



SHAPING GREAT COMMUNITIES

SUBMITTED DIGITALLY

GSP File No. 25161

June 29th, 2026
Town of Blue Mountains
Planning Services Division
32 Mill Street P.O. Box 310
Thornbury, ON N0H 2P0

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

**Re: Grey Road 19 (Town Owned Land Adjacent to the Under Construction Fire Hall)
Site Plan Application 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 Site Plan Application ("SPA") 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 (The "Subject Property"). The Subject Property is currently owned by the Corporation of the Town of Blue Mountains (the "Town") and includes a new fire hall currently under construction that will remain in the Town's ownership. The application is required to support the development of a (3) three-storey, 192-bed Long-Term Care ("LTC") Facility ("Proposed Development") on a 1.4-hectare (3.5-acre) portion of the Subject Property proposed to be purchased by the Town of Blue Mountains LTC Inc., from the Town (the "Site").

As noted above, the Town is the current owner of the Subject Property. It is proposed that the Site be created through the depositing of a reference plan by the Town which will also create a watermain easement to support water looping and an emergency access easement between the Site and the MacPherson lands to the east on the Site.

The Proposed Development is a new three (3) storey 192-bed LTC facility with a partial basement, and a gross floor area of approximately 10, 708 square metres. Outdoor amenities include secured resident courtyards, patios, balconies, and landscaped buffers along all property edges.

Parking and servicing have been designed to exceed municipal requirements, with 125 parking spaces provided (including four (4) barrier-free spaces) and dedicated areas for two (2) loading spaces, garbage collection, and emergency access. The plan also integrates 13 bicycle parking spaces and multiple future trail connections, supporting the surrounding communities.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

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162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9
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County of Grey Official Plan

The Site is designated as “Recreational Resort Settlement Area” in Schedule A of the County of Grey Official Plan (“Recolour Grey”). The Recreational Resort Settlement Area land use type applies to settlement areas which have developed as a result of site-specific Town of Blue Mountains amendments to the County of Grey Official Plan consisting of a defined development area, specific recreational amenities, residential development including additional residential units and serviced with full municipal services.

Recolour Grey notes that new development in the Recreational Resort Settlement Area land use type must serve the public interest by contributing to the provision of community recreational amenities, by facilitating municipal service infrastructure, and by accommodating existing un-serviced development areas and areas with development potential within the existing land use type or in settlement areas.

Town of Blue Mountains Official Plan

The Site is currently designated as ‘Institutional’ (I) in the Town of Blue Mountains Official Plan (Schedule A-4 Craighleith and Swiss Meadows Map). The Institutional designation identifies lands for larger institutional uses, which serve the needs of the community (Section A4.1.6).

Town of Blue Mountains Zoning By-law

The Site is currently zoned ‘Development’ (D) in the Town of Blue Mountains Zoning By-law 2018-85. In accordance with Section 1.5g) the provisions of the former Township of Collingwood Zoning By-law 83-40 and the former Township of Thornbury Zoning By-law 10-77 shall apply.

A Zoning By-law Amendment (“ZBA”) for the Site was submitted in May 2026 and is currently in process to amend the existing Development (D) zone to an Institutional (I) zone to allow the proposed LTC facility. Site-specific provisions are also proposed to address building height, barrier-free parking size requirements, a reduction in the total amount of loading spaces, retaining wall locations and public road assumption.

This ZBA application was submitted alongside MacPherson Builders Limited Homes (“MacPherson”) that is proposed to permit approximately 112 purpose-built rental townhouses on the adjacent lands to the east of the Site. The ZBA applications are currently being advanced together to support a coordinated master plan of the area and to clearly demonstrate the land-use synergies, shared infrastructure considerations, and overall integration between the developments. A public meeting was recently held on June 23rd, 2026, to discuss the ZBA. It is anticipated that a decision meeting for the ZBA will be held in July or August 2026.

Summary

In support of the proposed Site Plan Application, and in accordance with the discussions held with the Town, we have enclosed the following:

- Site Plan Application (on cloud permit).
- Signed Owner Authorization Form.
- Architectural Drawing Package, prepared by WalterFedy, dated June 2026:

- A000 Cover Page;
- A001 Context Plan;
- A002 Project Stats & OBC Matrix;
- A101 Master Site Plan;
- A102 Site Plan;
- A103 Site Plan Details;
- A301 Building Elevations;
- A305 3D Views;
- A306 3D Views;
- A307 3D Views; and
- A308 3D Views.
- Electrical Drawing Package, prepared by WalterFedy, dated June 2026:
 - ES01 Electrical Notes, Schedules, Details, Legends, and Drawing List;
 - ES02 Electrical Site Plan; and
 - ES03 Electrical Lighting Cutsheets.
- Servicing and Stormwater Management Report, prepared by WalterFedy, dated June 2026.
- Civil Drawing Package, prepared by WalterFedy, dated June 2026:
 - C101 Existing Conditions & Removals Plan;
 - C201: Grading Plan (1 of 2);
 - C202: Grading Plan (2 of 2);
 - C301: Servicing Plan (1 of 2);
 - C401: Erosion & Sediment Control Plan;
 - C501: Notes; and
 - C502: Details
- Engineer Cost Estimate and Securities Calculation, prepared by WalterFedy, dated June 2026.
- Landscape Drawing Package prepared by Hill Design Studios, dated June 2026:
 - L1: Tree Management Plan;
 - L2: Landscape Plan; and
 - L3: Landscape Plan Enlargement.

The required application fee(s) will be paid promptly upon receipt of an invoice from the Town. Please note that the Hydraulic Analysis required for the Site Plan Application has been completed by Crozier Engineering and will be submitted as part of their submission. Additionally, the SWM Facility Plans inform the overall subdivision, and not the proposed LTC site specifically, as well as plan and profile drawings, and are therefore not required or included in this submission.

The Ministry of Health and Long-Term Care (“Ministry”) has issued a licence allocation for a new LTC facility in the Town of Blue Mountains within a condensed timeframe. To support the Ministry’s timeline, Town of Blue Mountains LTC Inc., C/O peopleCare Inc., respectfully requests that the Site Plan Approval application be reviewed and advanced as expeditiously as possible, with the objective of obtaining Site Plan Approval by October 2026 to enable construction.

We trust this constitutes a complete 1st Site Plan Application and look forward to receiving a date to review comments with applicable Town staff and commenting agencies as soon as possible. Should you have any questions, or require any additional information, please do not hesitate to reach out to the undersigned.

**Sincerely,
GSP Group Inc.**



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/ Enclosures