Highway 26 Corridor is inserted to protect this significant scenic corridor.	<p>A new section D5.4 is hereby inserted as follows and the remaining subsections of D5 are renumbered accordingly:</p> <p><b>‘Highway 26 Corridor - Highway 26 is recognized as a significant scenic corridor through the municipality with views and vistas of</b></p>

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
			<p><b>Georgian Bay and the Niagara Escarpment. As such it is a policy of this Plan that the scenic values of this corridor be protected and enhanced. Buffer strips shall generally be required for new development along Highway 26 excluding the Thornbury connecting link. Buffers shall generally be 10 metres in width and subject to an approved landscape plan to ensure adequate visual screening. The Town shall also undertake to complete a Highway 26 Corridor Streetscape Study to further refine the development policies along Highway 26.'</b></p>
46	B3.7.6.7 and Schedule A-4	The exceptions review by Town staff of March 7, 2016 concluded that this exception is to be modified to recognize those lands fronting on Grey Road 19 only.	<p>Section B3.7.6.7 is hereby deleted and replaced as follows and Land Use Schedule A-4 is to be updated accordingly:</p> <p><b>'Schedule A-4 - Part Lot 19, Concession 2 A maximum of 12 multiple residential dwelling units may be permitted on the westerly portion of these lands fronting on Grey Road 19.'</b></p>
47	B3.7.6.14 and Schedule A-4	The exceptions review by Town staff of March 7, 2016 concluded that this exception is to be deleted.	Section B3.7.6.14 to be deleted in its entirety and Land Use Schedule A-4 is to be updated accordingly.
48	B3.7.6.17	The exceptions review by Town staff of March 7, 2016 concluded that this exception is to be deleted. However, an Ontario Municipal Board (OMB) appeal has been received March 2016 and a new exception is proposed to defer development policies to the OMB.	<p>Section B3.7.6.17 to be deleted in its entirety and replaced by a new Section B3.7.6.17 which reads as follows:</p> <p><b>'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.'</b></p>

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
49	B3.7.6.23 and Schedule A-4	The exceptions review by Town staff of March 7, 2016 concluded that this exception is to be deleted.	Section B3.7.6.23 to be deleted in its entirety and Land Use Schedule A-4 is to be updated accordingly.
50	D1.4	Bonusing was discussed in Town of The Blue Mountains Planning Staff Report PDS.16.14 on Density and Bonusing. The resolution of Council, dated February 29, 2016, opted to remove Bonusing provisions from the Town's Plan.	<p>The last sentence of the second last paragraph of section D1.4 is hereby modified by deleting the words '<del>and bonus density development</del>' and inserting the word '<b>and</b>' before the words '<b>lot creation</b>'. The modified last sentence shall now read as follows:</p> <p><b>'It may also be appropriate to retain a buffer amount of plant capacity for potential minor infilling development, including potential redevelopment, and lot creation.'</b></p>
51	D3.2.5	Bonusing was discussed in Town of The Blue Mountains Planning Staff Report PDS.16.14 on Density and Bonusing. The resolution of Council, dated February 29, 2016, opted to remove Bonusing provisions from the Town's Plan. The previous iteration of this section made reference to bonusing.	<p>Section D3.2.5 is hereby deleted and replaced by the following:</p> <p><b>'It is the intent of this Plan to encourage the restoration or rehabilitation of identified cultural heritage resources by assisting with funding applications, establishing grant programs and creating special taxation districts. Council may also encourage the restoration and retention of heritage properties through means permitted by the Planning Act. Council may lead by example by restoring, rehabilitating, enhancing and maintaining municipally owned cultural heritage resources, through appropriate heritage stewardship practices. Council may also develop more specific policies to facilitate the protection, maintenance or enhancement of cultural heritage resources. This can be examined through the Cultural Heritage Master Plan.'</b></p>

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
52	B3.7.4.2	See Attached Planning Staff Report PDS.16.14 on Density and Bonusing and Resolution of Council Dated February 29, 2016	<p>The last sentence of section B3.7.4.2 is hereby modified by deleting the words; <b><del>'and provided the density of the plan of subdivision will not increase beyond the maximum density requirements of Sections B3.7.4.1 and E1.5.3.'</del></b></p> <p>The existing reference to section <b>'B3.1.5.1'</b> is to be deleted and replaced with <b>'B3.1.5'</b>.</p>
53	B4.1.4(c)	Request from wineries to consider a slightly larger (25m <sup>2</sup> ) tasting facility.	Subsection (c) of section B4.1.4 is hereby modified by deleting the reference to <b><del>'75m<sup>2</sup>'</del></b> and replacing it with <b>'100m<sup>2</sup>'</b> .
54	A3.4.2(6)	Clarification on community design guidelines as requested by Blue Mountain Ratepayers Association.	<p>Section A3.4.2(6) is hereby modified by deleting the words;</p> <ul style="list-style-type: none"> <li>• <b><del>'a high degree of visual diversity and aesthetic quality'</del></b></li> </ul> <p>and replacing them with the following;</p> <ul style="list-style-type: none"> <li>• <b>'the design guidelines outlined in the Blue Mountains Community Design Guidelines documented in By-law 2012-47, or any successor thereto.'</b></li> </ul>
55	D5.2(b)	Clarification on community design guidelines as requested by Blue Mountain Ratepayers Association.	<p>Section D5.2(b) is hereby modified by replacing the words;</p> <ul style="list-style-type: none"> <li>• <b><del>'preparing specific Community Design Guidelines for the Town'</del></b></li> </ul> <p>and replacing them with the following;</p> <ul style="list-style-type: none"> <li>• <b>'ensuring that the design guidelines contained in the Blue Mountains Community Design Guidelines are consulted as a guidance tool.'</b></li> </ul>
56	B3.7.6.13(j)	Clarification based on the pending matter before	A new subsection B3.7.6.13(j) is hereby inserted as follows:

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	)	the Ontario Municipal Board and legal advice provided to the Town/County.	(j) <b>'for the Windfall Medium Density Block, which is currently before the Ontario Municipal Board (as of June 2016), the appropriate development policies will be determined by the Board's decision on the matter.'</b>
57	B3.9.6.1 and Schedule A-4	The exceptions review by Town staff of March 7, 2016 concluded that this exception is to be deleted.	Section B3.9.6.1 to be deleted in its entirety and Land Use Schedule A-4 is to be updated accordingly.
58	B3.1.10.2 B3.4.6.1 B3.3.7.1	Recognition of Thornbury Commercial Resort Hotel lands and the fact that the lands need to be considered comprehensively.	In each of sections B3.1.10.2, B3.4.6.1, and B3.3.7.1 the words <b>'appropriate plans and reports'</b> are deleted and replaced with the words <b>'Comprehensive Development Plans in accordance with Section E3.3'</b> .
59	B3.7.6.4 and Schedule A-1	The exceptions review by Town Staff of March 7, 2016 concluded that this exception is to be deleted.	Section B3.7.6.4 is to be deleted in its entirety and Land Use Schedule A-1 is to be updated accordingly.
60	B3.7.6.5 and Schedule A-5	The exceptions review by Town Staff of March 7, 2016 concluded that this exception is to be deleted.	Section B3.7.6.5 is to be deleted in its entirety and Land Use Schedule A-5 is to be updated accordingly.
61	B3.7.6.6 and Schedule A-4	The exceptions review by Town Staff of March 7, 2016 concluded that this exception is to be deleted.	Section B3.7.6.6 is to be deleted in its entirety and Land Use Schedule A-4 is to be updated accordingly.
62	B3.7.6.9	The exceptions review by Town Staff of March 7,	Section B3.7.6.9 is to be deleted in its entirety and Land Use Schedule A-4

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
	and Schedule A-4	2016 concluded that this exception is to be deleted.	is to be updated accordingly.
63	B3.7.6.10 and Schedule A-4	The exceptions review by Town Staff of March 7, 2016 concluded that this exception is to be deleted and the Official Plan land use designations updated to recognize the area as a Future Secondary Plan Area.	Section B3.7.6.10 is to be deleted in its entirety and Land Use Schedule A-4 is to be updated accordingly.  Land Use Schedule A-4 is to be updated to re-designate these lands from the 'Residential Recreational Area' designation to the 'Future Secondary Plan' designation.
64	B3.7.6.11 and Schedule A-4	The exceptions review by Town Staff of March 7, 2016 concluded that this exception is to be deleted.	Section B3.7.6.11 is to be deleted in its entirety and Land Use Schedule A-4 is to be updated accordingly.
65	B3.7.6.15 and Schedule A-4	The exceptions review by Town staff of March 7, 2016 concluded that this exception is to be deleted.	Section B3.7.6.15 is to be deleted in its entirety and Land Use Schedule A-4 is to be updated accordingly.
66	B3.7.6.16 and Schedule A-4	The exceptions review by Town Staff of March 7, 2016 concluded that this exception is to be modified.	Subsection (a) of section B3.7.6.16 is to be deleted in its entirety;  <del>'a) Notwithstanding the density provisions of this Plan, a maximum of 265 residential dwelling units may be permitted on these lands.'</del>  and remaining subsections are to be renumbered accordingly.
67	B3.8.6.1 and	The exceptions review by Town Staff of March 7, 2016 concluded that this exception is to be	Section B3.8.6.1 is to be deleted in its entirety and Land Use Schedule A is to be updated accordingly. The lands on Land Use Schedule A are also to

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
	Schedule A	deleted. These lands are also recommended to be re-designated to the Rural designation.	be re-designated from 'Recreational Commercial' to 'Rural'.
68	B3.10.11.1	The exceptions review by Town Staff of March 7, 2016 concluded that a minor technical change is required to this exception.	Section B3.10.11.1 is to be modified by deleting the reference to <b>'B3.10.8(I)'</b> and replacing it with a reference to <b>'B3.10.9(I)'</b> .
69	B3.11.6.1 and Schedule A-3	The exceptions review by Town Staff of March 7, 2016 concluded that this exception is to be deleted.	Section B3.11.6.1 is to be deleted in its entirety and Land Use Schedule A-3 is to be updated accordingly.
70	B3.11.6.2 (BMR Top of Hill) and Schedule A-4	The exceptions review by Town Staff of March 7, 2016 concluded that this exception covers two separate properties. For Blue Mountain Resort (BMR) Top of Hill a modification is proposed to delete some of the existing paragraphs.	<p>Section B3.11.6.2 is to be modified by deleting paragraphs 2 through 5 accordingly;</p> <p><del><b>'New lot creation for single detached dwellings shall only be permitted on the basis of specific hydrogeological and septic tank suitability studies being prepared and accepted by the Town, the Niagara Escarpment Commission and any other applicable agency. The said studies shall demonstrate that the cumulative effect of the proposed development can be sustained without adversely impacting the surface and groundwater resources, will not cause off site interference of existing wells and satisfies the applicable provisions of this Plan. In no case shall the total number lots exceed 5 building lots for single detached dwellings.'</b></del></p> <p><del><b>Dedication to the Town of a proposed park and associated parking, walkways and road realignment shall be considered a bonus</b></del></p>



Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
			<p><del>density requirement for all permitted development and lot creation. No development or lot creation shall occur on these lands until a concept plan is approved by Council through a master development agreement.</del></p> <p><del>The Concept Plan shall identify a comprehensive approach to public and private interests, including the dedication of the proposed park, which shall include the scenic lookout with additional lands to provide for road realignment, adequate public parking and walkways to the satisfaction of the Town. The Concept Plan and implementing master development agreement can be phased, based on timing of road realignment. The Town will also explore other alternatives, including outright purchase, for the proposed park and road allowance.</del></p> <p><del>Development of these lands shall have regard for the protection of the open landscape character, with particular regard to minimizing potential visual impacts. The height of all buildings shall be limited to 2 storeys for residential uses and 1 storey for all other uses, with appropriate setbacks established from the Escarpment.'</del></p> <p>and Land Use Schedule A-4 is to be updated so that this exception applies to the BMR Top of Hill lands only.</p>
71	B3.13.6.1 and Schedule	The exceptions review by Town Staff of March 7, 2016 concluded that this exception is to be deleted.	Section B3.13.6.1 is to be deleted in its entirety and Land Use Schedule A-4 is to be updated accordingly.

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
	A-4		
72	B3.15.8.1 Craigleith Ski Club and Schedule A-4	The exceptions review by Town Staff of March 7, 2016 concluded that this exception is to be modified.	<p>Section B3.15.8.1 is hereby deleted and replaced with a revised section B3.15.8.1 and a new B3.15.8.2 as follows:</p> <p><b>'B3.15.8.1 Schedule A-4 Part Lot 21, Concession 3 &amp; 4 (Craigleith Ski Club)</b></p> <p><b>These lands may include a maximum of 15 dwelling units.</b></p> <p><b>B3.15.8.2 Schedule A-4 Part Lots 22 &amp; 23, Concession 4 (Alpine Ski Club)</b></p> <p><b>1. The existing leasehold dwelling units located may be converted to Plan of Condominium. Redevelopment including replacement, reconstruction, renovation, enlargement and/or relocation within the limits of an approved Plan of Condominium, may be permitted provided that:</b></p> <p><b>a) The prerequisite Development Report is approved by the appropriate authorities in accordance with the provisions of this Plan.</b></p> <p><b>b) Year-round vehicular road access to and within the Plan of Condominium is provided, particularly for emergency vehicle purposes. Such access shall ensure that there is no additional encroachment on the Escarpment slope.</b></p>

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
			<p data-bbox="1548 354 2628 602">c) The relocation of an existing dwelling unit to an alternative site or the replacement of an existing dwelling within the Plan of Condominium shall not increase the physical and/or visual encroachment on the slope of the Niagara Escarpment as identified to the satisfaction of the Niagara Escarpment Commission.</p> <p data-bbox="1548 643 2628 976">d) The expansion to the total floor area of a dwelling unit, either separately or collectively, within a Plan of Condominium shall be relatively minor in proportion to the size and scale of the dwelling unit existing as of date of the creation of the Plan of Condominium. Expansions and redevelopment may permit limited intensification of each dwelling unit or the Plan of Condominium as a whole.</p> <p data-bbox="1548 1016 2628 1089">e) It is an objective that resulting dwelling unit redevelopment will be limited in mass and bulk.</p> <p data-bbox="1548 1130 2628 1416">f) The details of redevelopment of any of the units, and any works and facilities to service the subject property including roads, parking, snow storage, garbage storage / collection, storm water management, water supply, and sewage systems shall be identified, and remedial works addressed to the satisfaction of the Town and the Niagara Escarpment Commission in the</p>

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
			<p><b>Development Report.</b></p> <p><b>g) A comprehensive Niagara Escarpment Development Control Permit for the Alpine Ski Club lands shall contain provisions including, but not necessarily limited to the following:</b></p> <ul style="list-style-type: none"> <li>• <b>Provisions pertaining to the redevelopment of a dwelling unit with respect to maximum height, maximum gross floor area, maximum footprint or ground floor coverage, maximum percentage increase in existing building mass and bulk, accessory facilities; and similar and related matters.</b></li> <li>• <b>The production of a landscaping plan and grading plan that minimizes visual and physical impacts of dwelling units, roads, parking facilities, municipal services and other incidental or accessory facilities on the Escarpment slope as identified and the provision for implementation of remedial works in the Development Report.</b></li> <li>• <b>Any other pertinent matters considered appropriate by the Town or the Niagara Escarpment Commission in order to comply with and achieve applicable policies, regulations or standards.</b></li> </ul>

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
			<p><b>h) A Development Report shall:</b></p> <ul style="list-style-type: none"> <li>• <b>address the engineering, ecological and visual aspects associated with the construction of the building, structure of facility prior to redevelopment, including replacement, enlargement or relocation of any building structure or facility</b></li> <li>• <b>address any potential visual or physical impacts on the prominent Escarpment slope and address all other applicable policies of this Plan</b></li> <li>• <b>describe the works proposed and shall include detailed scaled plans showing the following:</b></li> <li>• <b>the existing physical features of the land</b></li> <li>• <b>all existing buildings and structures</b></li> <li>• <b>the proposed building, structure of facility to be erected, relocated or enlarged and the final layout of development</b></li> <li>• <b>the proposed remedial works to be undertaken</b></li> <li>• <b>the final grade and elevation and proposed vegetative cover including proposed plantings</b></li> <li>• <b>proposed stormwater management.'</b></li> </ul> <p>Land Use Schedule A-4 is to be updated accordingly.</p>
73	B4.4.8.2	The exceptions review by Town Staff of March 7,	Section B4.4.8.2 is to be deleted in its entirety and Land Use Schedule A-4

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
	and Schedule A-4	2016 concluded that this exception is to be deleted.	to be updated accordingly  (Note: Section B4.3.8.2 has been modified to Section B4.4.8.2 through Modification #29).
74	B4.5.6.1 and Schedule A	The exceptions review by Town Staff of March 7, 2016 concluded that this exception is to be deleted.	Exception B4.5.6.1 to be deleted in its entirety and Land Use Schedule A is to be updated accordingly.  (Note: Section B4.5.6.1 has been modified to Section B4.6.6.1 through Mod #29).
75	B2.7	Second Unit policies to be expanded based on direction from Attainable Housing Committee.	The introductory paragraph to section B2.7 is to be updated to also permit an accessory apartment in an accessory structure to a permitted residential dwelling as follows:  <b>‘One accessory apartment may be permitted in any single detached, semi-detached or townhouse dwelling, or within a detached accessory building to any of the preceding residential dwelling types.’</b>  This section is further modified by deleting the word <b>‘dwelling’</b> from subsection (c) and replacing it with the words <b>‘residential buildings and structures’</b> .  This section is further modified by inserting new subsections (f) and (g) as follows:  <b>‘(f) adequate water and sewer services are available.</b>

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
			<b>(g) where an accessory apartment is proposed in a detached accessory building, site plan control shall apply. The building shall be located within the existing building cluster.'</b>
76	E11	Modifying the definitions to align with new permissions for accessory apartments in accessory structures.	The definition for 'Accessory Apartment' in the Glossary section E11 is to be updated to delete the 'r' after the word <b>'unit'</b> and adding the following clause onto the end of this sentence <b>'or within a detached accessory building to any of the permitted residential unit types.'</b>
77	B3.1.10.1 and Schedule A-2	The exceptions review by Town Staff of March 7, 2016 concluded that this exception is to be deleted.	Section B3.1.10.1 is to be deleted in its entirety and Land Use Schedule A-2 is to be updated accordingly.
78	Exception B3.8.6.3 and Schedule A-4	The exceptions review by Town Staff of March 7, 2016 concluded that this exception is to be deleted.	Section B3.8.6.3 is to be deleted in its entirety and Land Use Schedule A-4 is to be updated accordingly.
79	Sections A2 and B3.13.2	Identification of one further Future Secondary Plan Area.	Sections A2 and B3.13.2 which contain bulleted lists of Future Secondary Plan Areas, are both modified by adding a fourth bullet as follows:  <b>'Area south of Swiss Meadows Subdivision'</b>
80	New section B3.7.6.24 and	Insert new section B3.7.6.24 as it exists in the current Town Official Plan.	Following section B3.7.6.23 a new section B3.7.6.24 is inserted as follows:  <b>'B3.7.6.24 Schedule A-4 - Part Lot 21, Concession 1</b>

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
	Schedule A-4		<p><b>A maximum of 12 multiple residential dwelling units may be permitted on these lands.'</b></p> <p>and Land Use Schedule A-4 is updated accordingly.</p>
81	B3.7.6.11 B3.7.6.20 and Schedule A-4	Maintain the intent of the lands for Commercial Resort Accommodation uses. Policy direction for new development to proceed under 'Resort Commercial' designation rather than by an exception.	<p>Sections B3.7.6.11 and B3.7.6.20 are hereby deleted.</p> <p>Schedule A-4 is hereby modified for these lands to delete the 'Recreational Residential Area' designation and replace it with the 'Resort Commercial' designation.</p>
82	B3.7.4.5(c)	A number of development projects have provided Open Space dedications through earlier phases of development. These historical dedications should be acknowledged through the Open Space Exception policies.	<p>A new subsection B3.7.4.5(c) to be inserted into the Plan as follows:</p> <p><b>'Additional open space shall not be required where Council is satisfied that previous open space dedications have already been made through earlier phases of development.'</b></p>
83	B2.5 Short Term Accommodation Uses	The wording in the new Official Plan does not accurately reflect the intent and direction of the January 2011 OMB decision or the intent and direction of OPA #11. Based on legal advice from the Town's Legal Counsel a decision will be deferred on this section pending the completion of a draft Comprehensive Zoning By-law.	<p>Section B2.5 (shown below) will be included in the Plan with a box around the section to note that the decision has been deferred by the County.</p> <p><b>'B2.5 SHORT-TERM ACCOMMODATION USES</b>  <b>The Plan recognizes that there are a variety of commercial accommodation uses within the Town. These may include <i>bed and breakfast establishments, care homes, farm vacation homes and dwellings rented for short term periods. In some cases, residential dwellings may be rented in conjunction with commercial hotel operations. Such commercial accommodations may be considered appropriate in some residential areas, provided they are adequately regulated to avoid land use conflicts with the</i></b></p>



Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
			<p>surrounding area. Unlike accommodation uses in commercial areas, as described under Section B2.2, residential neighbourhoods require special attention to ensure the quiet and undisturbed enjoyment of residential living which people expect. Therefore, it is a policy of this Plan that:</p> <ul style="list-style-type: none"> <li>a) Accommodation uses shall avoid disruption to adjacent residences through mitigation of potential impacts including noise control, waste management, setbacks, buffering, servicing and adequate on-site parking, amongst other appropriate site performance standards and operational controls. All <i>short term accommodation</i> uses shall be subject to site plan control and shall show sensitivity to surrounding residential uses.</li> <li>b) Any building used for short-term accommodation purposes shall be considered a commercial use and shall only be permitted where recognized under the implementing Zoning By-law. It is the foundation of this Plan that such uses should not be considered conventional residential uses and that appropriate regulations shall be established.</li> <li>c) Conventional residential rental accommodation in a residential dwelling for periods of thirty (30) days or greater shall not be considered a commercial accommodation use, and shall be considered a principal residential use. The</li> </ul>

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
			<p>provisions of this Plan for short-term accommodation uses do not apply to such leased conventional residential dwelling units.</p> <p>d) The scale and intensity of any short-term accommodation uses may affect the degree of potential disruption in the surrounding neighbourhood. Such accommodation uses should be regulated to ensure that the principal residential <i>character</i> is generally maintained. Such uses shall be directed toward a commercial or other appropriate designation and shall be prohibited within a single detached residential neighbourhood.</p> <p>e) Based on the commercial nature of this use and its potential to negatively affect adjacent residential property, new <i>short term accommodation</i> uses may:</p> <ul style="list-style-type: none"> <li>(i) be permitted to locate in those residential designations permitting a range of housing types; and,</li> <li>(ii) provide mitigation measures in the form of zoning provisions and site works.</li> </ul> <p>f) The Implementing Zoning By-law shall establish appropriate provisions related to the scale of short-term accommodation uses, parking requirements, separation distances, setbacks and buffering. The location, size and scale of the short-term accommodation use shall be regulated in a manner, which is considered <i>compatible</i> with surrounding uses. Certain types</p>

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			<p><b>of commercial accommodation uses identified under the introductory paragraph shall be distinguished from <i>short term accommodation</i> uses, and may only be permitted by site-specific Amendment to the Zoning By-law or in zones where they are specifically listed as a permitted use.</b></p> <p><b>g) In addition to zoning and site plan control by-laws, and associated agreements, short-term accommodation uses may be subject, but not limited to, other municipal by-laws including on-street parking, noise, property standards and fire and safety regulations.</b></p> <p><b>h) In accordance with the Municipal Act 2001, <i>Council</i> may pass a by-law to require a business license for the operation of short-term accommodation uses.</b></p> <p><b>i) All short-term accommodation uses shall be required to connect to municipal water and sewage services in accordance with Section D1 of this Plan.</b></p> <p><b>j) Notwithstanding the policies of this section, short term accommodation uses may be permitted on those lands identified and referenced by this subsection on Schedule A, subject to the implementing Zoning By-law.'</b></p>

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84	B3.10 Schedule A-5	The location of the 'Blue Mountain Village Area' is described differently in Section B3.10 and Schedule A-5.	<p>For those lands affected by former Official Plan Amendment (OPA) 51 (Village Core Plan) to the Beaver Valley Official Plan; all references to <b>'Blue Mountain Village Area'</b> throughout the Plan are hereby deleted and replaced with <b>'Blue Mountain Village Resort Area'</b>.</p> <p>Schedule A-5 is hereby modified by adding a new boundary line and Legend item that follows the former Blue Mountain Village Core Land Use Plan boundaries as established through OPA 51 to the Beaver Valley Official Plan.</p>
85	B3.10.8	Policy section does not adequately recognize existing uses, or intent of the Blue Mountain Village Open Space designation.	<p>The text under section B3.10.8 is to be deleted <b><del>'The predominant use of lands designated as Blue Mountain Village Open Space shall be for open air recreation and recreational facilities.'</del></b></p> <p>and replaced as follows:</p> <p><b>'The predominant use of lands designated as Blue Mountain Village Open Space shall be for recreational facilities including supporting service and maintenance facilities.'</b></p>
86	B3.10.8.1(a) )	The restrictive list of permitted uses should be updated to reflect current recreational and resort facilities.	<p>Section B3.10.8.1(a) is to be modified by deleting the words as follows:</p> <p><b><del>'such as concert areas, racquet clubs and other sports arenas or complexes, sports fields, golf course, cross country skiing and walkways and other similar type facilities'</del></b></p>
87	B3.10.9(l)	The policy anticipates further Ski Hill expansion and the development of additional ski lifts. It is	<p>Section B3.10.9(l) is to be modified by deleting the words <b><del>'ski lift system to be established'</del></b> and replacing them with the words <b>'ski facilities'</b>.</p>

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
		recognized that all major ski lift facilities have been installed.	
88	B3.11.3	Policy section to be updated to recognize that the 'Recreational Ski' designation needs to account for multi-seasonal uses as part of a year round destination area.	<p>Section B3.11.3(a) is to be modified by deleting the word <b>'ski'</b> and replacing it with the word <b>'recreational'</b>.</p> <p>Section B3.11.3(b) is to be modified by deleting the words <b>'and base lodges related to a ski resort'</b> and replacing them with the words <b>'that support recreational resort uses and operations'</b>.</p> <p>Section B3.11.3(d) is to be modified by deleting the words <b>'such as concert areas, slide rides, children's play areas and other similar types of facilities;'</b></p>
89	B4.1.3 B4.1.4	The Farm and Estate Winery policies are unnecessarily restricted to wine production only. The production of beer, cider, spirits, mead are also emerging as new agri-businesses utilizing local agricultural production.	<p>Section B4.1.3 is to be modified by inserting the words: <b>'(which may also include estate cideries and other similar uses)'</b> between <b>'wineries'</b> and <b>'may'</b> in the first paragraph.</p> <p>Section B4.1.4 is to be modified by inserting the words: <b>'(which may also include farm cideries and other similar uses)'</b> between <b>'wineries'</b> and <b>'are'</b> in the first paragraph.</p>
90	Schedule A-4 B3.7.6	The Future Secondary Plan Area for the Swiss Meadows Area is to be modified to only include those lands west and south of Swiss Meadows Boulevard. The lands west and south of Grey Road 119 (Scenic Caves Road) are to be re-designated back to 'Residential Recreational Area' with Exceptions as contained in the 2007 Official Plan.	<p>Schedule A-4 is to be modified by re-designating the Future Secondary Plan Area lands south and west of Grey Road 119 (Scenic Caves Road) to 'Residential Recreational Area with Exceptions'.</p> <p>Section B3.7.6 is to be modified by adding two new exceptions as follows: <b>'New lot creation for single detached dwellings shall only be</b></p>

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			<p>permitted on the basis of specific hydrogeological and septic tank suitability studies being prepared and accepted by the Town, the Niagara Escarpment Commission and any other applicable agency. The said studies shall demonstrate that the cumulative effect of the proposed development can be sustained without adversely impacting the surface and groundwater resources, will not cause off site interference of existing wells and satisfies the applicable provisions of this Plan.</p> <p>In no case shall the total number lots exceed 5 building lots for single detached dwellings.</p> <p>Dedication to the Town of a proposed park and associated parking, walkways and road realignment shall be considered a bonus density requirement for all permitted development and lot creation. No development or lot creation shall occur on these lands until a concept plan is approved by Council through a master development agreement.</p> <p>The Concept Plan shall identify a comprehensive approach to public and private interests, including the dedication of the proposed park, which shall include the scenic lookout with additional lands to provide for road realignment, adequate public parking and walkways to the satisfaction of the Town. The Concept Plan and implementing master development agreement can be phased, based on timing of road realignment.</p>

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
			<p><b>The Town will also explore other alternatives, including outright purchase, for the proposed park and road allowance.</b></p> <p><b>Development of these lands shall have regard for the protection of the open landscape character, with particular regard to minimizing potential visual impacts. The height of all buildings shall be limited to 2 storeys for residential uses and 1 storey for all other uses, with appropriate setbacks established from the Escarpment.'</b></p> <p>And</p> <p><b>'Notwithstanding the density provisions of this 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.'</b></p>
91	B4.2.3(c)	Providing a cross reference to accessory apartment policies.	Section B4.2.3(c) is hereby modified by adding the words ' <b>or B2.7</b> ' at the end of this clause between the words ' <b>B4.1.1</b> ' and the final semi-colon.
92	B4.3.3(c)	Providing a cross reference to accessory apartment policies.	Section B4.3.3(c) is hereby modified by adding the words ' <b>or B2.7</b> ' at the end of this clause between the words ' <b>B4.1.1</b> ' and the final semi-colon.
93	B4.4.3(c)	Providing a cross reference to accessory apartment policies.	Section B4.4.3(c) is hereby modified by adding the words ' <b>or B2.7</b> ' at the end of this clause between the words ' <b>B4.1.1</b> ' and the final semi-colon.
94	B4.2.4.1	Clarifying the Agricultural lot creation policies.	Section B4.2.4.1(a) is hereby modified by inserting the words ' <b>provided the retained farm parcel is also generally 40 hectares in size</b> ' between the words ' <b>size</b> ' and the final semi-colon.

Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
			<p>Section B4.2.4.1 is hereby further modified by deleting the following clause as follows:</p> <p><del>'Where the original Township lot is less than 40 hectares, in no case shall the severed or retained lots be smaller than the original Township lot.'</del></p>
95	B4.4.4.2(b)	Clarifying the Rural lot creation policies.	<p>Section B4.4.4.2(b) is hereby modified by deleting the following clause as follows:</p> <p><del>'Alternatively where the original Township lots were 20 hectares a maximum of one lot (plus the retained) may be considered.'</del></p>
96	New B4.7.4.6 (formerly B4.6.4.6)	An incorrect reference to Land Use Schedule A has been corrected to reference the Constraint Mapping.	<p>The last sentence of section B4.7.4.6 is hereby modified by deleting the words '<b>Schedule A</b>' and replacing it with the words '<b>Constraints Appendix 1</b>'.</p> <p>(Note: Section B4.7 has been modified into the Plan based on Modification #29 renumbering some earlier sections).</p>
97	New B4.7.4.7 (formerly B4.6.4.7)	An incorrect cross-reference is being corrected.	<p>The first sentence of section B4.7.4.7 is hereby modified by deleting the reference to '<b>B4.6.3</b>' and replacing it with the reference to '<b>B4.7.3</b>'.</p> <p>(Note: Section B4.7 has been modified into the Plan based on Modification #29 renumbering some earlier sections).</p>
98	E7(e)	Duplication of policy between section E1.6 and E7(e).	<p>Section E7(e) is hereby deleted as follows:</p> <p><del><b>e) Council may eliminate notice to the public and a public meeting for a minor Official Plan Amendment, which does the following:</b></del></p>



Modification Number	Section or Schedule Number	Policy or Principle Basis for the Proposed Modification	Recommended Modification
			<p><del>(i) Changes the numbers of sections or the order of sections in the Plan, but does not add or delete sections;</del></p> <p><del>(ii) Consolidates previously approved Official Plan Amendments in a new document without altering any approved policies or maps;</del></p> <p><del>(iii) Corrects grammatical or typographical errors in the Plan which do not affect the intent or affect the policies or maps;</del></p> <p><del>(iv) Rewords policies or re-illustrates mapping to clarify the intent and purpose of the Plan or make it easier to understand without affecting the intent or purpose of the policies or maps; and,</del></p> <p><del>(v) Translates measurements to different units of measure or changes reference to legislation or changes to legislation where the legislation has changed.</del></p> <p><del>In all other instances, notification to the residents of the Town of public meetings held by Council shall be given in accordance with the procedures of The Planning Act.</del></p>
99	Land use Schedules and Constraint Mapping	<p>Correction of mapping based on previous approvals or minor mapping errors, beyond those already explicitly listed under modifications 1 - 98.</p> <p>A summary of the further mapping changes can be found under Schedule 2: Proposed Mapping Changes to the Town of The Blue Mountains Official Plan.</p>	<p>Land Use Schedules A, A-1, A-2, A-3, A-4, A-5, A-6, B-1, B-2 and Constraint Mapping dated August and September 2014 are hereby deleted and replaced by corrected Land Use Schedules A, A-1, A-2, A-3, A-4, A-5, A-6, B-1, B-2 and Constraint Mapping dated June 2016.</p> <p><a href="#">TBMOP Land Use Schedules and Mapping June 2016</a></p>



Schedule 2: Proposed Mapping Changes to the Town of The Blue Mountains Official Plan

<b>Land Use Schedule or Constraint Map</b>	<b>Basis for the proposed mapping change</b>	<b>Recommended mapping change</b>
Schedule A-5	Mapping shows Blue Mountain Resort (BMR) owned lands as a Town road allowance. Mapping to be corrected to show limits of Town road and to designate BMR lands as 'Recreational Ski'.	Schedule A-5 is modified by adding the 'Recreational Ski' designation to those portions of Anne Heggveit Drive that are owned by Blue Mountain Resorts.
Schedule A-4	Mapping recognizes the former lot fabric and road allowance for Plan 1134. These lands have since been transferred with an allowance for 15 residential units.	Schedule A-4 is modified by removing the former Plan 1134 subdivision. Mapping is updated to extend the 'Recreational Ski' designation on to the transferred road allowance and former lots 13, 14, 15 of Plan 1134.
Schedule A-4	Future Secondary Plan Area Boundaries for Swiss Meadows Area does not include all lands within Swiss Meadows urban area	Block 'B' Plan 807, and Roll 05-029-00, 05-033-00 and 05-033-01 to be added to the Future Secondary Plan Area designation.
Schedule A-2	Applewood / Thornbury Gate Lands. Property was re-designated to Thornbury Residential through OPA #18. Lands are shown as 'Residential Recreational Area' and should be corrected to 'Community Living Area' consistent with surrounding area.	The Applewood / Thornbury Gate lands are re-designated from 'Residential Recreational Area' to 'Community Living Area'.
Schedule A-4	Hazard mapping for the Oelbaum property is revised to the 2007 Hazard mapping, with the caveat that neither the 2007 or the previously proposed 2014 hazard mapping is 100% accurate for this property and will be deferred to future development applications to determine the accurate boundaries.	Schedule A-4 is amended to show the Oelbaum property as having the 2007 Hazard boundaries.
Schedule A-4	Hazard mapping for the Home Farm property is revised to the 2007 Hazard mapping, with the caveat	Schedule A-4 is amended to show the Home Farm property as having the 2007 Hazard boundaries.

<b>Land Use Schedule or Constraint Map</b>	<b>Basis for the proposed mapping change</b>	<b>Recommended mapping change</b>
	that neither the 2007 or the previously proposed 2014 hazard mapping is 100% accurate for this property and will be deferred to the current development applications to determine the accurate boundaries.	
Schedule B-1	Delphi Point Park Access and Peaks Bay Easement Road are noted on Transportation Schedule 'B-1' as a 'Local Road'. Transportation Schedule 'B-1' is modified so as to reflect the temporary nature of the access road to the Peaks Bay Plan of Subdivision.	Schedule B-1 is amended to show the temporary nature of the access road to the Peaks Bay Plan of Subdivision.
Constraint Mapping Schedule	The proposed significant woodlands constraint mapping does not match the approved development for the Lora Bay property.	The Constraint Mapping Schedule is amended to show the Significant Woodlands on the Lora Bay property which were kept as part of the development approvals.
Schedule A-5	Through 2010 Consent Agreement all residential density was transferred from the Scandinave Spa lands to Windfall. As a result the Spa property should be recognized for its recreational commercial function and not for future residential development.	Schedule A-5 is updated to re-designate the Spa lands from the 'Residential Recreational Area' designation to the 'Recreational Commercial designation'.
Schedule A-2	A new Future Secondary Plan Area bounded by Highway 26 - Peel Street - Grey Road 113 north of Thornbury is inserted. These lands are adjacent to the Thornbury West Future Secondary Plan Area, Full municipal water and sewer services are not readily available and the ultimate use of these lands may be better dictated by future growth patterns in the area.	All lands internal to Highway 26 - Peel Street - Grey Road 113 to be redesignated from the 'Residential Recreational Area' to the 'Future Secondary Plan Area'.
Schedule A2	Future Secondary Plan Area boundaries encompass	On Land Use Schedule A-2 the 'Future Secondary Plan Area'

<b>Land Use Schedule or Constraint Map</b>	<b>Basis for the proposed mapping change</b>	<b>Recommended mapping change</b>
Land Use Boundaries	additional lands in the Victoria Street / Napier Street area that were not previously included.	designation will be deleted from those lands east of the Little Beaver River, south of Napier Street and west of Victoria Street and replaced with the 'Community Living Area' designation.
Schedule A-6	Schedule A-6 (Castle Glen) contains minor mapping errors.	Schedule A-6 is updated based on OMB approved drawings.
Schedule A-3	Peaks Bay East and Peaks Bay West area incorrectly shows Major Open Space designation on privately owned lands.	Schedule A-3 is modified to delete 'Major Open Space' designation from privately owned lands and replaced with 'Recreational Residential Area' designation.
Constraint Mapping	An ANSI is located near the Peaks Bay East and Peaks Bay West area and is difficult to read on the constraint mapping based on existing line work.	Constraint Mapping is updated to more clearly show location of ANSI.
Schedule A	Correction of the boundary of an existing pit operation.	Schedule A is amended to show the correct Conn Pit Mineral Resource Extraction designation boundaries east of Gibraltar.
Schedule A-4	Clarification of land use designations.	The Northwinds Beach property is amended to remove the 'Residential' designation and replace it with 'Hazard Lands' and 'Open Space'.
Schedule A-1	Recognition of the proposed park as 'Open Space.'	Schedule A-1 is amended to show the proposed public park on the Lora Bay lands in the 'Open Space' designation.
Constraint Mapping	Correction of the boundary of a natural feature based on information from the Ministry of Natural Resources and Forestry	Based on previous correspondence from the Ministry of Natural Resources and Forestry the Constraint Mapping schedule is amended to remove the Deer Wintering Yard from the Lora Bay property.
Schedule A-5	Correction of existing Hazard boundaries.	Schedule A-5 is amended to correct the Hazard boundaries on the following properties; Second Nature, Scandinave Spa, and Nederand.
Schedule A and	Correction of the boundary of an existing pit operation.	Schedule A and the Constraint Mapping are amended to show the correct Mineral Resource Extraction boundaries for the E.C. King Pit

<b>Land Use Schedule or Constraint Map</b>	<b>Basis for the proposed mapping change</b>	<b>Recommended mapping change</b>
Constraint Mapping		southwest of Thornbury, as per Official Plan Amendment 13.
Constraint Mapping	Correction of the boundary of an existing pit operation.	The Constraint Mapping schedule is amended to show the correct Mineral Resource Extraction boundaries for the Breadner Pit southwest of Thornbury. Note it is already shown correctly on Schedule A.
Schedule A	Correction of the boundary of an existing pit operation.	Schedule A is amended to show the correct Mineral Resource Extraction boundaries for the Town's Pit south of Thornbury. Note it is already shown correctly on the Constraint Mapping schedule.
Schedule A	Clarification of land use designations.	Schedule A is amended to show the Bay Growers Co-op property at 828114 Grey Road 40 as the 'Rural Employment Lands' designation from the 'Rural' designation. The subject property is currently Space Extensive Industrial in the County Plan.
Schedule A	Conformity with the County Official Plan.	Schedule A is amended for a small piece of property on the northwest side of Grey Road 13, opposite the 24 <sup>th</sup> Sideroad, to change the land use designation from the 'Rural' designation to the 'Agricultural' designation, in accordance with the County Plan.
Schedule A-3	Recognition of an existing approved Official Plan Amendment.	Schedule A-3 is updated in accordance with the approved Town of The Blue Mountains Official Plan Amendment 29.
Schedule A-4	Clarification of the approved wetland boundaries.	Schedule A-4 and the Constraint Mapping schedule are amended to ensure that the approved Wetlands boundaries are correct in the northeast quadrant of this schedule.
Schedule A-4	Clarification of the Hazard designation.	Schedule A-4 is amended to correct the Hazard boundaries on the Tyrolean Lowlands property.
Schedule A-5	Labelling error.	Schedule A-5 is amended to remove an incorrect label for Grey Road 21, which should instead be Monterra Road. Schedule A-5 is also

<b>Land Use Schedule or Constraint Map</b>	<b>Basis for the proposed mapping change</b>	<b>Recommended mapping change</b>
		amended to correct the labelling of Grey Roads 19 and 119.
Schedule A-4	Labelling error.	Schedule A-4 is amended to correct the labelling of Grey Road 119.
Schedule A-4	Clarification of land use designations.	Schedule A-4 is amended to show the Craigleith Depot property as Institutional.
Constraint Mapping	Recognition of the Castle Glen Secondary Plan.	The Constraint Mapping Schedule is amended to show a cross-hatched area on the Castle Glen property referring the reader to the Secondary Plan mapping.
Constraint Mapping	Clarification that 'Woodlands' on the Constraint mapping are actually 'Significant Woodlands' as noted in the text of the Plan.	The Constraint Mapping Schedule is amended to replace the 'Woodlands' label with the label 'Significant Woodlands'.
Constraint Mapping	Clarification that the 'Spawning Area' shown on the Constraint mapping should actually be shown as 'Stream/River'.	The label and colour of the 'Spawning Area' will be replaced to recognize them on the Constraint mapping as a 'Stream/River'.
Constraint Mapping	Correction of labelling to match the text of the Plan.	The Constraint Mapping will now also be labelled as Appendix 1 to match the text of the Official Plan.