



SUBMITTED VIA CLOUDPERMIT

May 19, 2026
Town of Blue Mountains
Planning Services Division
32 Mill Street P.O. Box 310
Thornbury, ON N0H 2P0

File No. 25161

Attn: Shawn Postma, RPP, MCIP
Manager of Community Planning

**Re: Grey Road 19 (Town Owned Land Adjacent to the Under Construction Fire Hall)
Major Zoning By-Law Amendment Submission
Town of Blue Mountains LTC Inc., C/O peopleCare Inc.**

Dear Shawn,

On behalf of Town of Blue Mountains LTC Inc., C/O peopleCare Inc., GSP Group is pleased to submit the enclosed request for a Major Zoning By-law Amendment ("ZBA") for a portion of the lands legally described as Plan 529 Pt Lot 159 RP; 16R2536 Pt Part 1 in the Town of Blue Mountains ("Subject Property"). The Subject Property is currently owned by the Corporation of the Town of Blue Mountains (the "Town"). The application is required to support the development of a (3) three-storey, 192-bed Long-Term Care ("LTC") Facility ("Proposed Development") on a 3.2 acre portion of the Subject Property proposed to be purchased by the Town of Blue Mountains LTC Inc., from the Town.

The Subject Property is located on the east side of Grey Road 19 between Birches Boulevard and Craighleith Road and includes a new fire hall currently under construction that will remain in the Town's ownership.

This ZBA is jointly submitted concurrently with a ZBA application by MacPherson Builders Limited Homes ("MacPherson") that is proposed to permit approximately 56 purpose-built rental townhouses on the adjacent lands to the east. The two (2) applications are being advanced together to support coordinated master planning of the area and to clearly demonstrate the land-use synergies, shared infrastructure considerations, and overall integration between the developments. While the ZBA applications are joint, the developments will continue to coordinate but will be advanced through separate Site Plan Approval processes for each property.

The ZBA is proposed to rezone a portion of the property from a Development (D) zone to an Institutional (I-X) zone with the following site-specific provisions to:

- Increase the maximum permitted height from 11 metres to 12 metres;
- Reduce the number of loading spaces required from three (3) to two (2);

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- Reduce the minimum planting strip requirement from 3 metres wide or 1.8 metres wide with a 1.5 metre high fence to 1.4 metres wide with a 1.5 metre high fence along the east lot line; and
- Reduce the length of an accessible space from 5.8 metres to 5.5 metres.

The proposal includes the creation of a local road over the Town's land in order to maintain frontage on a public street.

Submission Package

In support of the request, we have submitted the following on Cloudpermit:

- Application form filed out by GSP Group;
- Owner Authorization form signed by the Town;
- Planning Justification Letter prepared by GSP Group;
- Draft Zoning By-law Amendment prepared by GSP Group;
- Site Plan prepared by WalterFedy;
- Functional Servicing and Stormwater Management Report prepared by WalterFedy;
- Grading Plan and Functional Servicing Plan prepared by WalterFedy; and
- Reliance Letter prepared by SLR Consultants.

Payment will be made once an invoice is provided by the Town.

We trust that the enclosed information is sufficient to deem the application complete and schedule the public meeting at your earliest convenience.

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

Sincerely,

GSP Group Inc.



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