

March 12, 2026 updated



Shawn Postma
Manager of Community Planning Services
The Blue Mountains
32 Mill Street, Box 310
Thornbury, ON N0H 2P0

**RE: 796060 Grey Road 19
Craigleith, The Blue Mountains, Grey County
Mountain Road Workforce Housing Development
Pre-Consultation Application Amended**

This letter is in support of a submission for a pre-consultation.

The property owner is seeking support from the Town of Blue Mountains Council to secure a Minister's Zoning Order (MZO) under Section 47 of the Planning Act.

The property owner is looking to build a purpose rental development on land described as 796060 Grey Road 19 in the Town of The Blue Mountains, in proximity to the Blue Mountain Resort Village. The intent is to support staff who work at Blue Mountain and other businesses in the area. There is also consideration for neighbourhood commercial within the development to support the residential component.

The Mountain Road Workforce Housing Development is a purpose-built residential community designed to address the severe shortage of attainable rental housing for workers in The Blue Mountains and the broader South Georgian Bay region. Situated on a 24.11-acre parcel proximate to Blue Mountain Village, the project will deliver approximately 603 rental units through a phased approach, utilizing modern construction technologies to shorten build time, reduce environmental impact, and ensure predictable delivery.

The community is envisioned as high-quality, professionally managed, long-term rental housing dedicated to year-round workers in tourism, hospitality, construction, retail, healthcare, and other essential sectors that support the local economy. Units will include a mix of one-bedroom, two-bedroom, and three-bedroom accommodation to meet the diverse needs of employees and their families.

Like many tourism-based municipalities, The Blue Mountains faces critical challenges in retaining talent due to a lack of attainable housing. Employers across the region, including resort operators, restaurants, retail businesses, long-term care facilities, trades, and emergency services (including, police, fire and medical), report chronic difficulty attracting and retaining staff because employees cannot secure stable housing within commuting distance.

The Mountain Road development directly addresses this gap by delivering large-scale, professionally managed rental inventory dedicated specifically to the workforce that sustains local economic activity. Its scale and location allow for meaningful impact on labour mobility, economic resilience, and municipal sustainability.

The subject lands are currently designated Recreational Resort Settlement Area, in the County of Grey Official Plan, and designated Future Secondary Plan Area in the Town of The Blue Mountains Official Plan. The subject lands are currently zoned Development (D), Hazard (H) and Wetland (WL) in the Town of The Blue Mountains Zoning By-Law 2018-65.

The proposal is consistent with the 2024 Provincial Planning Statement (PPS), particularly Policies 2.1.4 (Planning for People and Homes), 2.1.6 (Housing Options), and 2.3.2.2 (Infrastructure Readiness). It supports Section 2 of the Planning Act by addressing matters of provincial interest related to housing, economic development, and efficient use of infrastructure. Conforms with the Grey County and Town of The Blue Mountains Official Plan's encouraging intensification, complete communities, and diverse housing supply.

As part of this submission, we have included the following documents:

- Hydrogeological Assessment
- Natural Hazards Brief
- Natural Heritage Constraints Analysis
- Phase II ESA & Stockpile Quality
- Geotechnical Investigation

- Stormwater Management Report
- Function Servicing Report
- Parking Study
- Traffic Impact
- Archaeological Stage 1 & 2
- Grey Road 19 Blue Mountain Lands Needs Report
- Environmental Impact Study
- Site Plan

Should you have any questions or require any additional information please feel free to contact me directly.

Yours truly,

A handwritten signature in dark ink, reading "Krystin Rennie". The script is cursive and fluid, with the first name "Krystin" written in a larger, more prominent hand than the last name "Rennie".

Georgian Planning Solutions
Krystin Rennie, MAES MCIP RPP