



June 30, 2026

Mr. Shawn Postma, MCIP RPP
Manager of Community Planning
Town of The Blue Mountains
32 Mill Street
The Blue Mountains, ON N0H 2P0

**RE: Site Plan Control Application – Purpose-Built Rental Development
 Block 238, Home Farm Subdivision (File No. 42T-2015-03)
 MacPherson Builders (Blue Mountains) Limited**

Dear Mr. Postma,

We are pleased to submit the enclosed Site Plan Control application for the proposed 112-unit purpose-built rental development located on Block 238 of the Home Farm subdivision (File No. 42T-2015-03), located in the Town of The Blue Mountains.

As the Town is aware, the proposed development is subject to a current Zoning By-law Amendment application and has been the subject of previous discussions with planning and engineering staff. This submission reflects the outcome of those discussions together with the supporting technical studies and plans required to facilitate the Town's review.

The proposed development consists of a purpose-built rental residential project containing a total of 112 dwelling units, together with associated parking, landscaping, servicing, stormwater management, pedestrian connections, and other supporting site works. The proposal has been designed to incorporate the required servicing for the Long-Term Care home lands, as well as to be compatible with the surrounding area while contributing to the Town's housing objectives through the provision of long-term rental housing.

In support of this application, we have enclosed the following:

- Site Plan – RN Design (June 18, 2025);
- Civil Engineering Drawings – C.F. Crozier & Associates (June 26, 2026);
- Servicing & SWM Implementation Report – C.F. Crozier & Associates (June 2026);
- Water Distribution System Memo – C.F. Crozier & Associates (June 25, 2026);
- SPS Feasibility Report – C.F. Crozier & Associates (June 26, 2026);
- Landscape Drawing Package – C.F. Crozier & Associates (June 26, 2026);
- Transportation Impact Study Update – C.F. Crozier & Associates (June 2026);
- Engineering Submission Requirements Checklist – C.F. Crozier & Associates (June 26, 2026); and,
- Design Deviation Authorization Form.



If you have any questions or require any additional information, please do not hesitate to contact the undersigned.

All the best,

A handwritten signature in black ink, appearing to read "astelling", is positioned above the printed name.

Amanda Stelling
Director, Land Development

cc: Russell Higgins, MacPherson Builders
Joseph Mirabella, MacPherson Builders
Jessie Elder, C.F. Crozier & Associates
Ravi Patel, RN Design