



June 23 2026

Planning & Development Services

Public Meeting

Application for:
Zoning By-law Amendment

peopleCare – Long Term Care Home

HomeFarm – Purpose Built Rental Housing

Project information

www.thebluemountains.ca

- Application Materials
- Staff Reports
- Subscriber Link
- Project Updates

The image displays three overlapping screenshots of the Town of the Blue Mountains website, specifically the 'Planning, Building & Construction' section. The website features a navigation bar with links to Resident Services, Recreation & Culture, Planning, Building & Construction, Business & Economy, and Town Hall. A search bar is located in the top right corner.

The first screenshot (top left) shows the 'Telecommunications Tower - Firehall #2' project page. It includes a map of the project area, a 'Who's Listening' section with contact information for Planning & Development Services (519-599-3131 x263) and Development Engineering (519-599-3131 x220), and a 'Project Update: Public Meeting Scheduled' section. The update states: 'A Public Meeting regarding this project has been scheduled for Tuesday, June 23, 2026, at 9:30 a.m. in a hybrid format (in-person AND virtual/online).'

The second screenshot (top right) shows the 'Home Farm Development' project page. It includes a map of the project area, a 'Who's Listening' section with contact information for Planning & Development Services (519-599-3131 x263) and Development Engineering (519-599-3131 x220), and a 'Project Update - New Zoning By-law Amendment Application Received; Public Meeting Scheduled' section. The update states: 'The Town has received a new Zoning By-law Amendment application submitted by MacPherson Builders Limited for Block 238 of the Home Farm Draft Approved Plan of Subdivision to support the development of new purpose-built rental housing. A Public Meeting regarding this application has been scheduled for Tuesday, June 23, 2026, at 9:30 a.m. in a hybrid format (in-person AND virtual/online).'

The third screenshot (bottom) shows the 'PeopleCare LTC' project page. It includes a map of the project area, a 'Who's Listening' section with contact information for Planning & Development Services (519-599-3131 ext. 263), and a 'Project Update: Public Meeting Scheduled' section. The update states: 'A Public Meeting regarding this project has been scheduled for Tuesday, June 23, 2026, at 9:30 a.m. in a hybrid format (in-person AND virtual/online).'

Applications and Site Location

Owners

Town of The Blue Mountains
MacPherson (Blue Mountain) Ltd

Applicant

peopleCare – LTC
MacPherson (Blue Mountain) Ltd

Location

Part Lot 159 Plan 529

Applications

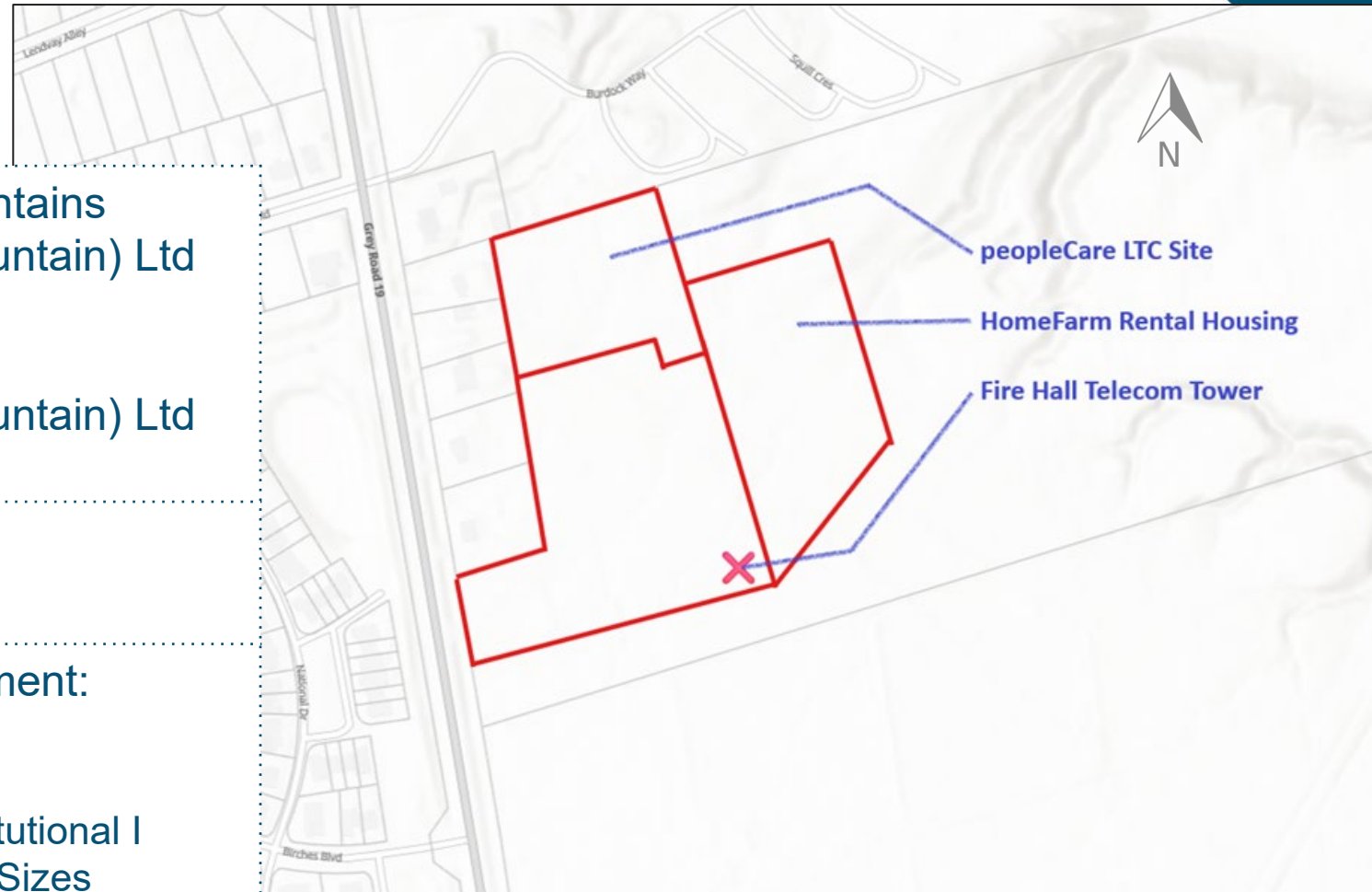
Zoning By-law Amendment:

peopleCare – LTC

- Development D to Institutional I
- Reduced Parking Stall Sizes
- Lot (Street) Frontage Requirements

MacPherson – Rental Housing

- Development D to Residential R2
- Reduced number of Parking Stalls



Background – peopleCare LTC

Spring 2022	Provincial Announcement assigning Long Term Beds to TBM
Spring 2023	Town RFP: peopleCare + SkyDev proposal at 125 Peel Street (Campus of Care)
Fall 2023	Preliminary Site Assessments, Engineering Design, 18 Draft Agreements prepared.
Winter 2024	Town Announcement that project not proceeding primarily due to costs associated with the servicing, development charges, and other costs.
Summer 2025	New partnership announced with peopleCare to consider a new LTC home at Former Tees Please property at Grey Road 19/21 in Craigleith
Fall 2025	Preliminary Site Assessments, Floodplain Analysis, and Water Booster Station design
Spring 2026	Town Announcement that the peopleCare LTC project will be relocated from the Tees Please property to the 'Fire Hall 2' property to align with provincial safety standards for vulnerable land uses in flood-prone areas.
April 2026	Council support of Agreement of Purchase and Sale for Fire Hall 2 Site
May/June 2026	Complete Applications Received, Information Report to Council, and Public Meeting

Background – HomeFarm Rental Housing

Summer 2015	Applications received for the Home Farm Subdivision OPA/ZBA/SUB @ 277 units including Town Owned Lands as part of a Land Swap considered under a MOU
Summer 2020	Files appealed to the LPAT (Now OLT) Settlement includes removal of Town Land, reduction to 215 units and approvals for Draft Plan of Subdivision and Zoning
Spring 2023	Deputation by Home Farm on Affordable Housing Concept
Fall 2023	Fire Hall #2 site announced on Town Lands. Council direction to continue to pursue partnership for 20 affordable housing units with MacPherson - HomeFarm
Winter 2024	Council direction to finalize concept plan and prepare OPA and ZBA for implementation
Spring 2026	Revised concept plan for 112 purpose built rental units received in coordination with the peopleCare LTC site
May/June 2026	Complete Applications Received, Information Report to Council, and Public Meeting

Background – Fire Hall #2

Summer 2021	Council initiated process to consider Town Owned Lands to be used for new Fire Hall
Spring 2022	The Blue Mountains Fire Master Plan is adopted and identifies need for New Fire Hall to replace the existing Fire Hall #2. Originally built in 1989 and needing replacement to accommodate growing population
Fall 2023	Fire Hall #2 site announced on Town Lands. Council direction to continue to pursue partnership for 20 affordable housing units with MacPherson - HomeFarm
Spring 2024	Budget Authorization to proceed with project
Summer 2024	Design Process initiated, Site Assessments Completed
Fall 2025	Construction begins with initial ground breaking and site works. Construction is on-going
May/June 2026	Telecommunication Proposal Received, Information Report to Council, and Public Meeting

Planning Process

- ☒ Site / Location Finalization
- ☒ Applications Received
- ☒ Applications Deemed Complete
- ☐ Notice of Public Meeting Circulated, Public Meeting Held
- ☐ Staff Review of Application and Public Comments
- ☐ Staff Recommendation to Committee of the Whole
- ☐ Council Decision
- ☐ Appeal Period
- ☐ Site Plan Approval and Agreements (Delegated Approval)

GREY COUNTY ROAD NO. 19

LTC HOME

SNOW STORAGE

SNOW STORAGE

PROPOSED BOUNDARY

Joint Public Meeting

Zoning By-Law Amendment Applications

File No. P3584 & P3583

peopleCare Long-Term Care Facility & MacPherson Purpose-Built Rental Development
June 23rd

peopleCare
communities

MacPherson

GSP
group

Purpose of the Public Meeting

Introduce the joint Zoning By-law Amendment applications for the proposed peopleCare Long-Term Care development and the MacPherson purpose-built rental development

LONG TERM CARE



The map illustrates the Georgian Bay area, highlighting proposed and existing infrastructure. Key features include:

- Proposed 3 Storey Long-Term Care Home:** Located in the upper left corner.
- Craileith Fire Hall:** A red building located near the center.
- North Pond Swim:** A blue pond area located near the center-right.
- South Pond Swim:** A blue pond area located in the lower-left quadrant.
- Trails:** Several trails are marked, including the Open Space Trail, Watercourse, and various residential trails.
- Residential Areas:** The map shows existing residential areas and numerous future residential developments, often labeled as "Future Residential".
- Roads:** Major roads like Grey Road No. 19 and Tyrol Lane are visible, along with various local streets.
- Parks:** Two areas are labeled "PARK", one in the upper right and one in the lower right.
- Other Features:** The map includes labels for "Existing Residential", "Future Residential", "Open Space", "Watercourse", and "Naturalized Berm".

peopleCare Development Overview

ZBA File No. P3584

peopleCare Long-Term Care Facility
June 23rd, 2026

peopleCare
communities



WALTERFEDY 

Site Context



Development Proposal



Long-Term Care Facility



Beds: 192



Height: 3-storeys



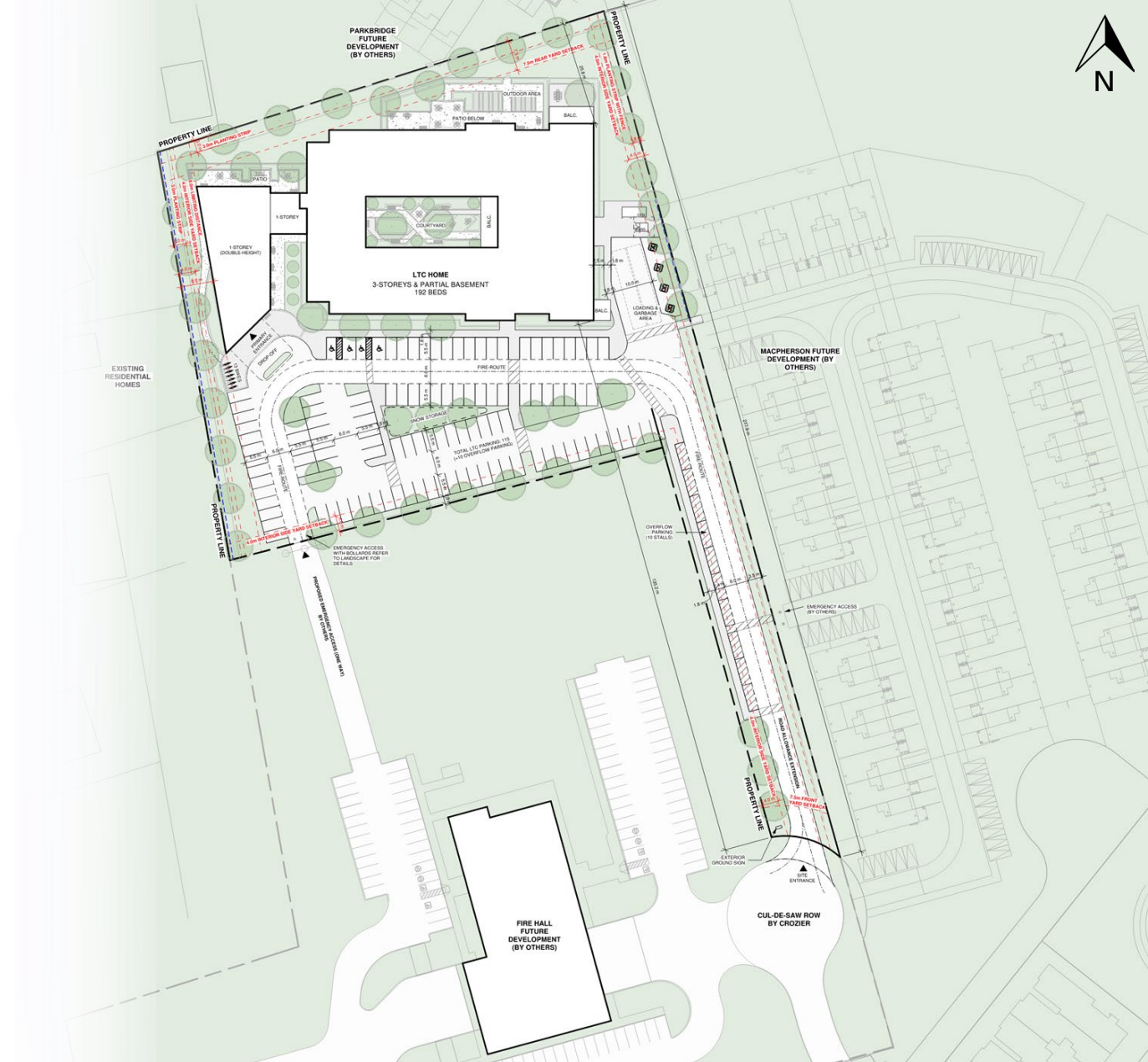
Landscaped Open Space: 42%

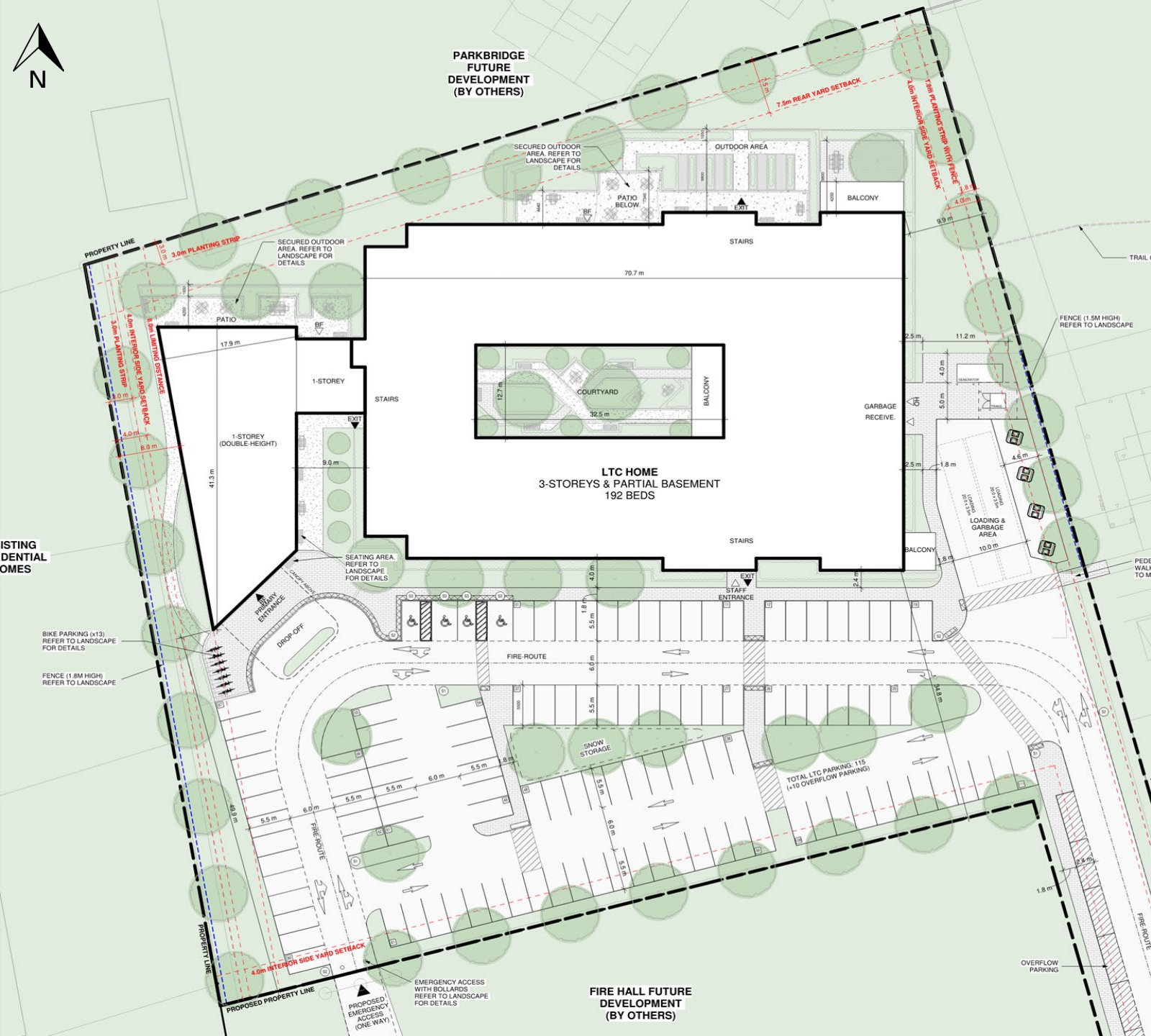


Vehicle Parking: 125 parking spaces
(4 accessible) + 2 Loading Spaces

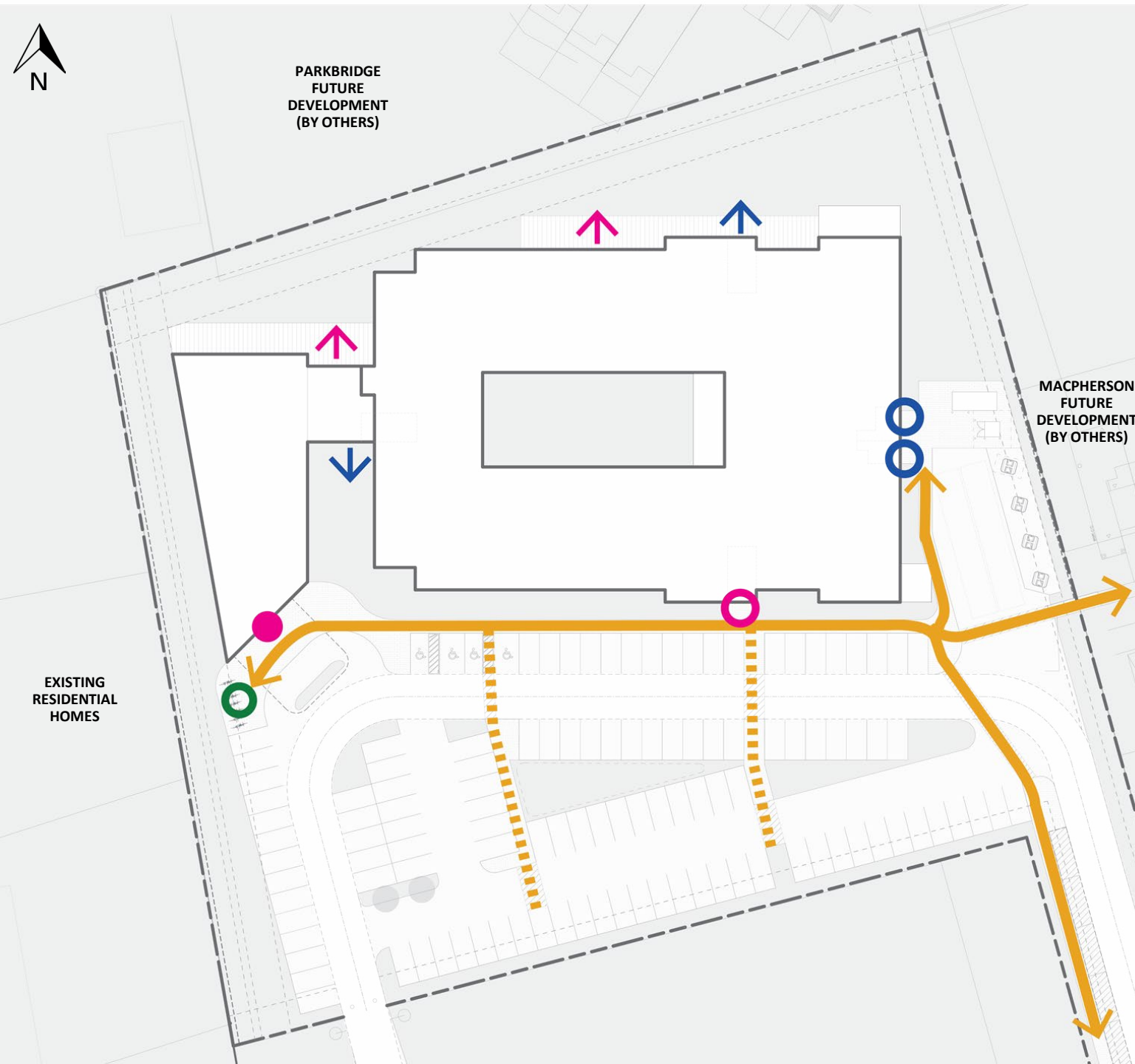


Bicycle Parking: 13 spaces





Site Plan



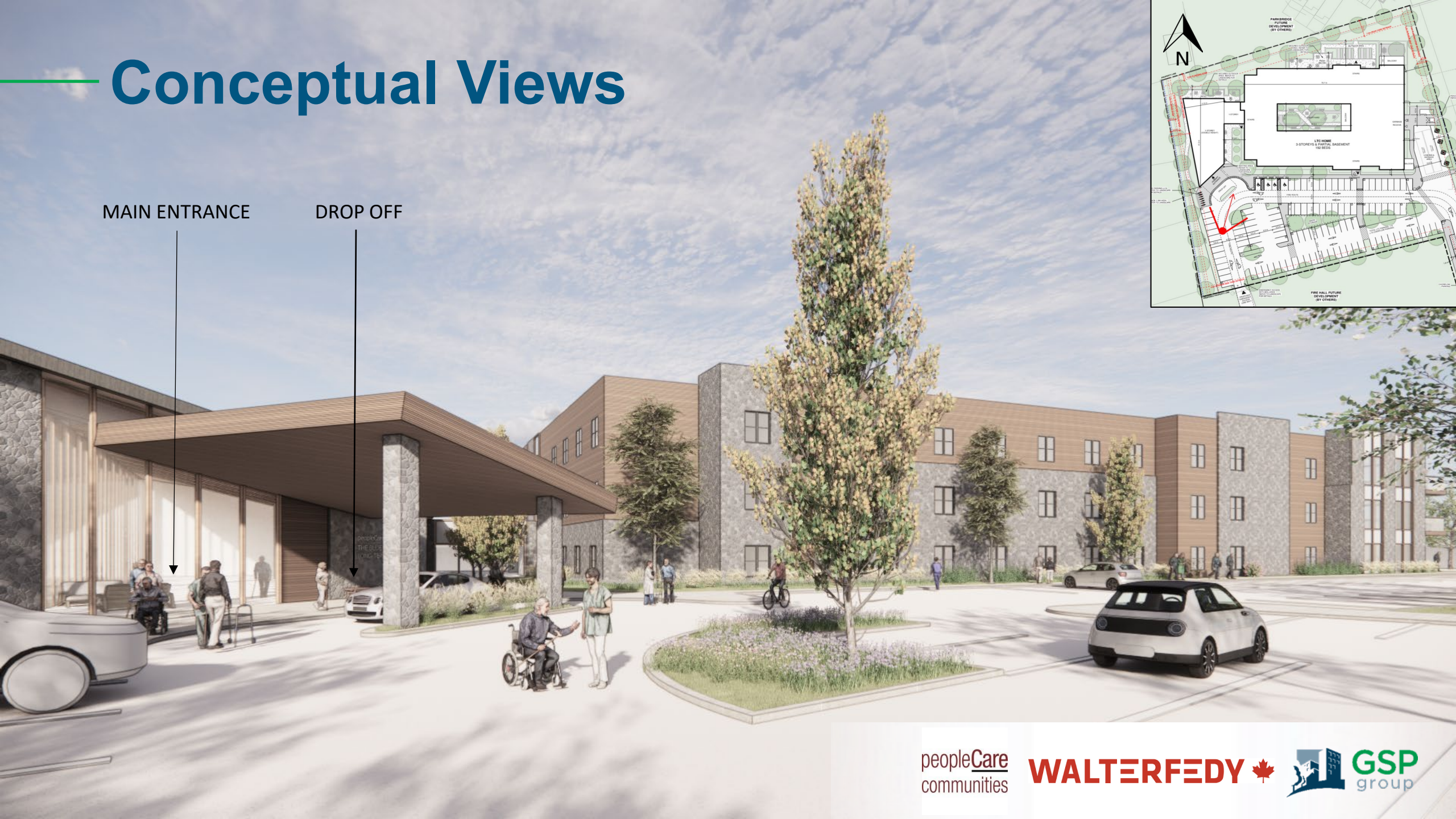
Site Plan

- Primary Circulation
- Secondary Circulation
- Primary Building Entry
- Staff Entry
- Loading/ Garbage Entry
- Secondary Building Entry (Patio)
- Exit Stairs
- Bike Parking

Conceptual Views

MAIN ENTRANCE

DROP OFF



Conceptual Views



Conceptual Views



MAIN ENTRANCE

STAFF ENTRANCE

RESIDENT LOUNGE

Policy Context Official Plan

- **County of Grey Official Plan (Recolour Grey)**
 - Schedule A Map 2 - 'Recreational Resort Settlement Area'
- **Town of Blue Mountains Official Plan**
 - Schedule A-4 – 'Institutional Area'



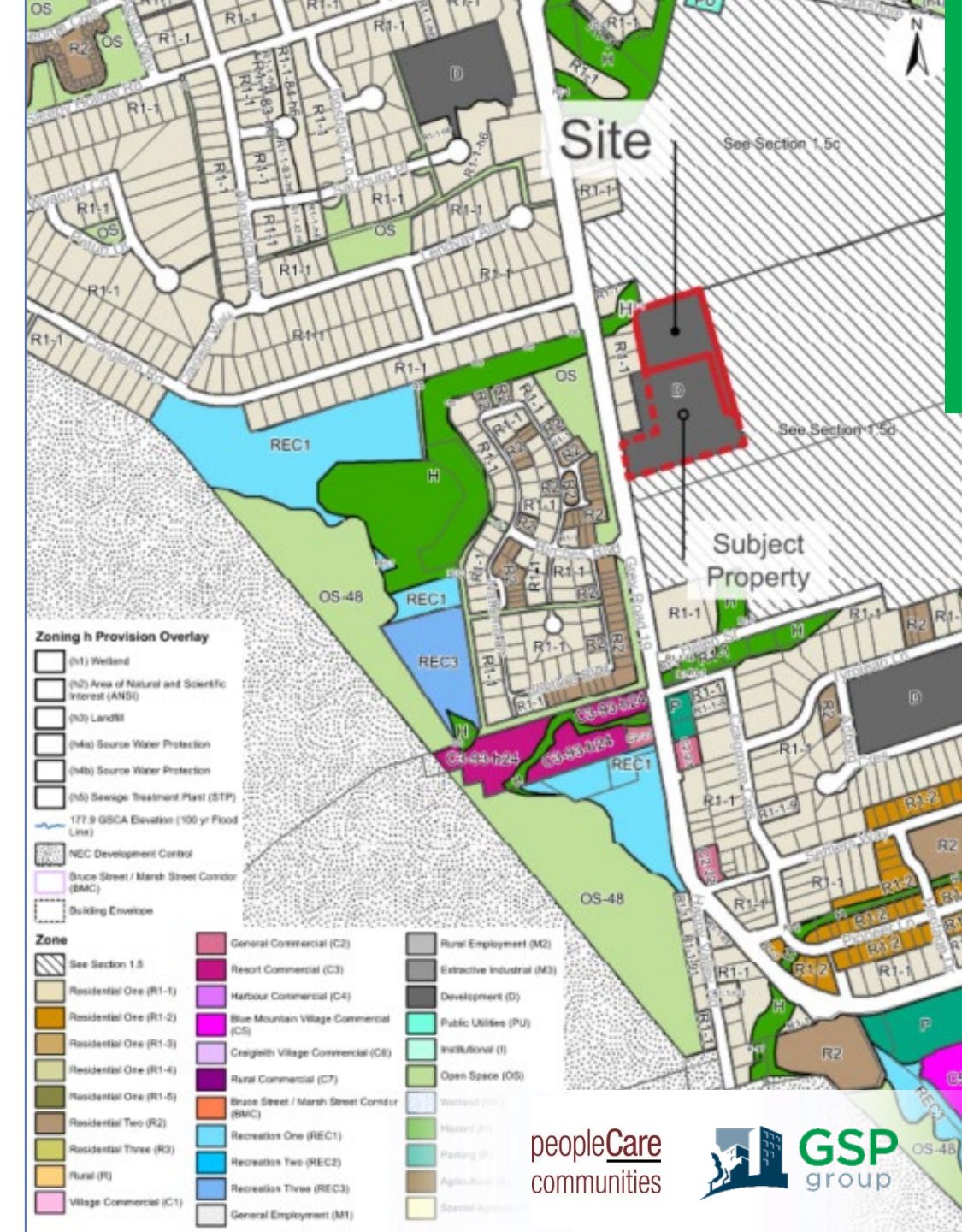
THE BLUE PRINT



Policy Context

Zoning By-law

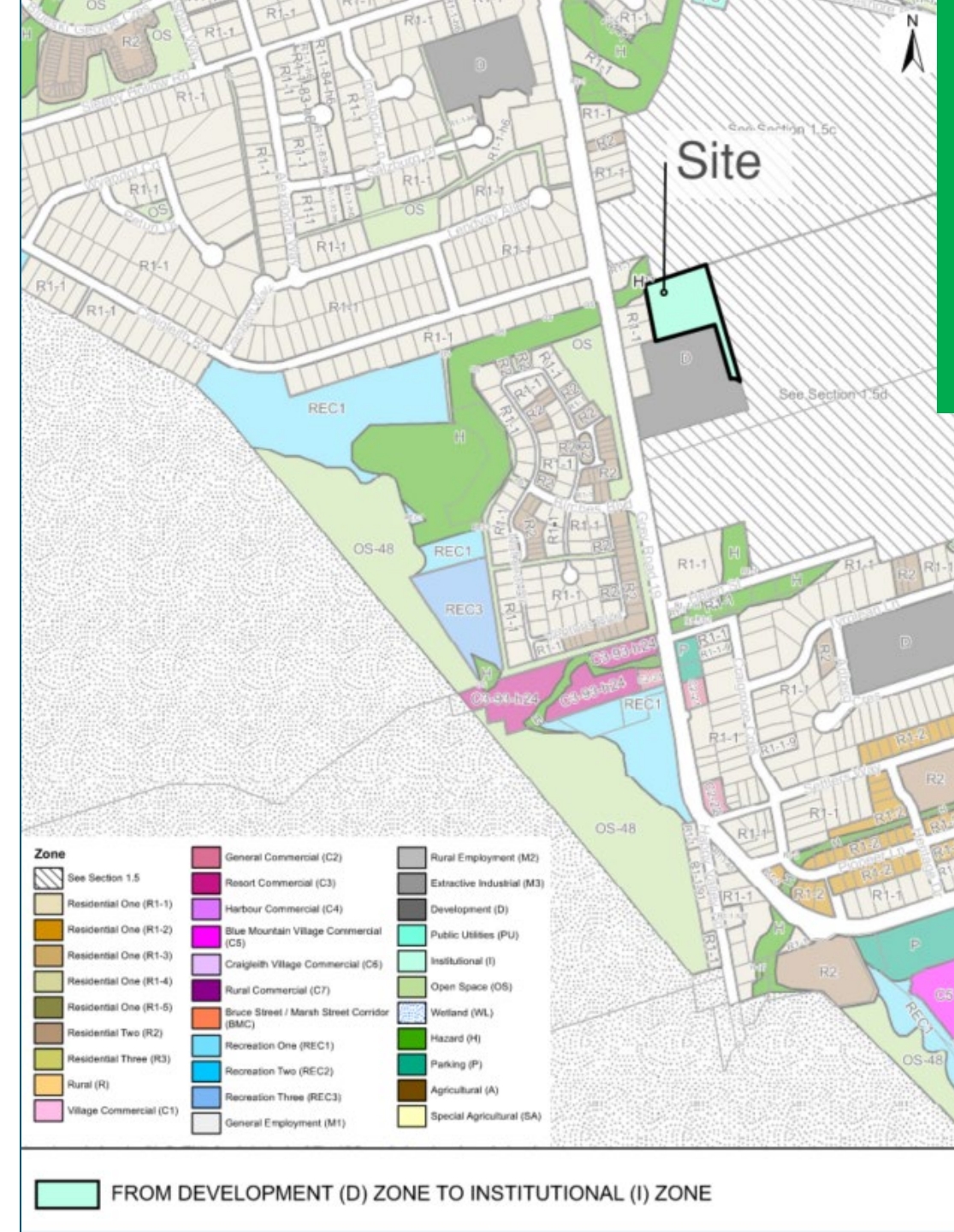
- **Town of Blue Mountains Zoning By-law #2018-65**
 - Schedule 'A' Map 3: Zoned 'Development'



Zoning By-law Amendment

Rezoning from **Development (D)** to **Institutional (I-X)**
with site-specific provisions to address:

- Building height
- Number of loading spaces
- Planting Strip buffer
- Accessible parking length
- Assumption of the public road
- Retaining Wall Location



Changing the World of Senior Living



Platinum member



Designing Vibrant Communities

where people thrive, live and work with purpose and vitality



Meaford LTC 128 beds • 76,000 sq ft • Opened 2022



Tavistock LTC 128 beds • 82,000 sq ft • Opened 2024



Delhi LTC 128 beds • 79,000 sq ft • Opened 2025



AR Goudie LTC 208 beds • 125,000 sq ft • Opened 2025



Tillsonburg LTC 160 beds • 94,000 sq ft • Opening 2026



Stratford LTC 288 beds • 169,000 sq ft • Opening 2027

PROCESS



Thank You

Questions will be answered at the end of the presentation

Rachel Bossie, MCIP, RPP

Senior Planner

GSP Group Inc.

rbossie@gspgroup.ca

www.gspgroup.ca

Wade Stever

Director of Development

peopleCare Inc.

wstever@peoplecare.ca

www.peoplecare.ca

**Zoning By-law Amendment
Public Meeting**

2026.06.23

peopleCare
communities



MacPherson Development Overview

ZBA File No. P3583

Home Farm Residential Subdivision
June 23rd, 2026

SITE STATISTICS	
LOT AREA	5.01 Ha
TOTAL NO. OF UNITS	56

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 SPACES/UNIT) 1 BDRM UNITS(1.25 SPACES/UNIT)	3 / 4 BDRM SPACES/UNIT 1 BDRM 1 SPACES/UNIT

 **MacPherson**

Community Plan



Development Proposal



MacPherson Purpose Built Rental Development - Streetscape



Purpose Built Rental Development – Townhome Rendering Elevation "A"



Purpose Built Rental Development – Townhome Rendering Elevation "B"

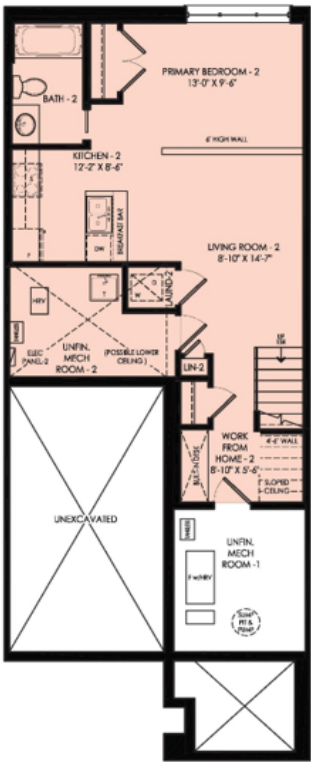


Purpose Built Rental Development with Accessory Dwelling Unit - St. Thomas, Ontario.

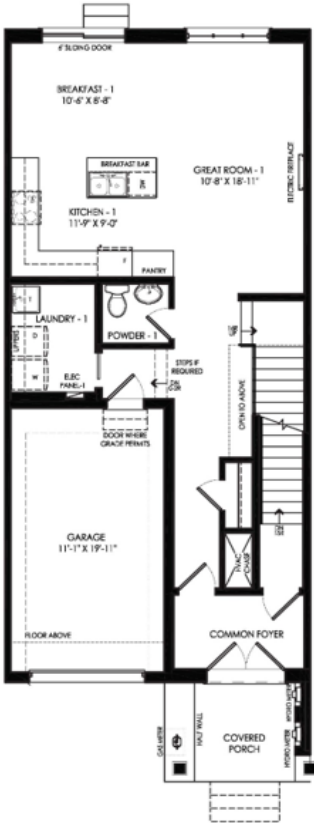


Purpose Built Rental Development Floorplan with Accessory Dwelling Unit - St. Thomas, Ontario.

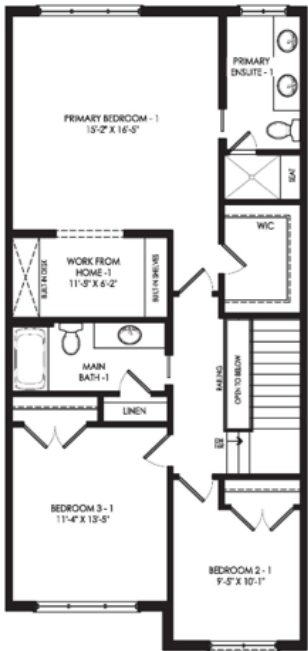
BASEMENT
WITH SECONDARY DWELLING UNIT



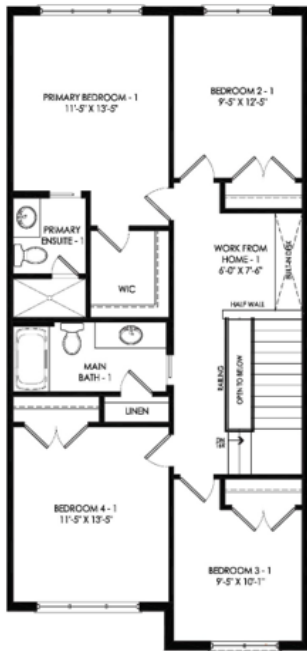
GROUND FLOOR



OPTIONAL THREE BEDROOM



OPTIONAL FOUR BEDROOM



ELEVATION: A1

Ground Floor: 766 sq.ft.

Second Floor: 1,047 sq.ft.

Total Primary Dwelling Area: 1813 sq.ft.

Total Basement Dwelling Area: 672 sq.ft.