



May 19, 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: Zoning By-law Amendment Application – Purpose-Built Rental Development
Block 238, Home Farm Subdivision (File No. 42T-2015-03)
MacPherson Builders (Blue Mountains) Limited**

Dear Mr. Postma,

Introduction

MacPherson Builders (Blue Mountains) Limited is pleased to submit a Zoning By-law Amendment for Block 238 of the Draft Approved Plan of Subdivision known as “Home Farm”. The Home Farm Draft Plan of Subdivision with Block 238 identified is included as **Appendix A**.

It is understood that the Zoning By-law Amendment will be a Town-initiated application to rezone the subject lands, alongside a Zoning By-law Amendment for the northernmost portion of the adjacent Town-owned lands directly west of Block 238. The Town has agreed to initiate the Zoning By-law Amendment for Block 238 and the northernmost portion of the Town-owned lands to allow for a coordinated development between the proposed residential development and a Long-Term Care home proposed on the Town-owned lands.

The Town has entered into an Agreement of Purchase and Sale with peopleCare to purchase the northern portion of the Town-owned lands for the purpose of constructing and operating a Long-Term Care home. peopleCare has obtained bed allocation from the province and would like to advance construction of their facility this year. The Long-Term Care home requires infrastructure within the Home Farm subdivision including the stormwater management pond and associated pipes/outlets, the sanitary pump station and associated pipes/force mains, and a connection to the new watermain along the new municipal road. The proposed residential development within Block 238 will include private roadways that will contain municipally-owned stormwater and sanitary pipes which will provide connections from the Long-Term Care home to the Home Farm sanitary pumping station and northern stormwater pond.

Given the integrated nature of the proposed residential development on Block 238, and the proposed Long-Term Care home on the Town-owned lands, an integrated Zoning By-law Amendment is proposed which includes both properties.



Background

Official Plan Amendment, Draft Plan of Subdivision, and Zoning By-law Amendment applications were approved for the Home Farm subdivision by the Local Planning Appeal Tribunal on October 13, 2020. An extension to the draft approval was obtained by the County of Grey on August 11, 2025 which extended the draft plan approval to October 13, 2028.

The Home Farm subdivision consists of 215 residential units including 44 single detached dwellings, 113 rear lane townhouses, and 58 street fronting townhouses. The residential units will be contained within common element condominiums and accessed via private roads and rear lanes. The private condominium roads will be accessed via a new municipal road accessed off Grey Road 19 (across from Birches Boulevard), and via the existing Helen Street right-of-way. Improvements to the existing Helen Street right-of-way have been incorporated into the engineering design for the site. The development includes a new sanitary pumping station, two (2) stormwater management ponds, a linear stormwater/landscaping channel, and a network of parks and trails accessible to the general public.

Site works for the project have significantly advanced. To date, earthworks for the majority of the site has been completed, including installation, seeding, and planting of the linear stormwater/landscaping channel running through the site and installation of bridge culverts across the creek. Construction of the sanitary pumping station has been completed. Further, a tender for the Phase I servicing works has been distributed and it is anticipated that underground sewer and watermain servicing will commence before the end of the year.

MacPherson is actively working on registering Phase I of the Home Farm development, consisting of 106 units. A draft MPlan has been prepared, and MacPherson is working with the Town to finalize the subdivision agreement. The subdivision agreement will address the conditions of development, as well as satisfying the conditions of various agencies including the County of Grey, Hydro One, Canada Post, the Niagara Escarpment Commission (“NEC”), and the Grey Sauble Conservation Authority (“GSCA”). To date, conditional clearance letters have been received from all agencies, with the Town clearance being provided through the finalization of the subdivision agreement.

Block 238 on the approved Draft Plan of Subdivision, which are the lands subject to the Zoning By-law Amendment (subject lands) is designated as Block 58 on the draft MPlan and will be registered as part of Phase 1 of the Home Farm development. A copy of the draft MPlan with the subject lands identified is included as **Appendix B**. Block 238 on the Home Farm Draft Plan is approximately 5 hectares in area and is located directly north of the sanitary pump station and northern stormwater pond, and directly east of the Town-owned lands along Grey Road 19 which are currently being developed with the new Craigleith Fire Hall.

Proposed Development

A Zoning By-law Amendment is proposed to rezone Block 238 of the Draft Approved Plan of Subdivision to a site-specific ‘Residential 2 (R2-X)’ zone to facilitate the development of a purpose-built rental site consisting of 112 residential units.



The residential units will be contained within townhouse units that have two units per townhouse – one unit occupying the basement, and one unit occupying the main and second floor. The two units will be accessed via a shared entryway with individual doors to access each unit. Preliminary elevations of the townhouse units are included as **Appendix C**. Preliminary floor plans, including a diagram showing the shared entranceway to the units are included as **Appendix D & E**.

Each townhouse unit contains two parking spaces in the front of the townhouse (one in the driveway, one in the garage). Additionally, a separate parking space is provided within close proximity for the basement unit. This will provide two parking spaces for the unit occupying the main/second floor, and a separate parking space for the basement unit. It is anticipated that not every basement unit will require parking, and thus, there is an option to transition the additional parking spaces to shared visitor spaces for the rental development.

MacPherson Builders is currently building these units within the City of St. Thomas, however, the units in St. Thomas are designed as freehold townhouse units with Accessory Dwelling Units (ADUs). The units appear as street fronting townhouses but integrate gentle density through the provision of built-in basement ADUs. An elevation of the townhouses, as well as an aerial image of the units currently under construction, have been included as **Appendix F** to this letter.

While the proposed development will be designed the same as those currently being constructed in St. Thomas, the primary difference is that the proposed development on Block 238 is to be a purpose-built rental which is a much-needed form of housing in the Town of The Blue Mountains. The main/second floor unit will include 3- or 4-bedrooms, whereas the basement unit will include 1-bedroom. The design of the units allows for workforce housing as people will have the option of renting a unit for their family in the 3- or 4-bedroom main/upper floor unit, or alternatively, the 3- or 4-bedroom unit could be rented by two or more individuals looking to reduce housing costs. The basement units are anticipated to be occupied by singles and/or couples.

It is noted that the subject lands are within close proximity to the Blue Mountains village and will provide additional workforce housing for those that work in the village. Additionally, the proposed development will provide housing options for those working within the proposed Long-Term Care (LTC) home directly adjacent to the site. It is noted that over 200 workers are required to maintain operations at the LTC and that a significant number of them would require housing in close proximity to the facility.

The proposed purpose-built rental development will have direct access to the existing trail system within the Nipissing Ridge. There is a variety of existing footpaths that meander the open space lands, which will ultimately be owned by the Town through registration of the next phase of development. Further, it is noted that a condition of Draft Plan approval for the Home Farm subdivision requires public access through the private condo roads for pedestrian movement, as well as the construction of new trail heads to connect to the existing trail system. As such, the future residents of the purpose-built rental will be able to access the entire trail network and proposed parks by walking directly to the trail, or by walking through the Home Farm subdivision.

A preliminary site plan of the proposed development is included as **Appendix G**. Further, a conceptual image showing the cohesive development of the rental development, LTC, and fire hall is included as **Appendix H**.



Planning Framework

Provincial Policy Statement

The Ontario Provincial Planning Statement, 2024 (PPS) provides strong policy support for the inclusion of purpose-built rental townhouse units within an existing draft approved plan of subdivision. The PPS emphasizes the importance of providing a broad range of housing forms, tenures, and densities while promoting efficient land use patterns and optimization of municipal infrastructure and servicing.

Section 2.2.1 of the PPS directs that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents. More specifically, Section 2.2.1.1(b) promotes housing forms that are affordable and attainable for a broad range of households. Purpose-built rental townhouse units directly support these policies by providing alternative housing tenure within a ground-oriented built form, helping address growing demand for rental housing and expanding housing choice within the Blue Mountains community.

From a built form and land use efficiency perspective, Section 2.3.1.1 directs growth and development to settlement areas and requires that they be the focus of development and intensification. Section 2.3.1.3 further states that settlement areas shall be based on densities and a mix of uses which:

- Efficiently use land and resources;
- Efficiently use existing and planned infrastructure and public service facilities;
- Support active transportation; and,
- Are transit-supportive, where transit is planned or exists.

The PPS also supports the optimization of infrastructure and servicing capacity. Section 3.3.1 states that infrastructure and public service facilities shall be provided in an efficient manner that accommodates projected needs. Section 3.3.2.1 further provides that the land use patterns within settlement areas shall be based on an efficient use of existing and planned infrastructure and public service facilities. As the subject lands already form part of a draft approved subdivision, the proposed inclusion of rental townhouse units would utilize servicing capacity, roads, and municipal infrastructure that have already been planned and coordinated through the development approvals process, thereby advancing provincial objectives related to infrastructure efficiency and fiscal responsibility.

In addition, Section 2.1.2 identifies that planning authorities shall support development of complete communities by accommodating an appropriate mix and range of land uses, housing options, transportation options, and public service facilities to meet long-term needs. The proposed purpose-built rental townhouses contribute towards complete communities by broadening housing opportunities for families, seniors, young professionals, and other demographic groups seeking rental accommodation in a ground-oriented format.

Collectively, these policies support compact and efficient built form, housing tenure diversity, increased rental housing supply, and the efficient use of municipal servicing within settlement areas. The proposed development is consistent with the PPS and will assist the Town in meeting these objectives.



County of Grey Official Plan

The subject lands are designated 'Recreational Resort Settlement Area' according to Schedule A Land Use Types Map 2 within the Grey County Official Plan. The 'Recreational Resort Settlement Area' applies to areas within the Town of The Blue Mountains which include a mixture of seasonal and permanent residential and recreational growth on full municipal services. New development within these settlement areas must contribute community recreational amenities, with full municipal services. The County Official Plan does not support residential zones within the Recreational Resort Settlement Areas which only support single detached dwellings – it is noted that Additional Residential Units and other forms of housing such as semi-detached, townhouses, and rowhouses is encouraged.

In Section 4.1 of the County of Grey Official Plan, residential intensification is supported in secondary settlement areas which support increased densities with a broad mix of housing types and integrated mixed-use developments which create accessible housing and integrated services, and housing forms. It is encouraged to intensify sites that are underutilized while encouraging the creation of new affordable rental or owned housing. Further, this section encourages intensification which results in new rental accommodation. Development is to be cost effective, environmentally sound, sustainable, and compatible with existing uses, and should ensure adequate infrastructure is, or will be, established to serve the anticipated development.

Section 4.2.10 Employee Housing of the Grey County Official Plan emphasizes the need for part time and full-time employees to access affordable and livable employee housing. It is noted that employee housing is permitted in the Recreational Resort Settlement Areas, subject to the provision of full municipal services. Further, the Official Plan encourages local municipalities to amend their Zoning By-laws to include provisions for employee housing.

The proposed development of Block 238 will result in the creation of 112 purpose-built rental units that are intended to provide employee/workforce housing within close proximity to the Blue Mountain Village, and directly adjacent to the proposed Long-Term Care home. The subject lands can be serviced by connecting to the infrastructure provided within the Home Farm development, which will be constructed by MacPherson to facilitate the Phase 1 development. Further, it is noted that the major infrastructure components being constructed by MacPherson (sanitary pumping station, stormwater ponds, linear channel, and watermain/sanitary pipes) will ultimately be owned by the municipality upon assumption. Block 238 was intended for residential development as part of the Draft Plan of Subdivision Approval for the Home Farm lands. The proposed development will provide a much-needed form of housing to the Town of The Blue Mountains which makes efficient of land and existing services.

Based on the above, the proposed development conforms to the policies of the County of Grey Official Plan.

Town of the Blue Mountains Official Plan

The subject lands are designated 'Residential Recreational Area' according to Schedule 'A-4' Craigeith and Swiss Meadows within the Town of The Blue Mountains Official Plan. The 'Residential Recreational Area' permits a variety of residential uses including single detached dwellings, semi-detached dwellings, townhouses, and low-rise multiple units.



Section B3.7.4.1 identifies that development within the Residential/Recreational areas of the towns shall be of the clustered form, compact in nature, and interspersed with open space areas and recreational uses. Further, the majority of lots or units in any development should have direct access to the public or private open spaces, and access to public open space pedestrian walkways, with linkages to sidewalks through roadways.

Further, Section B3.7.4.1 permits a maximum density of 10 units per gross hectare, determined as the whole of the proponent's holdings included in any draft plan of subdivision, excluding lands designated wetland or hazard lands. The entire Home Farm subdivision consists of 56.13 hectares, with approximately 12.28 hectares being hazard lands consisting of the Nipissing Ridge which will be conveyed to the municipality at a later date. As such, the Home Farm subdivision lands, excluding hazard lands, consists of 43.85 hectares which allows for a maximum density of 438 units. The inclusion of an additional 112 residential units within Block 238, atop the 215 residential units currently approved, results in a total of 327 units which falls within the maximum density permitted by the Town of The Blue Mountains Official Plan.

Section B3.7.4.3 of the Official Plan identifies that large development projects are subject to site plan control to address:

- The suitability of the site for development;
- The visual and physical complexities of the site, including areas of natural vegetation;
- The measures proposed to ensure that the visual quality of the area is preserved and enhanced; and,
- The proposed mitigation measures to avoid any adverse visual impacts, in a manner, which is consistent with the intent of the Plan to protect the open landscape character.

Section E1.5 establishes the requirements for site plan control. As the proposed development will contain more than 10 residential units, Site Plan control is required under the *Planning Act*. Through site plan control, Town staff will have an opportunity to review detailed drawings of the proposed development and to implement conditions through a site plan control agreement which address the following:

- a) Road widenings;
- b) Location of vehicular access points;
- c) Loading, parking, and driveway locations;
- d) The surfacing of loading, parking, and driveway areas;
- e) The location and design of walkways and walkway ramps;
- f) The location, massing, and conceptual design of any buildings and structures;
- g) The location and type of lighting and landscaping;
- h) The location and type of garbage storage;
- i) The location and nature of easements;
- j) The grade and elevation of the land;
- k) The type and location of water, and storm, surface, and wastewater disposal facilities; and,
- l) The location and type of snow removal facilities.



MacPherson has retained a variety of professional consultants to assist with the detailed design of the proposed development, which will address all matters of site plan control identified above. It is intended that the site plan control application will be submitted shortly after the Zoning By-law Amendment application. The site plan control application will be subject to a detailed reviewed by various Town departments and will require approval through the implementation of a site plan control agreement.

The proposed development conforms to the Town of the Blue Mountains Official Plan as the proposed purposed-built rental units are a permitted use within the ‘Residential Recreational Area’ designation, and can be incorporated into the Home Farm subdivision without exceeding the maximum densities permitted. Further, it is noted that detailed design of the proposed residential block will be subject to thorough review by various Town departments through the site plan control process, and a site plan control agreement will be registered to ensure that all conditions of development are met, to the satisfaction of Town staff.

Town of The Blue Mountains Zoning By-law

The subject lands are currently zoned ‘Development’ within the Town of The Blue Mountains Zoning By-law. A Zoning By-law Amendment is required to permit the proposed purpose-built rental.

The Zoning By-law Amendment proposes to rezone the lands to a site-specific ‘Residential 2 (R2-X)’ zone. A site-specific provision is proposed to establish that the development is a purpose-built rental and that the zoning provisions will be determined on the whole of the block, rather than for the individual dwelling units.

The ‘R2’ zone includes the following zoning provisions:

Table 6.2.2 – Zone Standards for the R2 and R3 Zones (Part B)

Zone Standard	Semi-detached Dwelling	Duplex & Triplex Dwellings (2)	Multiple Dwelling (1) (2)	Apartment Dwelling (1)(2)	Rowhouse Dwelling (1)	Townhouse Dwelling (1)
Minimum lot area (m ²)	350.0	500.0	600.0	600	190	650
Minimum lot frontage (m)	9.0	16.5	20.0	20.0	6.0	18.0
Minimum front yard (m)	6.0	7.5	7.5	7.5	6.0	7.5
Minimum exterior side yard (m)	3.0	4.0	7.5	7.5	4.0	7.5
Minimum interior side yard (m)	1.2 (3)	2.4	2.4	2.4	1.2	4.5
Minimum rear yard (m)	6.0	7.5	7.5	7.5	7.5	7.5
Maximum height (m)	9.5	9.5	11.0	11.0	11.0	11.0
Maximum height (storeys)	2.5	2.5(5)	3	3	3	3



A summary of the zoning provisions applicable to the 'R2' zone, as well as the proposed provisions are included on the preliminary site plan included as **Appendix G** and below:

ZONE STANDARDS: R2		MULTIPLE DWELLINGS	
ZONING MATRIX		REQUIRED	PROPOSED
MIN. LOT AREA (m2)		600.00	50123.00
MIN/ LOT FRONTAGE (m)		20.00	40.00
MIN. FRONT YARD (m)		7.50	69.93
MIN. INTERIOR SIDE YARD (m)		2.40	4.00
MIN. REAR YARD (m)		7.50	55.50
MAX. HEIGHT (m) (FINISHED GRADE @FRONT)		11.00	11.00
MAX. HEIGHT (STOREYS)		3.00	2.00
MIN. AMENITY AREA (m2)		10.00	18.00
PARKING STATS	REQUIRED	PROPOSED	
RESIDENTIAL	3 BDRM UNITS(2.25 SPACE/UNIT) 1 BDRM UNITS(1.25 SPACES/UNIT)	3 / 4 BDRM UNITS(2.0 SPACE/UNIT) 1 BDRM UNITS(1.00 SPACES/UNIT)	

It is noted that the preliminary concept plan demonstrates that the development will meet the zoning provisions for the 'R2' zone for the whole of the lot, with the exception of required parking in which a site-specific zoning provision is proposed to address a reduction in parking.

Table 5.2 of the Zoning By-law establishes the residential parking requirements. For multiple dwelling units, parking is determined based on the number of units:

- 1.25 parking spaces per 1-bedroom unit;
- 2.25 parking spaces per 3 or more-bedroom units; and,
- Plus 0.25 parking spaces per dwelling unit for visitor parking.

Based on the current Zoning By-law, 224 parking spaces would be required for the proposed residential development of 112 units based on the following:

- 70 parking spaces for the 1-bedroom basement units;
- 126 parking spaces for the 3- to 4-bedroom main/second floor units; and,
- 28 visitor parking spaces.

The current parking requirement is not appropriate for the proposed purpose-built rental. The residential units are intended to accommodate housing for workforce/employee housing at the Blue Mountain Village, local ski clubs, and the future LTC home.



The proposed parking strategy includes two (2) parking spaces each for the main/second floor dwelling which will consist of one (1) garage parking space and one (1) driveway parking space. Further, one (1) parking space is provided for each of the 1-bedroom basement units. As such, a site-specific zoning provision is required to reduce the required parking from 1.25 parking spaces per 1-bedroom unit to 1 parking space per 1-bedroom unit, and to reduce the required parking from 2.25 parking spaces per 3- to 4-bedroom unit to 2 parking spaces per 3- to 4-bedroom unit. Further, it is requested that no visitor parking spaces be required. It is anticipated that many of the 1-bedroom basement units will not have access to a dedicated vehicle given the close proximity to employment opportunities in the area, and the expensive nature of owning a vehicle. As such, any parking spaces that are not utilized by individual units will be provided as visitor parking.

It is noted that MacPherson Builders will be constructing the proposed residential units and will also be managing the units as part of its purpose-built rental portfolio. As such, it is prudent that adequate parking is provided for the residents as it would be detrimental to renting the units without appropriate parking provisions. As such, MacPherson is satisfied that the total parking provision of 168 parking spaces is more than adequate to service the 112 residential units proposed.

Supporting Studies

Through the Official Plan Amendment, Draft Plan of Subdivision, and Zoning By-law Amendment process for the Home Farm subdivision, various reports/studies were completed to support the Draft Plan of Subdivision, including:

- Stage 1-2 Archaeological Assessment – Archaeological Services Inc. (December 2013);
- Stage 1-2 Archaeological Assessment – Archaeological Services Inc. (January 2015);
- Cultural Heritage Assessment Report – Archaeological Services Inc. (January 2014);
- Cultural Heritage Documentation Report – Archaeological Services Inc. (March 2014);
- Environmental Impact Study – SLR (April 2015);
- Functional Servicing and Stormwater Management Report – Higgins Engineering Ltd. (February 2015);
- Geotechnical Investigation – Terraprobe (July 2011);
- Natural Hazard and Slope Stability Report – Terraprobe (May 2014);
- Phase I Environmental Site Assessment Report – SLR (2010);
- Planning Justification Report – Wellings Planning Consultants Inc. (June 2015);
- Traffic Impact Study – C.F. Crozier & Associates Inc. December 2013);
- Urban Design Report – Flanagan, Beresford & Patterson Architects (April 2015);
- Visual Impact Assessment – Seferian Design Group (June 2015); and,
- Well Assessment - Terraprobe (March 2015).



Through consultation with the Town, the following reports have been requested in support of the proposed Zoning By-law Amendment:

- An updated Functional Servicing and Stormwater Management Report in support of the proposed residential development on Block 238 and the proposed LTC home;
- Civil drawings to demonstrate the proposed servicing strategy for the proposed residential development on Block 238 and the proposed LTC home;
- A Sanitary Pumping Station Feasibility Memorandum to demonstrate that the sanitary pump station can handle the additional sanitary flows proposed; and,
- A letter from the environmental consultant identifying that the proposed development is consistent with the recommendations and findings of the Environmental Impact Study.

C.F. Crozier and Associates has prepared a Functional Servicing and Stormwater Management Report which identifies that adequate services can be provided for both the proposed residential development and the proposed LTC home, using the services constructed as part of the Home Farm subdivision. A summary of the servicing strategy is provided below. Further, the Functional Servicing and Stormwater Management Report includes a review of the Traffic Impact Study prepared in support of the Home Farm development to confirm that no further transportation infrastructure is necessary above and beyond the approved subdivision requirements to accommodate the additional residential units and LTC home. A detailed traffic analysis will be included as part of the subsequent site plan control application for the proposed residential development, as well as a separate traffic analysis prepared by peopleCare in support of the LTC home through their site plan control application.

The Sanitary Pumping Station Feasibility Memorandum demonstrates the sanitary pump station constructed on the Home Farm lands can adequately manage the additional sanitary flows resulting from the residential development on Block 238, and the LTC home proposed on the Town-owned lands.

Lastly, SLR has provided a letter in support of the proposed development on Block 238 identifying that the proposed development meets the recommendations of the Environmental Impact Study prepared in support of the Home Farm development, and that no further study is required.

Servicing Strategy

As noted above, a Functional Servicing and Stormwater Management Report has been prepared by Crozier in support of the proposed development. The Functional Servicing and Stormwater Management Report is specific for the proposed residential development on Block 238, and the proposed LTC home on the Town-owned lands.

It is noted that significant infrastructure investments are required to facilitate the Home Farm development, including:

- A new linear stormwater channel (Watercourse 7) which includes plantings and a gravel walkway as well as three culverts to allow for vehicular movement along private roadways (construction is completed);
- A new sanitary pumping station (construction completed);



- A new sanitary forcemain along the municipal road to connect to Grey Road 19, and ultimately, to the Craigleith sanitary pump station (to be constructed);
- Two stormwater management ponds to handle both quality and quantity control of stormwater for the Home Farm subdivision, proposed residential development on Block 238, and the Town-owned lands including the Craigleith Fire Hall and proposed LTC home (construction partially completed);
- A network of sanitary, water, and stormwater pipes throughout the Home Farm subdivision consisting of both private and public components (to be constructed); and,
- The creation of two new municipal roads which connect Grey Road 19 to the sanitary pump station, and proposed residential development on Block 238 and the proposed LTC.

The Functional Servicing and Stormwater Management Report identifies adequate municipal services are available to service the proposed development including water, sanitary, and stormwater. There will be a combination of municipally-owned and private services within the Home Farm development. To facilitate development of Block 238, watermain, sanitary, and stormwater pipes will be located within the private right-of-ways. The portion of sanitary and stormwater pipes that are designed to accommodate the LTC home will be municipally-owned, meaning that the Town will be responsible for maintaining the infrastructure into the future. The remaining portion of sanitary/stormwater pipes will be privately owned and the responsibility of MacPherson for future maintenance. It is intended that both developments will have stormwater drainage into the existing northern stormwater pond on the Home Farm lands. Further, the proposed residential development on Block 238 and the proposed LTC home will have individual water connections to the water pipes within the public right-of-ways to be installed as part of the Home Farm subdivision.

For more details about the servicing strategy, please review the reports and drawings in detail.

Summary

We trust this provides you with adequate information to process the Town-initiated Zoning By-law Amendment, alongside the ZBA for the LTC facility.

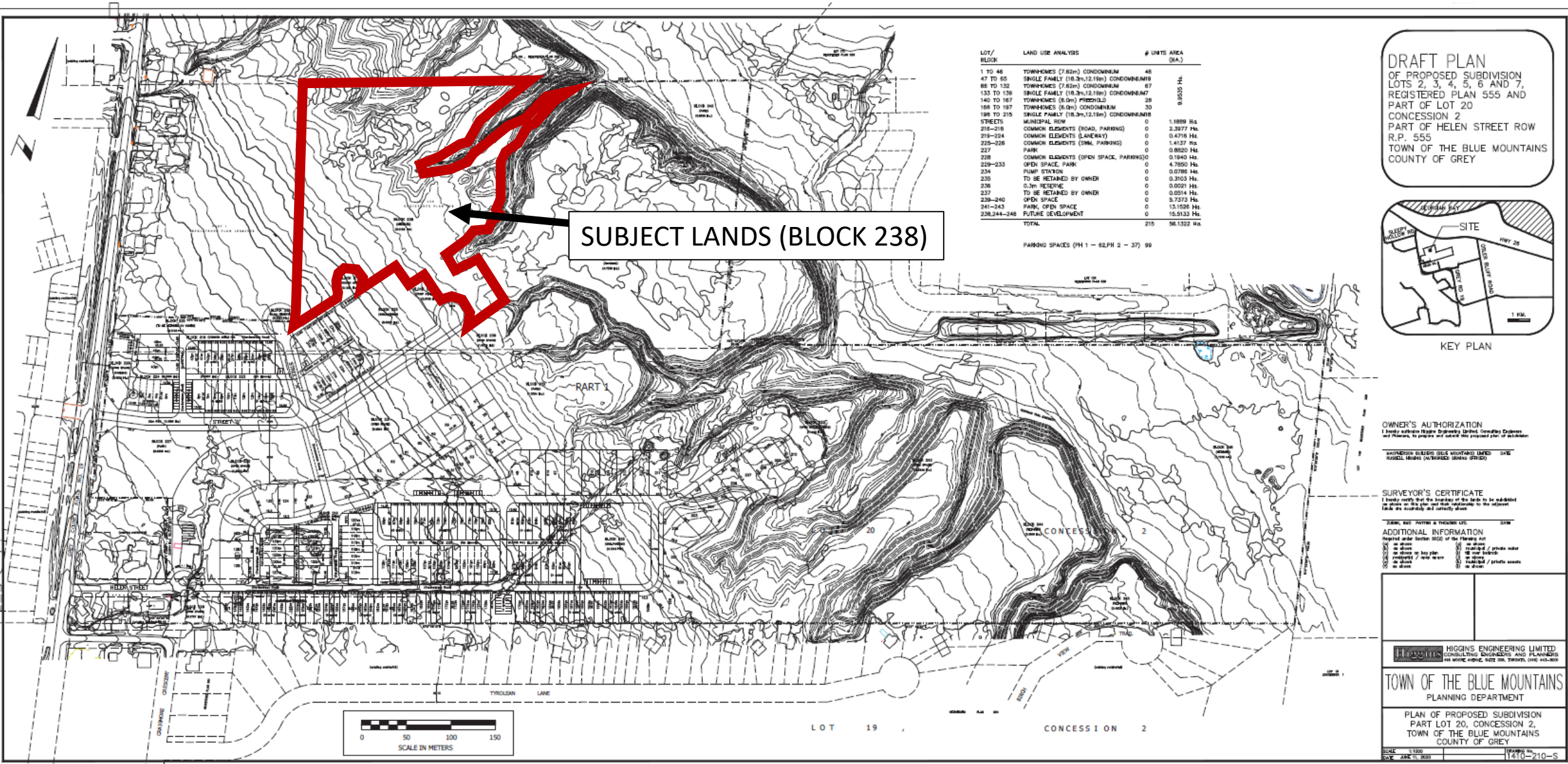
If you have any questions or require any further information, please do not hesitate to contact the undersigned.

All the best,

Amanda Stelling, MPlan
Director, Land Development

cc: Russell Higgins, MacPherson Builders
Joseph Mirabella, MacPherson Builders

APPENDIX A: HOME FARM DRAFT PLAN OF SUBDIVISION

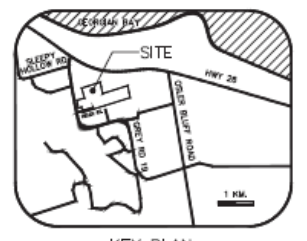


LOT/ BLOCK	LAND USE ANALYSIS	# UNITS	AREA (HA.)
1 TO 46	TOWNHOMES (7.62m) CONDOMINIUM	46	
47 TO 85	SINGLE FAMILY (18.3m,12.19m) CONDOMINIUM	39	
86 TO 132	TOWNHOMES (7.62m) CONDOMINIUM	47	
133 TO 138	SINGLE FAMILY (18.3m,12.19m) CONDOMINIUM	7	
140 TO 167	TOWNHOMES (8.0m) PROPOSED	28	
168 TO 197	TOWNHOMES (8.0m) CONDOMINIUM	30	
198 TO 215	SINGLE FAMILY (18.3m,12.19m) CONDOMINIUM	18	
STREETS	MUNICIPAL ROW	0	1.1889 Ha.
216-219	COMMON ELEMENTS (ROAD, PARKING)	0	2.3977 Ha.
219-224	COMMON ELEMENTS (LANEWAY)	0	0.4718 Ha.
225-226	COMMON ELEMENTS (DRIVE, PARKING)	0	1.4137 Ha.
227	PARK	0	0.8820 Ha.
228	COMMON ELEMENTS (OPEN SPACE, PARKING)	0	0.1840 Ha.
229-233	OPEN SPACE, PARK	0	4.7850 Ha.
234	PUMP STATION	0	0.0708 Ha.
235	TO BE RETAINED BY OWNER	0	0.3103 Ha.
236	0.3m RESERVE	0	0.0591 Ha.
237	TO BE RETAINED BY OWNER	0	0.0514 Ha.
238-240	OPEN SPACE	0	5.7273 Ha.
241-243	PARK, OPEN SPACE	0	13.1626 Ha.
238,244-248	FUTURE DEVELOPMENT	0	15.5133 Ha.
TOTAL		215	56.1322 Ha.

PARKING SPACES (PH 1 - 62, PH 2 - 37) 99

SUBJECT LANDS (BLOCK 238)

DRAFT PLAN
 OF PROPOSED SUBDIVISION
 LOTS 2, 3, 4, 5, 6 AND 7,
 REGISTERED PLAN 555 AND
 PART OF LOT 20
 CONCESSION 2
 PART OF HELEN STREET ROW
 R.P. 555
 TOWN OF THE BLUE MOUNTAINS
 COUNTY OF GREY



OWNER'S AUTHORIZATION
 I hereby authorize Higgins Engineering Limited, Consulting Engineers and Planners, to prepare and submit this proposed plan of subdivision.

SUBDIVISION ENGINEER (BLUE MOUNTAINS LIMITED) DATE:
 RUSSELL HIGGINS (AUTHORIZED SIGNING OFFICER)

SURVEYOR'S CERTIFICATE
 I hereby certify that the boundary of the lands to be subdivided as shown on this plan and that, in accordance with the Act, I have taken the necessary and correct survey.

ADDITIONAL INFORMATION
 Required under Section 50(2) of the Planning Act

<input type="checkbox"/> as shown	<input type="checkbox"/> as shown
<input type="checkbox"/> as shown by lot plan	<input type="checkbox"/> as shown by private water
<input type="checkbox"/> as shown by water reserve	<input type="checkbox"/> as shown by lot plan
<input type="checkbox"/> as shown	<input type="checkbox"/> as shown by private roads
<input type="checkbox"/> as shown	<input type="checkbox"/> as shown

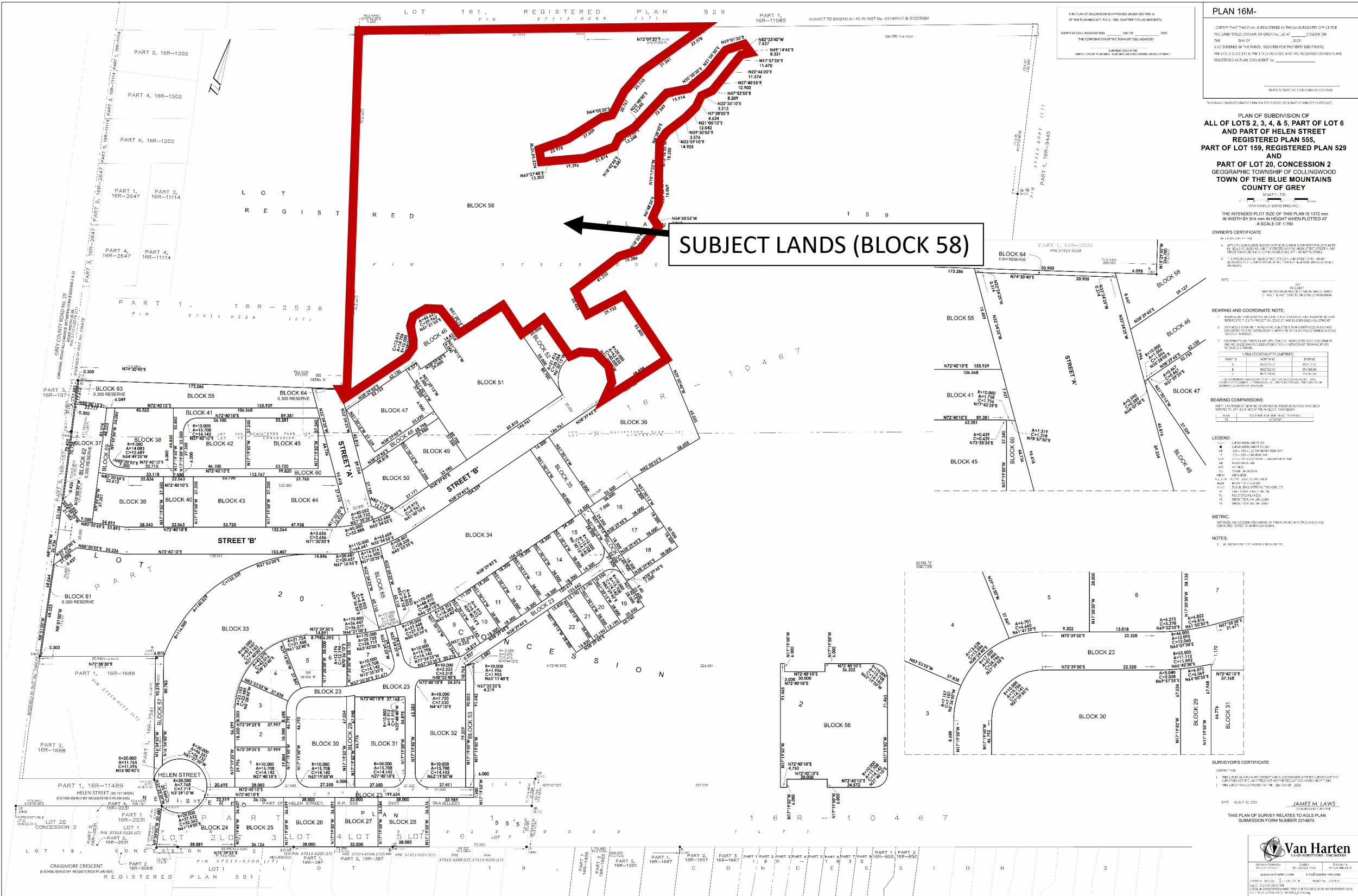
HIGGINS ENGINEERING LIMITED
 CONSULTING ENGINEERS AND PLANNERS
 1000 WILSON AVENUE, SUITE 100, TOWN OF GREY

TOWN OF THE BLUE MOUNTAINS
 PLANNING DEPARTMENT

PLAN OF PROPOSED SUBDIVISION
 PART LOT 20, CONCESSION 2,
 TOWN OF THE BLUE MOUNTAINS
 COUNTY OF GREY

SCALE: 1:1000
 DATE: JAN 11, 2023
 DRAWING NO.: 1470-210-S

APPENDIX B: DRAFT MPLAN – PHASE I HOME FARM REGISTRATION



THIS PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 141 OF THE PLANNING ACT, R.S.O. 1990, CHAPTER 171.4 (AS AMENDED) BY THE CORPORATION OF THE TOWN OF COLLINGWOOD ON THE DAY OF 2025.

SUBMITTER'S NAME: JAMES M. LAWS
 DIRECTOR OF PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

PLAN 16M-

I CERTIFY THAT THIS PLAN, DRAFT MPLAN, IS THE LAND REGISTER OFFICE FOR THE LAND TITLES DIVISION OF GREY NO. 2047, CHECKED ON THE DAY OF 2025 AND ENTERED IN THE P.A.R.C.E. REGISTER FOR PROPERTY IDENTIFIERS, PIN 37313 0202 (L1) & PIN 37313 0202 (L2) AND THE REGISTERED COORDINATES ARE REGISTERED AS PLAN DOCUMENT NO. 2214870.

RETURNED TO: JAMES M. LAWS

PLAN OF SUBDIVISION OF ALL OF LOTS 2, 3, 4, & 5, PART OF LOT 6 AND PART OF HELEN STREET REGISTERED PLAN 555, PART OF LOT 159, REGISTERED PLAN 529 AND PART OF LOT 20, CONCESSION 2 GEOGRAPHIC TOWNSHIP OF COLLINGWOOD TOWN OF THE BLUE MOUNTAINS COUNTY OF GREY

SCALE: 1:750

VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 1372 mm IN WIDTH BY 914 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:750.

OWNER'S CERTIFICATE

DATE: 2025

NAME: JAMES M. LAWS
 POSITION: DIRECTOR OF PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

BEARING AND COORDINATE NOTE:

- BEARING AND COORDINATE DATA IS BASED ON THE CANADIAN DATUM 1983 (NAD 83) WITH THE EXCEPTION OF THE COORDINATE DATA FOR THE POINTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 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996, 997, 998, 999, 1000.

UTM COORDINATES (EASTING):

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BEARING COMPARISONS:

DATE: 2025

NAME: JAMES M. LAWS

LEGEND:

- 1. BOUNDARY LINE
- 2. SURVEY MONUMENT
- 3. 0.300 RESERVE
- 4. 0.300 RESERVE
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NOTES:

- ALL MEASUREMENTS ARE IN METERS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAN, DRAFT MPLAN, IS THE LAND REGISTER OFFICE FOR THE LAND TITLES DIVISION OF GREY NO. 2047, CHECKED ON THE DAY OF 2025 AND ENTERED IN THE P.A.R.C.E. REGISTER FOR PROPERTY IDENTIFIERS, PIN 37313 0202 (L1) & PIN 37313 0202 (L2) AND THE REGISTERED COORDINATES ARE REGISTERED AS PLAN DOCUMENT NO. 2214870.

DATE: 2025

NAME: JAMES M. LAWS

THIS PLAN OF SURVEY RELATES TO A/C/S PLAN SUBMISSION FORM NUMBER 2214870.

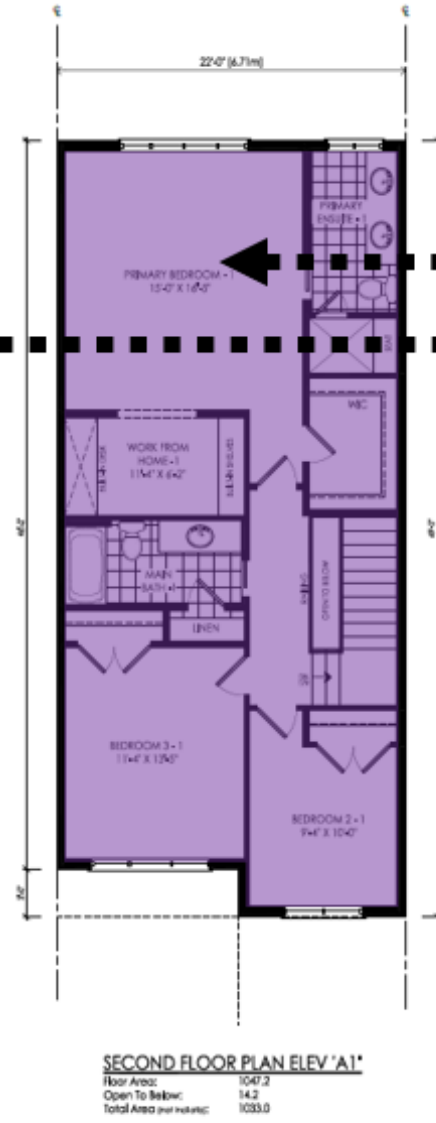
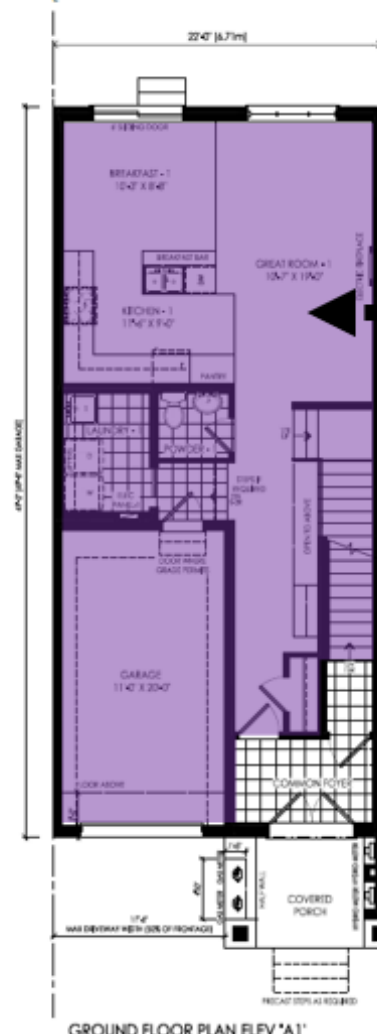
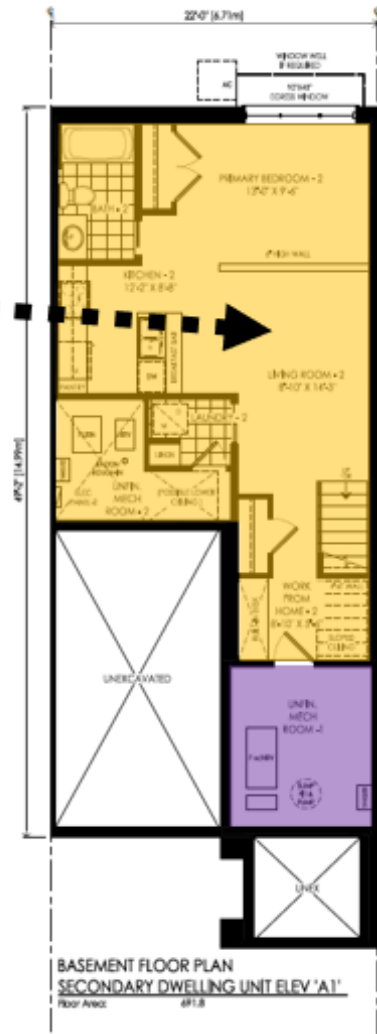


APPENDIX C: PRELIMINARY ELEVATION (12 UNIT BLOCK)

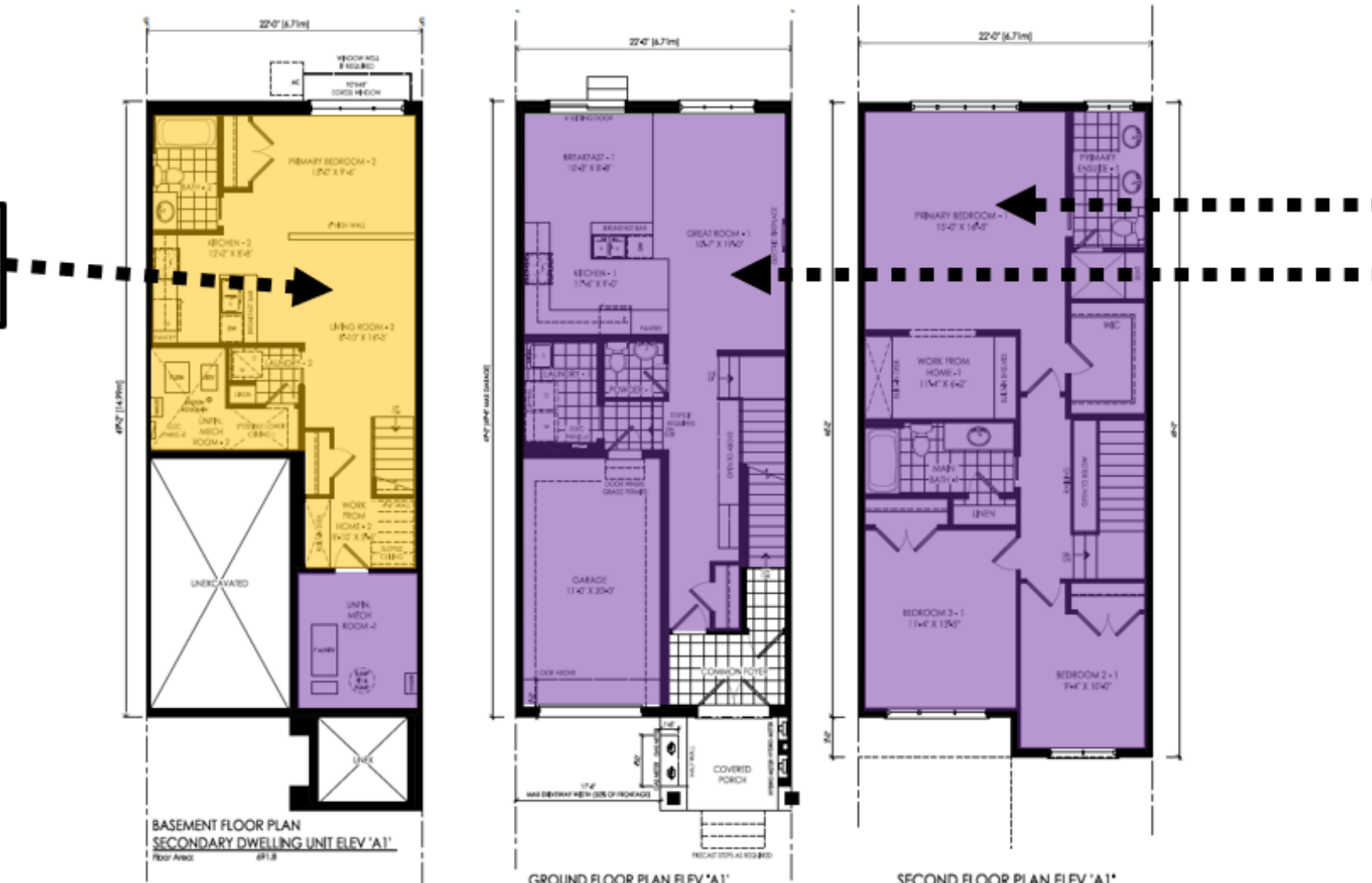


APPENDIX D: PRELIMINARY LAYOUT OF PROPOSED UNITS

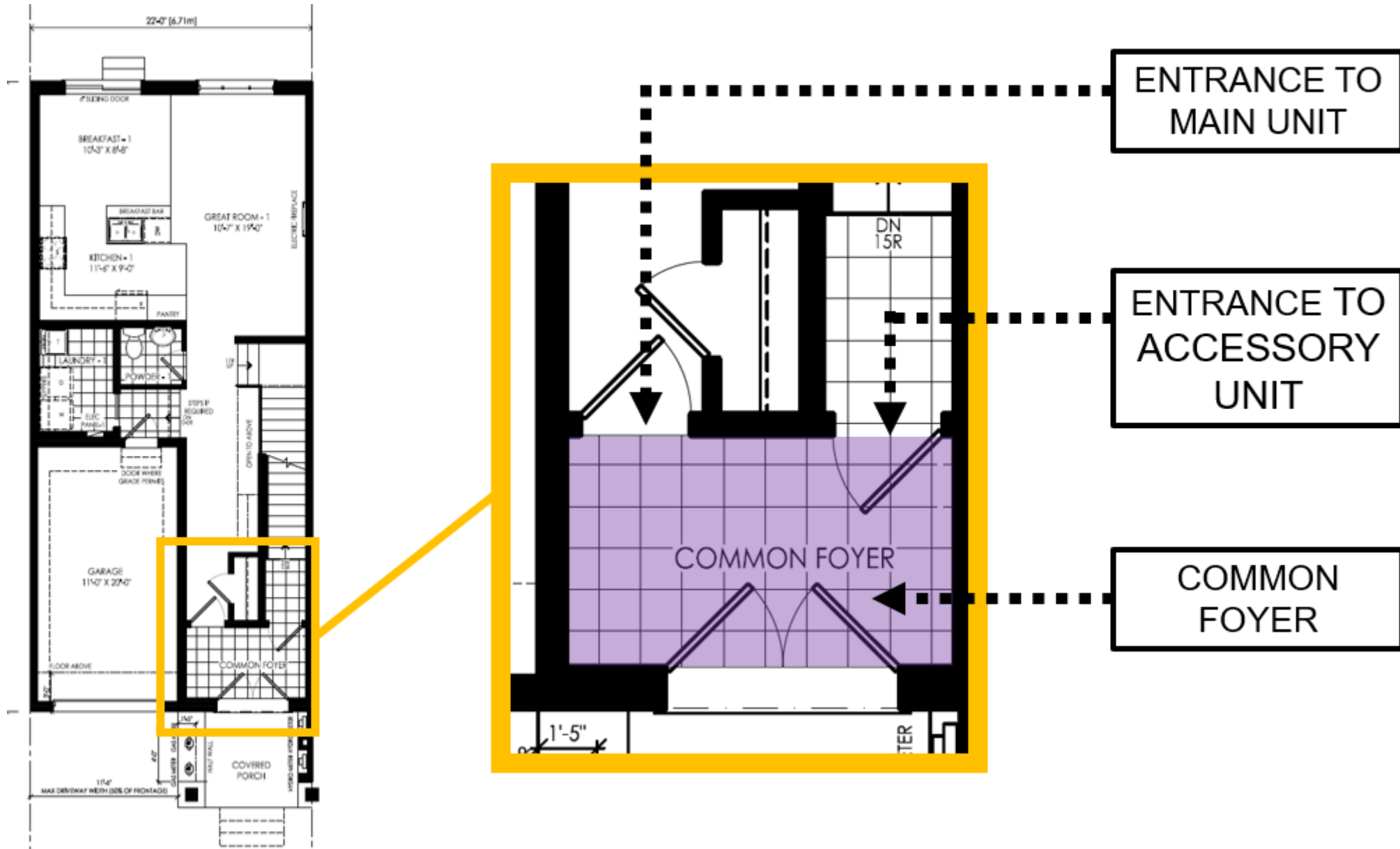
BASEMENT UNIT



MAIN/SECOND FLOOR UNIT



APPENDIX E: SHARED ENTRYWAY INTO TOWNHOUSE UNITS



APPENDIX F: DRONE FOOTAGE OF UNITS UNDER CONSTRUCTION (ST. THOMAS)



APPENDIX H: PRELIMINARY CONCEPT PLAN WITH RENTAL UNITS, LTC, and FIRE HALL

