



Staff Report

Planning & Development Services – Planning Division

Report To: COW-Operations_Planning_and_Development_Services
Meeting Date: January 16, 2024
Report Number: PDS.24.012
Title: OPA/ZBLA Request for Public Meeting – McPherson Attainable
Housing Project
Prepared by: Shawn Postma, Manager of Community Planning

A. Recommendations

THAT Council receive Staff Report PDS.24.012, entitled “OPA/ZBLA Request for Public Meeting – McPherson Attainable Housing Project”;

AND THAT Council direct staff to prepare a Draft Official Plan Amendment and Zoning By-law Amendment on the Town Owned Lands known as PLAN 529 PART LOT 159 REGISTERED PLAN 16R2536 PART 1, and schedule a Public Meeting to consider the Official Plan Amendment, Zoning By-law Amendment and Land Exchange between the Town and MacPherson – Home Farm development Site.

B. Overview

The purpose of this report is to receive direction from Council to initiate the necessary planning approvals for the development of a purpose built rental housing project that includes: twenty units offered below market rental housing rates for a period of 25 years; and the relocation of the Craigleith Fire Hall.

C. Background

On October 30, 2023 Council considered [Staff Report FAF.23.147](#) that provided an overview of a proposed land exchange with MacPherson – Home Farm, a local developer who owns a 140 acre development site with draft plan approvals for a new 215 unit residential project located on Grey Road 19 in Craigleith. Adjacent to the MacPherson – Home Farm lands is a 9.2 acre parcel of Town owned lands. The land exchange would realign the property lines between the two properties of similar size and value to better utilize the lands for development, as well as provide for a proposed sixty-unit purpose built rental housing project with twenty of those units being marketed below market rental housing rates for a minimum of 25 years.

Resulting from that report, Council passed the following motion:

THAT Council receive Staff Report FAF.23.147, entitled “Follow Up to Home Farm Memorandum of Understanding (MOU) Opportunity”;

AND THAT Council direct staff to finalize an MOU with MacPherson Homes in a form that is consistent with what has been presented through this report to include twenty (20) residential units being offered as Below Market Rental Housing Units for a period of twenty-five (25) years;

AND THAT Council authorize the Mayor and Clerk to execute an MOU meeting the satisfaction of the Chief Administrative Officer, the Town’s Senior Management Team, and Legal Counsel;

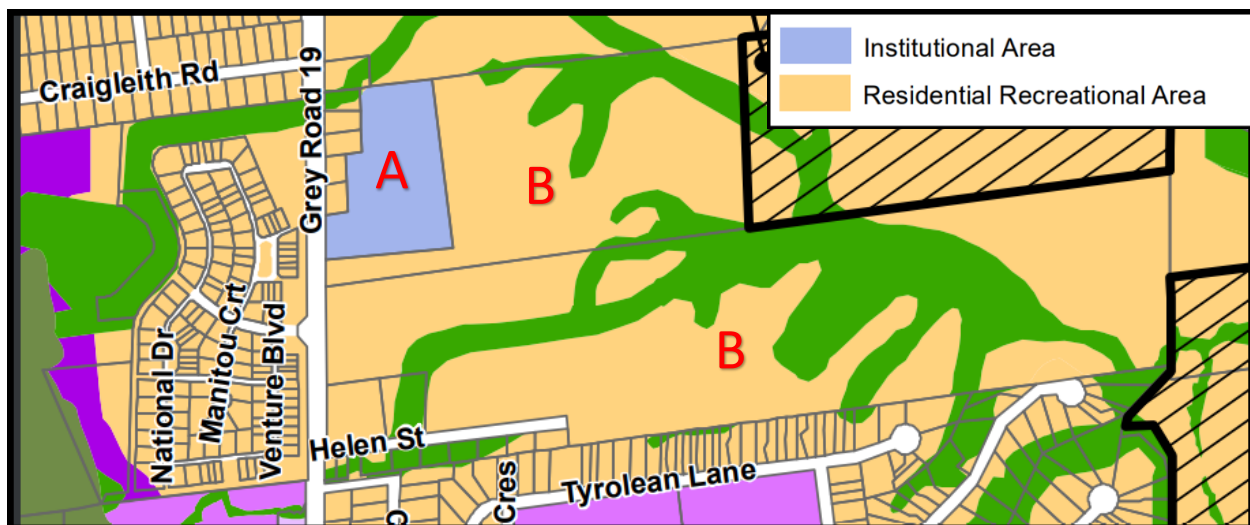
AND THAT Council direct staff to expedite the project process through Planning and Development, as appropriate

The purpose of this report is to begin addressing the necessary planning approvals required to expedite the project process through Planning and Development.

D. Analysis

Figure 1 below highlights the Official Plan designations in place on both the Town Owned Lands (shown as Parcel ‘A’) and the MacPherson – Home Farm lands (shown as Parcels ‘B’).

Figure 1: 2016 Town of The Blue Mountains Official Plan Land Use Schedule A-4 excerpt

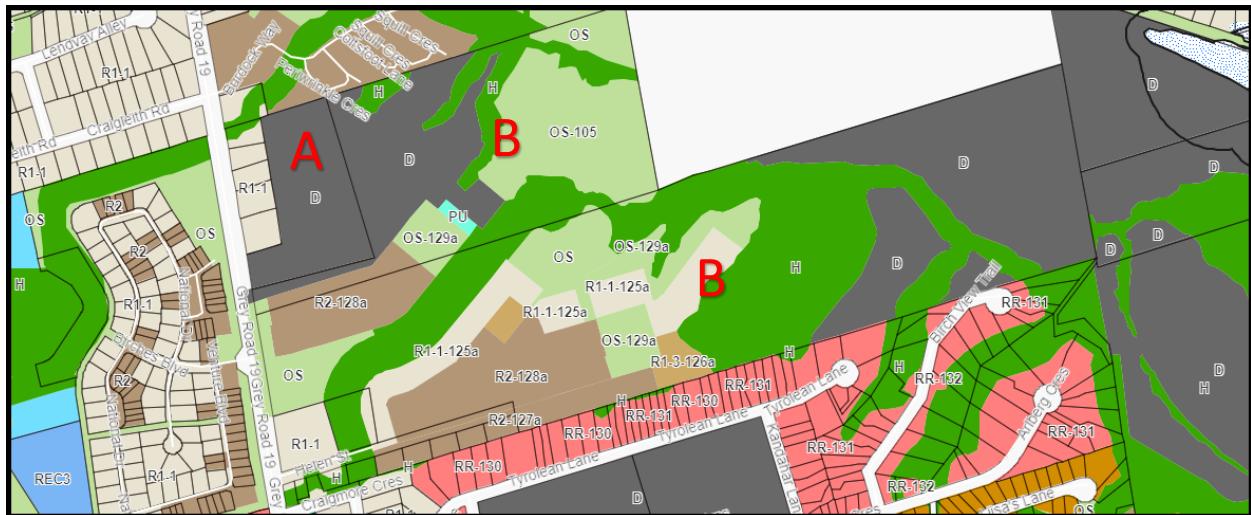


The 2016 Town of The Blue Mountains Official Plan designates the Town Owned Lands as Institutional Area. The lands have always been vacant with the land use designation in place for 20+ years. To date various concepts for developments have been considered, however other than a previous Memorandum of Understanding between MacPherson – Home Farm and the Town for a previous land exchange, there have not been any formal applications to develop this site for institutional or other uses.

The Official Plan Institutional designation permits a range of institutional uses which generally serves the needs of the community and include: schools, hospitals, cemeteries, government buildings, special needs housing (being long-term care facilities, retirement homes, residential care facilities, and emergency housing), day nurseries, community facilities and centres, museums, libraries, art galleries, recreational or cultural facilities, and places of worship.

Figure 2 below highlights the Zoning By-law in place on both the Town Owned Lands (shown as Parcel 'A') and the MacPherson – Home Farm lands (shown as Parcels 'B').

Figure 2: 2018 Town of The Blue Mountains Zoning By-law 2018-65 excerpt



Although the residential component of this project proposes to fulfill a significant community need, an Official Plan Amendment is required to permit the rental housing and attainable housing component of the project. Planning Staff recommend that those lands required for the residential component be considered for redesignation to the Residential Recreational Area, and the lands required for the Fire PU Hall and potential other future municipal uses be either left in the Institutional designation, or be added as permitted uses to the Residential Recreational Area designation. The Town Owned Lands and MacPherson – Home Farm lands associated with the purpose built rental housing and Fire Hall will also require a rezoning from the Development 'D' zone to the appropriate Residential and Institutional Zones.

The last component to be completed at this stage of the project includes a land exchange between the Town and MacPherson – Home Farm. The land exchange proposes a similar size and value of lands between each owner. The exchange will allow for the more efficient development of both sites as shown below in Figure 3.

*Figure 3: Proposed Land Exchange between the Town and MacPherson Home Farm
(March 6, 2023 Deputation by Russell Higgins)*



Generally when the Town considers the sale or disposition of lands, the procedures under [Town Policy POL.COR.07.02](#) must be followed. In this case, there is no proposed sale or disposition. Instead, a land exchange is proposed and the procedures as set out in Policy POL.COR.07.02 do not apply. Staff recommend at a minimum that Notice be provided for the proposed land exchange as part of the Official Plan and Zoning By-law Amendment public process so that comments regarding the land exchange may also be received prior to a Council decision.

Should Council support the recommendations of this Staff Report, Planning Staff will prepare a Draft Official Plan Amendment and Zoning By-law Amendment and process the change in accordance with the Planning Act which includes providing notice to area residents and the greater community, holding a public meeting to receive comments, provide a recommendation report for consideration by Committee of the Whole and then by Council.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

Environmental impacts will be reviewed through the Official Plan And Zoning By-law Amendment processes, including the circulation for comments to the County of Grey ecologist and Grey Sauble Conservation Authority, and the Niagara Escarpment Commission for comment.

G. Financial Impacts

Financial impacts include the costs associated with preparing and processing an Official Plan Amendment and Zoning By-law Amendment applications in accordance with the Planning Act. Application Fees associated with these applications are \$43,212 and may partially be supported through the Housing Within Reach Community Improvement Plan program.

H. In Consultation With

Adam Smith, Director of Planning and Development Services
Sam Dinsmore, Acting Director of Finance and IT
Shawn Everitt, CAO

I. Public Engagement

The topic of this Staff Report will be the subject of a Public Meeting and/or a Public Information Centre in accordance with the following schedule:

- January 16, 2024 - Committee of the Whole Consideration of PDS.24.012;
- January 29, 2024 - Council Consideration of PDS.24.012; if approved:
- March 12, 2024 - Public Meeting Date;
- April 9, 2024 - Committee of the Whole – Recommendation Report;
- April 15, 2024 – Council Consideration of Recommendation Report;
- April 19, 2024 – Issue Notice of Decision Appeal Period begins on ZBA, Local Official Plan Amendment Circulated to County Council for Decision
- June 2024 – County Council Decision on Local Official Plan Amendment. Notice of Decision and Appeal Period to follow.

Any comments regarding this report should be submitted to Shawn Postma, planning@thebluemontains.ca

J. Attached

1. Nil

Respectfully submitted,

Shawn Postma
Manager of Community Planning

For more information, please contact:
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Report Approval Details

Document Title:	PDS.24.012 OPA and ZBLA Request for Public Meeting - McPherson Attainable Housing Project.docx
Attachments:	
Final Approval Date:	Jan 2, 2024

This report and all of its attachments were approved and signed as outlined below:

Adam Smith - Dec 20, 2023 - 3:31 PM

No Signature found

Shawn Everitt - Jan 2, 2024 - 12:00 PM