



Notice of Complete Application and Public Meeting

Application For Zoning By-Law Amendment

June 23, 2026, at 9:30 a.m.

Hybrid Format: In-Person AND Virtual/Online

Town Hall, Council Chambers

32 Mill Street, Thornbury, ON N0H 2P0

The application was deemed complete under Section 34(10.1) of the Planning Act on May 19, 2026.

What is being proposed?

MacPherson Builders (Blue Mountains) Limited has submitted an application for zoning by-law amendment on lands owned by MacPherson and located directly adjacent to Town Owned lands of Fire Hall 2 and the proposed peopleCare LTC project. This application considers a proposal to permit a purpose-built rental housing development consisting of 112 residential rental units. The development is proposed in townhouse form, with each building containing two units: a larger 3- or 4-bedroom unit on the main and second floors and a 1-bedroom unit in the basement. This housing form intends to expand the range of housing options in the area with a focus on supporting workforce housing needs. The site is planned as part of the broader Home Farm community and will be connected to municipal and private servicing infrastructure, roads, trails, and open space amenities already approved and currently under development.

The MacPherson Rental Housing site is being considered together with the peopleCare LTC site as they are directly adjacent and are intended to function as mutually supportive developments. The proposed long-term care home will rely on infrastructure being delivered through the MacPherson lands, while the rental housing development is intended to help meet local workforce housing needs, including housing demand associated with staffing the long-term care home and other area businesses. Together, the projects represent an integrated approach to growth in this area by combining needed institutional care space with a new form of rental housing addressing a needed housing gap in the Town.

The purpose and effect of this By-law Amendment is to rezone a portion of the Subject Lands from the Development 'D' Zone to the Residential 'R2-X' Zone along with site specific variances to reduce the minimum parking requirement per residential unit from 2.25 and 1.25 parking spaces per unit plus 0.25 visitor spaces per unit to 2.0 and 1.0 parking spaces per unit plus no visitor parking.

Where do I find more information?

Additional information regarding this proposal is available for viewing by scanning the QR code on the back of this notice or visiting: www.thebluemountains.ca/HomeFarm

Alternatively, come see us at the Planning Services Department located at Town Hall during regular office hours, Monday to Friday, 8:30 a.m. to 4:30 p.m. or contact the planner for this file.

When will a decision be made?

It is important to note that a decision on this topic has NOT been made at this point and will NOT be made at this Public Meeting. After reviewing the comments from the public, Staff will bring its recommendations on this project to a future council meeting.

What happens at the Public Meeting?

The Public Meeting is your chance to hear more about the proposal and make your views about it known. Any person or agency may provide comments on this matter in writing or verbally at the Public Meeting. Comments at the Public Meeting assist the Town and Council in their decision-making process, so be sure to have your say!

Any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposal.

Please note that this application will be considered under a single coordinated public meeting that will also consider the Application for Zoning By-law Amendment submitted by peopleCare LTC for a proposed Long Term Care Facility. A third application for a proposed telecommunications tower proposed by the Town will be presented in a separate public meeting on the same day.

How do I submit my comments?

Written Comments – Please have your comments submitted by June 18, 2026, in order to have them included as part of a verbal summary to Council on the day of the Public Meeting. Comments can be submitted up until a decision of Council.

Your written comments may be sent to the Town Clerk by mail, fax, or in person:
32 Mill St. Box 310, Thornbury, ON, N0H 2P0
Fax: 519.599.7723
Email: townclerk@thebluemountains.ca

Questions? Want more information? Ask a Staff Member!

Shawn Postma, Planner, Planning and Development Services, 519-599-3131 ext. 263 or planning@thebluemountains.ca
Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town's website. and/or made available to the public upon request.

Any submitted comments become part of the **public record**, including names and addresses.

Verbal Comments – This Public Meeting is a hybrid meeting, allowing the public to attend the meeting in person or virtually. Those who wish to make verbal comments virtually are required to pre-register with the Town Clerk, no later than five business days in advance of the Public Meeting, by **4:30 p.m. on Thursday June 18, 2026**. Anyone wishing to provide their verbal comments in person at the Public Meeting can attend the Town Hall, Council Chambers. No registration is required to attend.

Want to be notified of a decision?

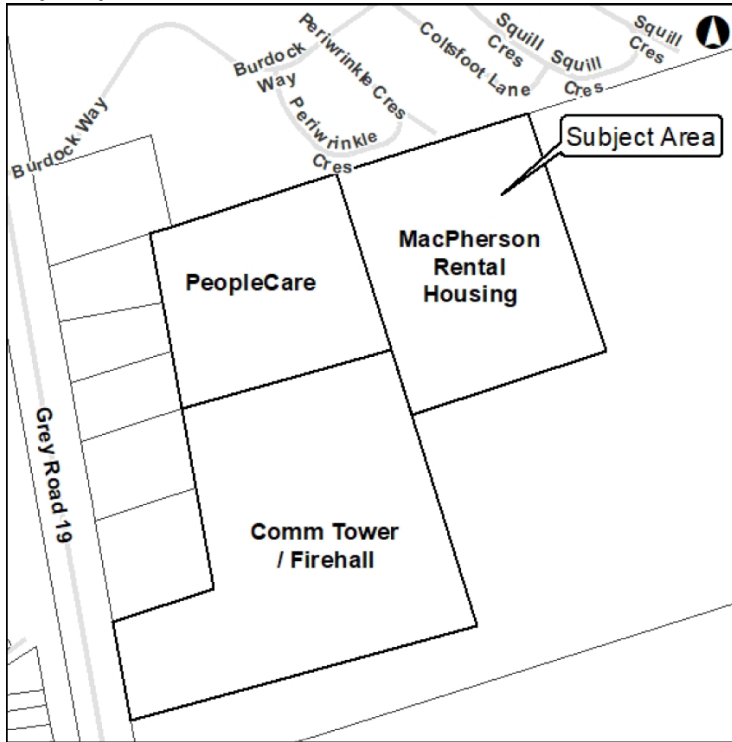
You must make a request in writing to the Town Clerk if you would like to be notified of a decision on this proposal to:
Corrina Giles, Town Clerk, Town Hall, 32 Mill Street, Thornbury, ON
Fax: 519-599-7723,
Email: townclerk@thebluemountains.ca

Who Can File an Appeal?

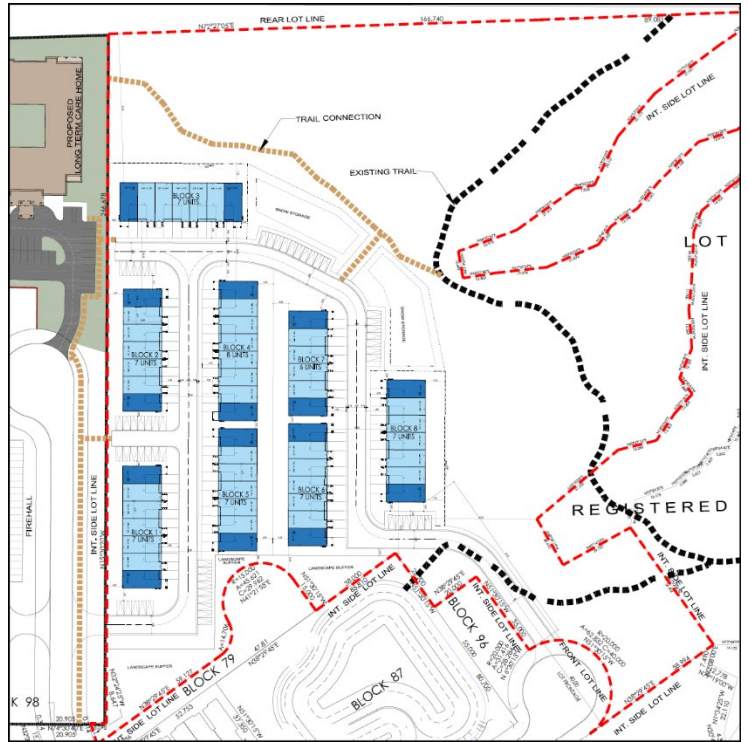
Any of the following may appeal the decision to the OLT: the owner, the applicant, a specified person* or public body*, who before the by-law was passed, made oral submissions at a public meeting or written submissions to The Blue Mountains Council. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

*As defined under Section 1(1) of the Planning Act.

Key Map



Site Plan



Scan Here for Project Website and to sign up for project notifications:



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This document can be made available in other accessible formats as soon as practicable and upon request.