



Reaching our Peak: The Blue Mountains CIP

Public Meeting

June 2, 2026

Prepared by NPG Planning Solutions Inc.

Project Team & Meeting Purpose

Public Meeting Purpose

The Public Meeting is an opportunity to **present the draft CIP** to the public and Council and to **invite input** to ensure that the plan meets community needs and priorities.

Public and Council input will be considered and the CIP may be amended to address comments in the final CIP.



TOWN OF THE BLUE
MOUNTAINS



HOUSING CONSULTANT



LEAD CONSULTANT

Parcel

ECONOMIC CONSULTANT

What is a Community Improvement Plan?

What is a Community Improvement Plan (CIP)?

- A tool that supports [revitalization development through financial incentives](#) for eligible businesses and property owners within a Community Improvement Project Area

What can a CIP offer?

- Municipal funding provided via financial incentives in the form of grants, loans, or tax equivalent grants
- Programs can incentivize [community revitalization](#) through beautification of building facades, conversions of underutilized spaces, updating energy efficiency or accessibility upgrades
- Programs can promote [affordable/attainable housing projects](#)

Who Benefits?

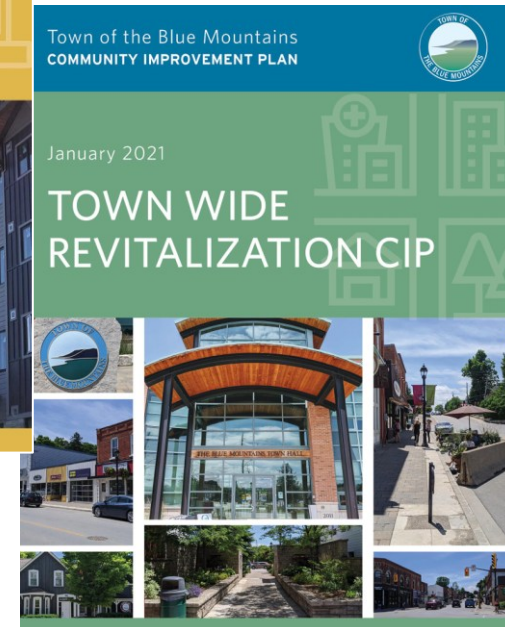
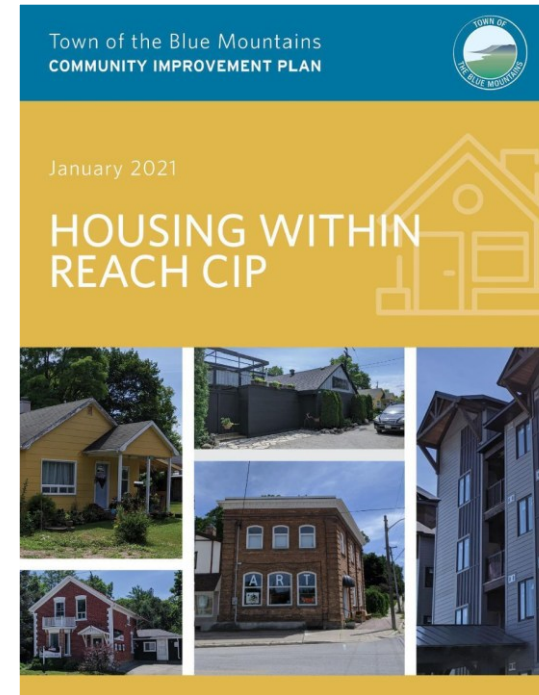
- The [whole community](#) benefits from improvements to the built environment
- It supports [businesses and property owners](#) in making property improvements

Existing Town CIP

The Town currently has two existing CIPs. These CIPs have been reviewed to:

- 1 Align with the Town's new Corporate Strategic Plan.
- 2 Facilitate stronger program uptake
- 3 Expand eligibility geographically within the Town
- 4 Respond to market trends

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Engagement Findings to Date

Engagement Activities



Workshops

To engage with business owners, housing developers and non-profits



Online Survey

To understand current challenges to program uptake and community needs



Community Engagement Session

To gather feedback on policy directions and guide the new CIP

Key Findings



Eligibility

Expand eligibility of programs to more areas of the Town



Streamline Process

Make it faster and easier to apply for funding and get approvals



Increase Funding

More program funding could contribute to viability for housing projects

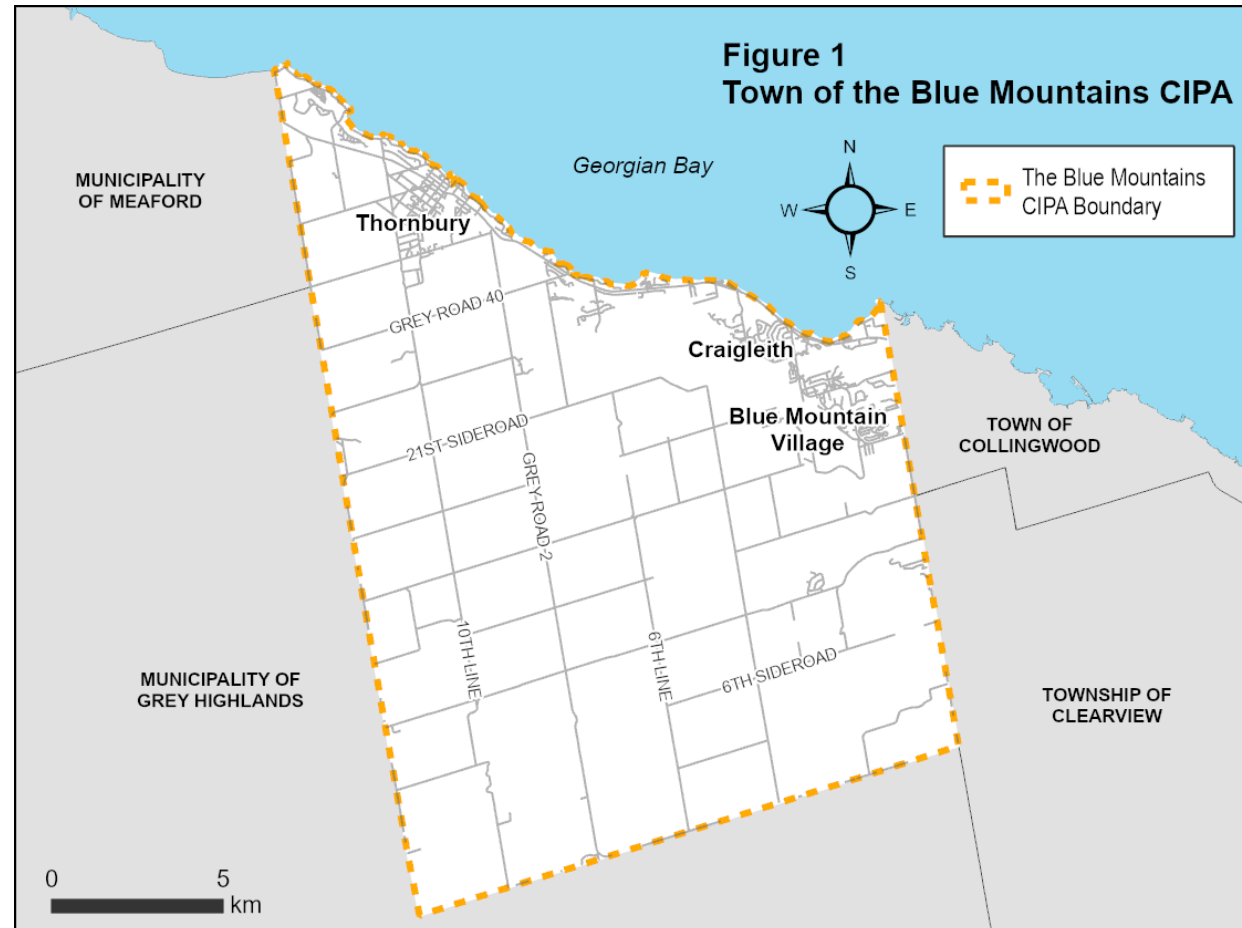


Innovate

Consider innovative programs to sustain housing affordability, agritourism, and climate resilience

Community Improvement Project Area (CIPA)

- The CIPA is the entire municipality
- Program eligibility has been expanded to include **Blue Mountain Village** and the agricultural area



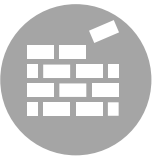
CIP Goals and Objectives



Maintain and enhance the Town's character as a **four-season destination** with a focus in core commercial areas



Support and sustain **local businesses** and contribute to overall economic viability.



Promote an **attractive, accessible, connected, and well-designed public and private realm** that meets the needs of residents and visitors.



Facilitate **affordable and attainable** housing units throughout the Town



Increase the **diversity of housing types** and **tenures** over the long-term



Enhance the **long-term viability** and competitiveness of **agricultural and rural areas**

The above CIP **goals** are supported by targeted **objectives**, such as improved placemaking, encouraging the establishment of medical clinics, and supporting the Town's agricultural sector.

Proposed Incentive Programs

Economic Development & Housing

1. Municipal Fees Grant Equivalent Program
2. Sustainability and Climate Resilience Grant
3. Brownfield Tax Assistance Program
4. Development Charges Equivalent Program
5. Building Conversion or Expansion Grant
6. Study & Design Program

Economic Development & Revitalization

7. Building Improvement Renovation Grant
8. Building Façade and Signage Grant
9. Property Enhancement and Improvement Program
10. Destination Infrastructure Grant
11. *Start-up Space Improvement Program
12. *Agricultural Diversification and Tourism Program

Housing Focused

13. Tax Increment Equivalent Program
14. Downtown Apartment Rehabilitation or Conversion program
15. Attainable Housing Feasibility Program
16. *Attainable Rental Housing Grant
17. Additional Residential Unit Program
18. Surplus Land Program
19. Land Banking Policy

* Denotes a new program

Administration

Ongoing Monitoring: The Town will regularly track CIP performance to ensure the program evolves with changing community needs.

Implementation Tools:

- **Concierge Service:** Provides residents and businesses with clear guidance on available funding opportunities.
- **Marketing Plan:** Increases public awareness of CIP programs and funding streams.

CIP Revisions:

- **Minor Adjustments (No Formal Amendment Required):** The Town may discontinue programs or make minor revisions to the CIP without a formal amendment.
- **Major Changes (Planning Act Requirements May Apply):** Significant modifications that alter the intent, scope, or legal structure of the CIP may trigger *Planning Act* requirements.

What's Next?

Public Meeting

The Public Meeting provides the public and Council an opportunity to review the draft CIP and provide input



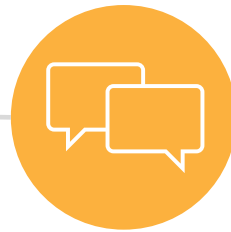
Council Adoption

Town Council will make a decision on adoption the final CIP



Public Comments

An opportunity for the public to give comments will be provided



Thank you!