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PLANNING JUSTIFICATION REPORT

796060 Grey Road 19

Town of Blue Mountains, Grey County

**Minister's Zoning Order
Application**

TABLE OF CONTENTS

1.0 INTRODUCTION
1.1 SITE LOCATION
2.0 REQUIRED APPROVALS
3.0 THE PROPOSAL
4.0 SURROUNDING LAND USES
5.0 REVIEW OF APPLICABLE PLANNING POLICIES
5.1 RATIONALE FOR A MINISTER'S ZONING ORDER
5.2 PLANNING ACT
5.3 PROVINCIAL PLANNING STATEMENT, 2024
5.4 COUNTY OF GREY OFFICIAL PLAN
5.5 TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN
5.6 TOWN OF THE BLUE MOUNTAINS ZONING-BY-LAW
5.7 NIAGARA ESCARPMENT PLAN
5.8 NOTTAWASAGA VALLEY CONSERVATION AUTHORITY
6.0 SUPPORTING TECHNICAL STUDIES
7.0 SUMMARY AND CONCLUSIONS

1.0 INTRODUCTION

This Planning Justification Report has been prepared in support of a request to the Minister of Municipal Affairs and Housing for a Minister's Zoning Order (MZO) under Section 47 of the Planning Act to permit a purpose-built rental housing community on the lands municipally known as 796060 Grey Road 19 in the Town of The Blue Mountains.

The proposed development consists of purpose-built rental apartment units within multiple buildings on a 9.95-hectare site. The development is intended to address the demonstrated shortage of attainable and affordable rental housing in the Town of The Blue Mountains and the broader Southern Georgian Bay area, with particular emphasis on workforce housing supporting the tourism and service economy, including Blue Mountain Resort.

The subject lands are designated Recreational Resort Settlement Area in the County of Grey Official Plan (Appendix:1) and Future Secondary Plan Area in the Town of The Blue Mountains Official Plan (Appendix:2). They are currently zoned Development (D), Wetland (WL), and Hazard (H) in the Town's Zoning By-law 2018-65 (Appendix:3). This report demonstrates that the proposed development is consistent with the Provincial Planning Statement, 2024, conforms to the intent of the County and Town Official Plans, represents an efficient use of land and infrastructure within a designated settlement area, and advances matters of provincial interest related to housing supply and economic development. The MZO is the appropriate and necessary tool to facilitate timely delivery of this housing given the absence of an approved Secondary Plan and the urgent community need. (MZO documents Appendix:4)

1.1 SITE LOCATION

The subject lands are legally described as RCP 950 PT LOT 63 RP 16R2789 PT PART 1, Roll Number 4242000002089200000. The property has frontage on Grey Road 19 and is approximately 9.95 hectares (24.6 acres) in size. It is located in close proximity to Blue Mountain Resort and Village, the largest employer in the Town.



2.0 REQUIRED APPROVALS

Implementation of the proposal requires:

1. Minister's Zoning Order (MZO) under Section 47 of the Planning Act
2. Site Plan Approval
3. Any required permits from the Nottawasaga Valley Conservation Authority
4. Niagara Escarpment Commission Development Permit (if required under the Niagara Escarpment Planning and Development Act)
5. Any other statutorily required permits for development

3.0 THE PROPOSAL

The proposed development consists of purpose-built rental apartment buildings on the subject lands. The conceptual site plan (Ware Malcomb, Scheme 04a, July 2026) (Appendix:5) is a feasibility plan only. It demonstrates that the requested permissions can be implemented in a manner that provides:

- A maximum gross density of approximately 65 units per hectare for up to 646 dwelling units. The current site plan shows 612 dwelling units.
- A maximum building height of 6 storeys, implemented through a stepped-height approach
- Appropriate setbacks, landscaping, and buffering
- Protection and dedication of wetland and hazard lands
- Internal private road network with connections to Grey Road 19
- Parking supply supported by the Parking Justification Study prepared by Tatham Engineering (February 2026). That study concludes that a total of 712 parking spaces is reasonable for a development of approximately 612 units (approximately 1.16 spaces per unit). This rate is justified having regard to proxy site data, ITE empirical rates, and standards in other municipalities.
- Bicycle parking in accordance with applicable standards

Height Justification – Maximum 6 Storeys

A maximum building height of 6 storeys is appropriate for the subject lands for the following reasons:

- **Stepped Height and Visual Transition**

The proposed development will employ a clear stepped-height approach. Lower buildings (maximum 3 storeys) will be located closest to Grey Road 19, with building heights increasing toward the interior and southern portions of the site (up to 6 storeys). This strategy minimizes visual impact on the Grey Road 19 corridor and the viewshed toward the Niagara Escarpment, while still allowing efficient use of the developable area.

- **Context and Proximity to Blue Mountain Village**

The subject lands are located in close proximity to Blue Mountain Village, the primary recreational and tourist node in the Town. Multi-storey buildings already form part of the built character of the Village. A maximum of 6 storeys on the rear

portion of the site represents a logical and compatible extension of this resort-oriented built form.

- **Efficient Use of Land and Housing Supply**

Allowing 6 storeys on the interior of the site supports the proposed density of 65 units per hectare in a more compact form. This aligns with provincial priorities under the Provincial Planning Statement, 2024 to increase the supply of housing, including purpose-built rental housing, within designated settlement areas.

- **Compatibility and Mitigation**

The greater setback of the taller buildings from Grey Road 19, combined with landscaping, step-backs, and high-quality architectural treatment (to be refined at Site Plan stage), will ensure the development remains compatible with the surrounding context and the scenic objectives of the Niagara Escarpment Plan.

- **Site Plan Control**

Final building placement, massing, step-backs, materials, and landscaping will be subject to full Site Plan Approval under Section 41 of the Planning Act. This provides the Town (and the Niagara Escarpment Commission as a commenting agency) with the ability to further refine the visual impact of any 6-storey buildings.

While the Niagara Escarpment Commission's pre-consultation comments recommended a maximum of 5 storeys, the proposed stepped approach — keeping lower buildings along Grey Road 19 and locating the 6-storey buildings deeper into the site — continues to respond to the Commission's primary concern regarding the protection of the Grey Road 19 viewshed and the vegetated character of the corridor.

Important clarification: The conceptual site plan does not form part of the requested Minister's Zoning Order. It is provided solely to demonstrate the feasibility of the requested zoning permissions. The detailed site plan will be submitted at a later date through the Town's Site Plan Control process under Section 41 of the Planning Act. The Town will retain its full authority under Section 41 to ensure the final development conforms with all

applicable urban design guidelines, engineering standards, landscaping requirements, and other municipal standards.

4.0 SURROUNDING LAND USES

The subject lands front Grey Road 19. Surrounding lands to the north are designated Residential Recreation Area and zoned Residential One (R1-3). Lands to the west, south, and east are designated Future Secondary Plan Area and zoned Development (D). The site is well-positioned relative to Blue Mountain Resort, commercial services, recreational amenities, and planned infrastructure improvements along Grey Road 19.

5.0 REVIEW OF APPLICABLE PLANNING POLICIES

5.1 Rationale for a Minister's Zoning Order

The subject lands are located within a Future Secondary Plan Area in the Town of The Blue Mountains Official Plan. Under the conventional municipal planning process, residential development would require the completion of a Secondary Plan, followed by an Official Plan Amendment and Zoning By-law Amendment, and then Site Plan Approval. There is currently no approved Secondary Plan for these lands and no defined timeline for its initiation or completion. Town staff has previously noted that proceeding through the traditional process would be “very challenging” given the policy framework.

There is an urgent and demonstrated need for purpose-built rental housing in the Town of The Blue Mountains, Grey County, and the surrounding Southern Georgian Bay area. This need is documented in:

- The Housing Market Justification Study prepared by Parcel Economics (February 2026), which identifies significant unmet demand for apartment-style rental housing, including demand from the local workforce and seniors. Existing supply and development activity are insufficient to meet forecast demand, with clear evidence of pent-up demand.

- County of Grey Official Plan policies (Section 4.2.10) that explicitly recognize the importance of affordable and liveable employee housing and encourage purpose-built employee housing in Recreational Resort Settlement Areas in proximity to major employers.
- Local observations and previous deputations documenting the impact of limited rental inventory on the ability of businesses, including Blue Mountain Resort (the Town's largest employer), to attract and retain staff.

The limited supply of purpose-built rentals has become a constraint on the economic and social well-being of the community. Waiting for the completion of a Secondary Plan (which the Town has indicated it is not currently advancing) would significantly delay the delivery of much-needed rental units on lands that are already designated for future urban growth.

The subject lands are located on the edge of the Future Secondary Plan Area and are directly adjacent to existing municipal infrastructure along Grey Road 19. The proposed internal road network provides a through-connection that will facilitate orderly development of the remaining Secondary Plan lands in the future. Water and sanitary infrastructure constructed as part of the future Site Plan Approval process will be sized to accommodate the broader Secondary Plan area. As a result, advancing these lands through an MZO does not fetter or prejudice the Town's ability to comprehensively plan the remainder of the Secondary Plan Area to its full potential. Rather, it allows for the logical, incremental extension of development from existing infrastructure while preserving the Town's ability to complete a comprehensive Secondary Plan for the larger area at a later date.

An MZO is the appropriate planning tool because:

- It responds to an urgent and demonstrated shortage of purpose-built rental housing;
- It advances Provincial priorities related to increasing housing supply and housing affordability;
- It supports local workforce housing and long-term community sustainability;

- It establishes the principle of use and density while still requiring full technical review through subsequent processes (Site Plan Approval, NVCA permit, NEC Development Permit if required, etc.);
- It provides a more efficient and timely process, allowing housing delivery significantly sooner than the conventional Secondary Plan + Official Plan Amendment + Zoning By-law Amendment route;
- It advances lands on the edge of the Secondary Plan Area in a manner that supports, rather than constrains, the future comprehensive planning of the remaining lands.

The proposed MZO does not establish a new settlement area or expand the settlement boundary. It enables necessary residential development on lands already identified by both the County and the Town as appropriate for future urban growth.

5.2 Planning Act

The Planning Act sets out the ground rules for land-use planning in Ontario. A Minister's Zoning Order is requested pursuant to Section 47, which authorizes the Minister of Municipal Affairs and Housing to regulate the use of land, buildings, and structures where it is determined that such action is appropriate and in the public interest.

Section 2 of the Planning Act requires that planning decisions have regard to matters of provincial interest. The proposal advances the following provincial interests:

- The provision of a full range of housing, including affordable and attainable rental housing;
- Increasing the supply of housing;
- Facilitating purpose-built rental development;
- Supporting economic development and labour-force housing;
- Promoting efficient land use and infrastructure utilization;

- Providing a different unit type that is more affordable than the predominant low-density forms in the area;
- Creating complete and inclusive communities;
- Supporting the development of safe and healthy communities.

Section 3 requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act (addressed in Section 5.3 below).

Section 47 provides the Minister with broad authority to make zoning orders. The Minister considers whether the MZO is appropriate having regard to provincial priorities, municipal planning objectives, and the public interest. The request for an MZO is made to facilitate purpose-built rental development in a timely manner in response to a demonstrated shortage of rental accommodations that support staff working in local businesses.

It is respectfully submitted that the proposed Minister’s Order represents an appropriate exercise of the Minister’s authority under Section 47. The requested MZO advances the public interest by facilitating the timely delivery of purpose-built rental housing and supporting the Province’s objectives of increasing housing supply. The proposal is consistent with the objectives and intent of the Planning Act, advances the matters of provincial interest set out in Section 2, and represents good land-use planning. (Public Interest Review Appendix:6).

5.3 Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) was issued under Section 3 of the Planning Act and came into effect October 20, 2024. Decisions affecting planning matters shall be consistent with the PPS.

The PPS emphasizes the importance of increasing the supply and mix of housing options and addressing the full range of affordable housing needs. Settlement areas shall be the focus

of growth and development (Section 2.3). The subject lands are located within a settlement area already identified by the Town as appropriate for future urban growth.

The PPS directs planning authorities to provide for an appropriate range and mix of housing options and densities to meet projected needs. Complete communities should be encouraged by accommodating an appropriate range and mix of land uses. Municipal water and sanitary sewer systems are the preferred form of servicing.

The proposed development provides for efficient land use by maximizing the development potential of lands within a settlement area. Chapter 4 of the PPS promotes the conservation of biodiversity and protection of natural heritage and water resources. The subject lands contain natural heritage features; these have been identified through technical studies, and the developable area has been refined accordingly. Chapter 5 directs development away from natural and human-made hazards where there is an unacceptable risk. Technical studies have been prepared to identify and mitigate hazards.

The proposal will contribute to the long-term prosperity and growth of the Town of The Blue Mountains and Grey County in a manner consistent with the PPS 2024. (Provincial Interest: Appendix:7)

5.4 County of Grey Official Plan

The subject lands are designated Recreational Resort Settlement Area in the County of Grey Official Plan. This is an urban land-use designation that recognizes areas with established recreational amenities, tourism, residential development opportunities, and full municipal servicing.

Because the County Official Plan already designates these lands for urban/recreational resort uses, the requested MZO can be viewed, in part, as advancing the conformity of the Town's Official Plan (which currently shows the lands as Future Secondary Plan Area) with the

parent County Official Plan. The MZO facilitates the implementation of the County's long-term vision for these lands in a timely manner.

Section 3.8 of the County Official Plan states that new development in the Recreational Resort Settlement Area must serve the public interest by contributing to community recreational amenities, facilitating municipal service infrastructure, and accommodating areas with development potential.

The County Official Plan places considerable emphasis on increasing the supply of housing throughout Grey County. Section 4.2.10 specifically addresses employee housing and its importance in providing affordable employee housing and encouraging a diverse range of housing types, densities and tenures to meet the County's housing needs:

"Employees, whether part-time or full-time, shall have the opportunity to access affordable and liveable employee housing. Recolour Grey promotes a diverse range of housing types, densities, and tenures to support the needs of the County's range of housing needs. This diverse range includes purpose-built employee housing..."

Employee housing is a permitted use in the Recreational Resort Settlement Areas that are in proximity to major employers. The County encourages higher-density residential forms and a diversity of housing options that support local employment and economic growth.

The proposed development directly implements these policies by providing approximately 612 purpose-built rental apartment units adjacent to the Blue Mountain Resort employment area. The development will increase the supply of long-term rental housing, improve housing opportunities for employees working within the tourism and recreation sector, and contribute to workforce attraction and retention. By providing a diverse form of housing tenure within the Recreational Resort Settlement Area, the proposal advances the County's objectives of supporting housing diversity, strengthening economic competitiveness, and creating complete communities.

Grey County recognizes that providing a range of housing types, densities and tenures will help to meet the needs of existing and future residents.

The proposed purpose-built rental apartment development directly supports the recreational amenities, tourism economy, and local businesses by providing housing in close proximity to the largest employer in the Town and conforms to the intent of the County Official Plan.

The proposed purpose-built rental development will provide housing opportunities in close proximity to Blue Mountain Resort and other major employers, reducing commuting distances and improving access to housing for employees working throughout the Town and surrounding municipalities. The development therefore supports both housing objectives and the long-term economic competitiveness of the region.

5.5 Town of The Blue Mountains Official Plan

The subject lands are located within a Secondary Settlement Area designated as Future Secondary Plan Area. Secondary Settlement Areas are intended to accommodate a range of residential, commercial, institutional, and recreational uses while making efficient use of existing and planned infrastructure.

Section B2.18 supports employee housing and a diversity of housing types, densities, and tenures, including purpose-built employee housing in proximity to major employment uses. The proposed maximum density of approximately 65 units per hectare is consistent with densities already supported by the Town. In the Community Living Area designation in Thornbury (a settlement area), the Official Plan supports a density range of 40 to 100 units per gross hectare. A density in the order of 65 units per hectare is appropriate within the Future Secondary Plan Area to support affordability and efficient use of infrastructure.

The Preliminary Functional Servicing Report (Tatham, February 2026) confirms that the proposed density can be supported by municipal water and sanitary services. Water can be

provided via connection to the existing 350 mm watermain on Grey Road 19. Sanitary servicing is proposed via planned municipal extensions. The Town is currently investing in sanitary infrastructure upgrades in the Craighleith area to accommodate growth. Approving the MZO and enabling earlier delivery of these units will allow that planned municipal investment to be utilized sooner, supporting more efficient use of public infrastructure.

Compatibility with surrounding lands can be achieved through built form, setbacks, site design, landscaping, and buffering, all of which will be reviewed in detail through the Town's Site Plan Control process.

5.6 Town of The Blue Mountains Zoning By-law

The subject lands are currently zoned Development (D), Wetland (WL), Hazard (H), and subject to Holding Provision (h) in Zoning By-law 2018-65.

The Development (D) zone is intended to recognize lands anticipated for future development once the necessary planning, servicing, environmental, and engineering reviews have been completed. Those studies have now been prepared.

The conceptual site plan is a feasibility figure only. It does not form part of the requested MZO. The MZO will establish the principle of use, maximum density, maximum height, and parking standard. The detailed site plan will be submitted later under Section 41 of the Planning Act. The Town will retain its full Site Plan Control authority to ensure the final development meets all urban design, engineering, landscaping, and other municipal standards.

The requested MZO seeks the following site-specific permissions:

- Rezone the developable portion of the lands from Development (D) to a site-specific Residential Third Density (R3) Zone or an equivalent site-specific Purpose-Built Rental Residential zone.

- Permit a maximum gross density of 65 units per hectare.
- Maximum building height of 6 storeys, implemented through a stepped-height approach that locates lower buildings closer to Grey Road 19 and taller buildings deeper into the site
- Establish a minimum parking requirement supported by the Parking Justification Study (Tatham, February 2026), which concludes that 712 spaces is reasonable for approximately 612 units (approximately 1.18 spaces per unit). This is lower than the general Zoning By-law rate of approximately 1.82 spaces per unit.
- Zone the wetland, hazard, and open-space portions of the lands appropriately (Wetland, Hazard, and/or Open Space) to ensure their protection.
- Address the Holding (h1) provision through the completed studies and future NVCA permit.

5.7 Niagara Escarpment Plan

The subject property is designated Escarpment Recreation Area in the Niagara Escarpment Plan (NEP). This designation accommodates recreational uses and certain complementary residential uses that support the recreational function of the area.

The subject property is located outside of the Niagara Escarpment Commission's Area of Development Control. As a result, a Niagara Escarpment Commission (NEC) Development Permit is not required for the proposed development.

Although a Development Permit is not required, the lands remain within the Niagara Escarpment Plan Area. Pursuant to Sections 13 and 14 of the Niagara Escarpment Planning and Development Act, municipal by-laws and planning decisions must not conflict with the

Niagara Escarpment Plan, and the NEP prevails in the event of any conflict. The NEC therefore continues to act as a commenting agency on municipal applications for the site. NEC staff have reviewed the current concept plan and, in principle, support the proposed development. They have provided recommendations primarily related to the protection of scenic resources and the landscape character of the Grey Road 19 corridor. These recommendations include:

- Increasing setbacks and/or incorporating step backs on the north ends of the buildings closest to Grey Road 19;
- Providing landscaped space along the road frontage to accommodate tree planting and maintain the vegetated character of the corridor; and
- Establishing a maximum height regime that places lower buildings (no higher than 3 storeys) closer to Grey Road 19 and taller buildings (no higher than 6 storeys with set-backs) deeper into the site.

The proposed development responds to these recommendations through a stepped-height approach. Lower buildings (maximum 3 storeys) will be located closest to Grey Road 19, with building heights increasing toward the interior of the site up to a maximum of 6 storeys. This strategy continues to protect the Grey Road 19 viewshed and the vegetated character of the corridor while allowing efficient use of the developable area.

While the NEC's pre-consultation comments recommended a maximum of 5 storeys for the tallest buildings, the proposed stepped approach — keeping lower buildings along Grey Road 19 and locating the 6-storey buildings deeper into the site — directly addresses the Commission's primary concern regarding visual impact from the public road.

The detailed matters raised by the NEC (including refined setbacks, step-backs, landscaping, grading, and natural heritage mitigation) are appropriately addressed through the Site Plan Approval process under Section 41 of the Planning Act. At that stage, the Town retains full authority to ensure the final development conforms with the applicable NEP policies, and the NEC will have a further opportunity to comment.

The proposed purpose-built rental development supports the recreational amenities and local tourism workforce within the Escarpment Recreation Area and is compatible with the intent of the designation.

5.8 NOTTAWASAGA VALLEY CONSERVATION AUTHORITY

The subject property is within the NVCA regulated area. A permit from the NVCA is required for any development on the subject lands. The NVCA was actively involved in the delineation of the constraints on the property and agreed with the established buffers. (Appendix:7)

6.0 SUPPORTING TECHNICAL STUDIES

The following studies support the proposed development:

- Housing Market Justification Study (Parcel Economics, February 2026) – Demonstrates significant unmet demand for purpose-built rental and workforce housing.
- Stage 1 & 2 Archaeological Assessment (ACC, February 2024) – No resources identified; no further assessment required.
- Natural Heritage Constraints Analysis (Birks NHC, June 2023) – Identifies features and establishes developable limits.
- Natural Hazards Brief (Tatham, August 2024) – Defines flood and erosion hazard limits.
- Hydrogeological Assessment (Tatham, May 2024) – Addresses groundwater conditions.
- Preliminary Functional Servicing Report (Tatham, February 2026) – Confirms servicing feasibility for the proposed density.
- Parking Justification Study (Tatham, February 2026) – Supports a parking supply of 649 spaces for approximately 612 units (approximately 1.18 spaces per unit).

- Transportation Impact Study (Tatham, February 2026) – Confirms the road network can accommodate the development with planned Grey Road 19 improvements.
- Phase II Environmental Site Assessment & Stockpiled Fill Quality (Fisher, December 2023).
- Preliminary Geotechnical Investigation (Fisher, December 2023).

These studies demonstrate technical feasibility and that impacts can be mitigated through detailed design and downstream approvals.

7.0 SUMMARY AND CONCLUSIONS

The proposed purpose-built rental housing community at 796060 Grey Road 19 represents good planning. It responds to a demonstrated need for rental and workforce housing, is located within a designated settlement area, makes efficient use of existing and planned infrastructure, and protects significant natural features and hazards.

The requested Minister's Zoning Order is the appropriate mechanism to establish the necessary land-use permissions in a timely manner. The conceptual site plan is a feasibility tool only and does not form part of the MZO. The Town will retain full Site Plan Control authority under Section 41 of the Planning Act.

It is our professional opinion that the proposed development is consistent with the Provincial Planning Statement, 2024, conforms to the intent of the County of Grey and Town of The Blue Mountains Official Plans, advances matters of provincial interest, and is in the public interest.

Respectfully submitted,

Krystin Rennie

Krystin Rennie, MAES, MCIP, RPP
Georgian Planning Solutions



Kenneth Hale, MCIP, RPP
Landlinx Ltd.

APPENDICES

Appendix 1 – Grey County Official Plan

Appendix 2 – TOBM Official Plan

Appendix 3 – TOBM Zoning By-law 2018-65

Appendix 4 – Minister's Zoning Order

Appendix 5 – Site Plan

Appendix 6 – Provincial Interest Assessment

Appendix 7 – PPS Review

Appendix 8- NVCA regulated area



APPENDIX 1
COUNTY OFFICIAL
PLAN (2024)

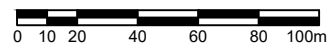
LEGAL DESCRIPTION
RCP 950 PT LOT 63
RP 16R 2789
PT PART 1
(796060 Grey Rd. 19)

LEGEND

-  SUBJECT LANDS
-  RECREATIONAL RESORT SETTLEMENT AREA

The County of Grey Official Plan (Consolidation 2024)
- Schedule A, Land Use Types - Map 2

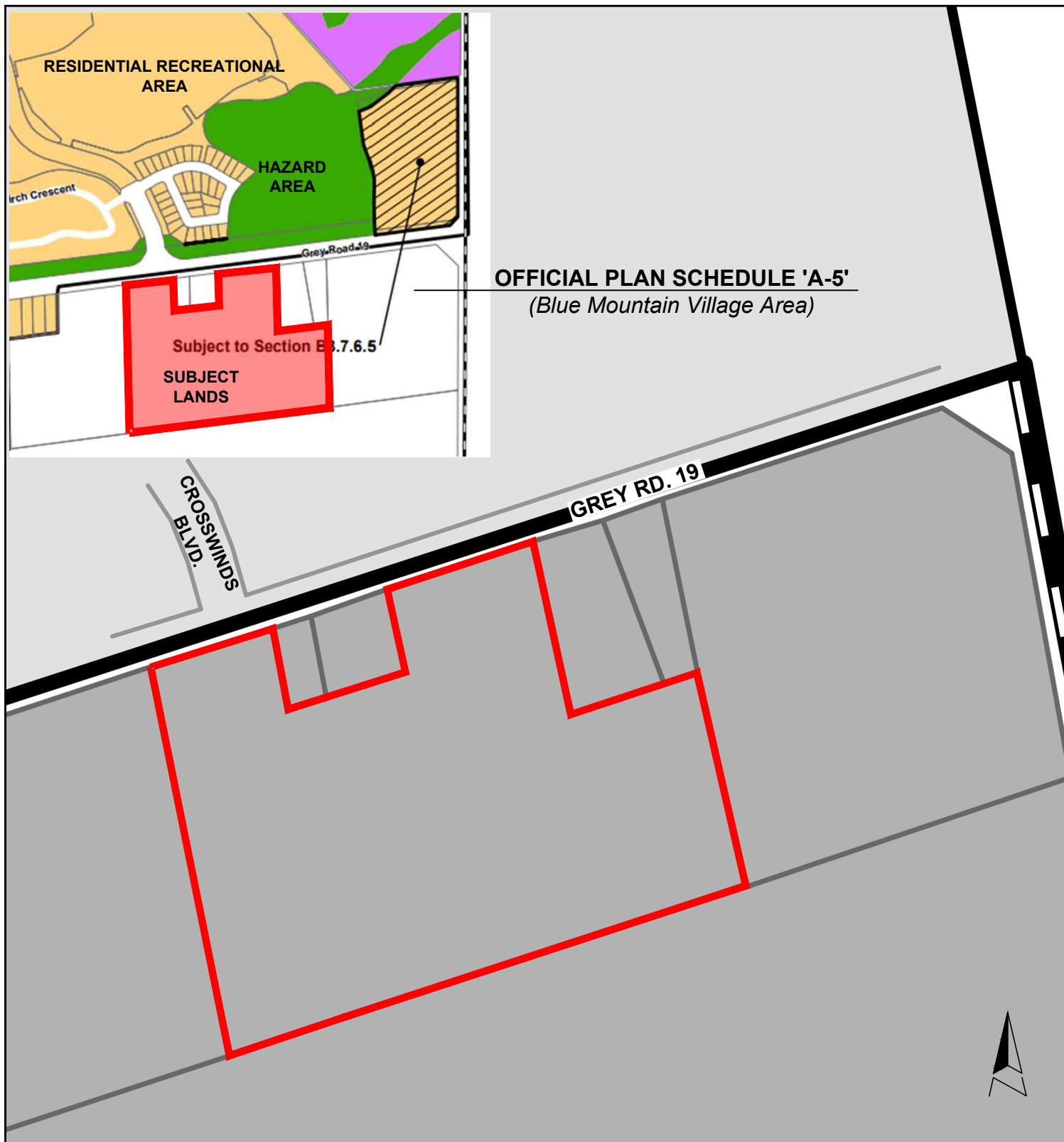
SCALE BAR / METRIC



**GEORGIAN PLANNING
SOLUTIONS**

Land Use Planning & Project Management
17 Brock Cres., Collingwood, ON L9Y 4A4
O: 705.446.0530 / C: 705.606.7526

Date (d/m/y): 22 / 07 / 2026



APPENDIX 2

TOWN OF THE BLUE
MOUNTAINS
OFFICIAL PLAN

LEGAL DESCRIPTION

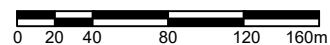
RCP 950 PT LOT 63
RP 16R 2789
PT PART 1
(796060 Grey Rd. 19)

LEGEND

- SUBJECT LANDS
- FUTURE SECONDARY PLAN AREA

The Blue Mountains Official Plan - Schedule 'A-4'
Craigleith and Swiss Meadows (Map Excerpt)

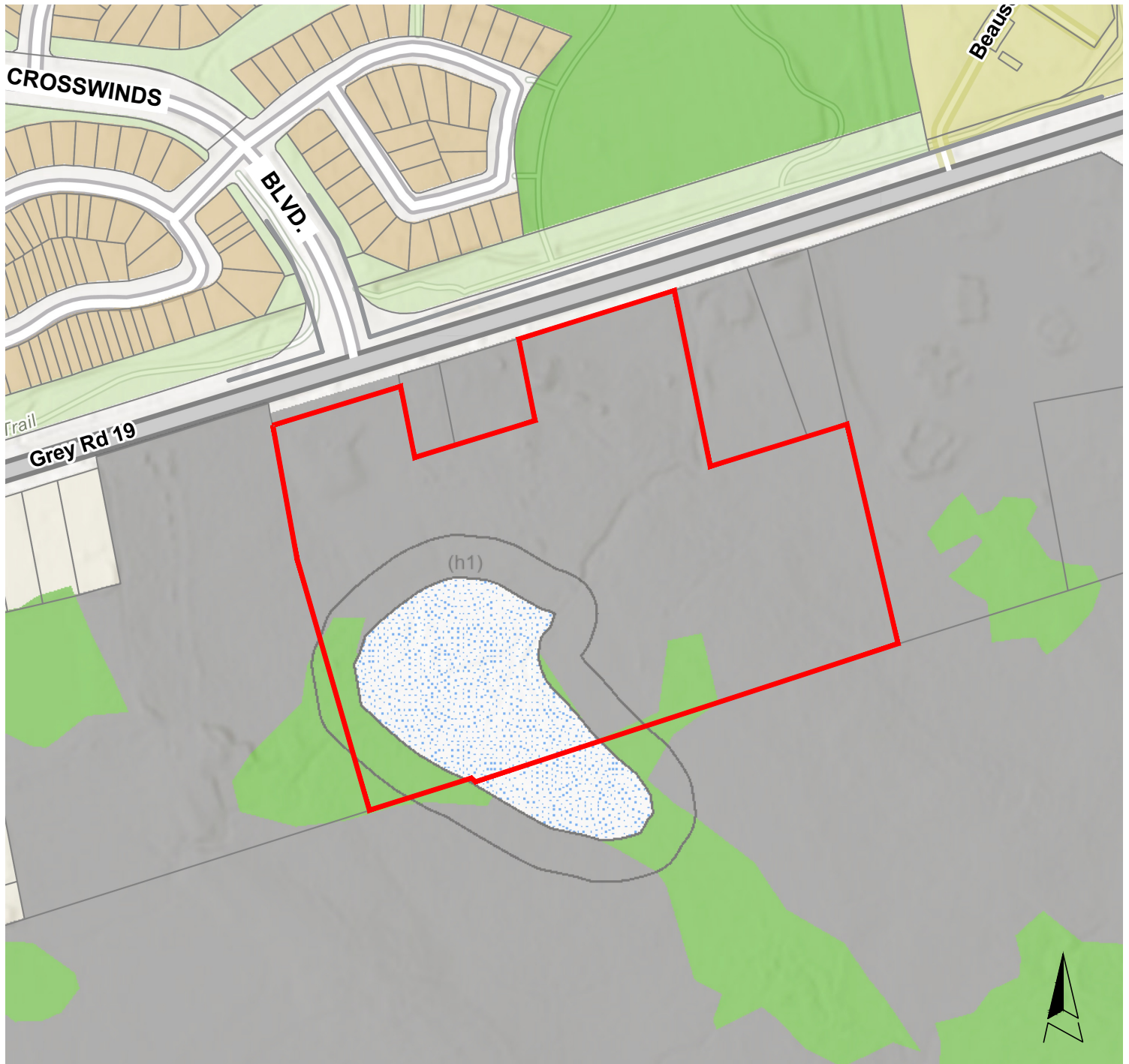
SCALE BAR / METRIC



**GEORGIAN PLANNING
SOLUTIONS**

Land Use Planning & Project Management
17 Brock Cres., Collingwood, ON L9Y 4A4
O: 705.446.0530 / C: 705.606.7526

Date (d/m/y): 23 / 07 / 2026



APPENDIX 3

THE TOWN OF THE
BLUE MOUNTAINS
ZONING BY-LAW
2018-65

LEGAL DESCRIPTION

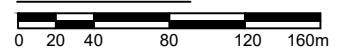
RCP 950 PT LOT 63
RP 16R 2789
PT PART 1
(796060 Grey Rd. 19)

LEGEND

- SUBJECT LANDS
- DEVELOPMENT (D) ZONE
- WETLAND (WL) ZONE
- (h1) WETLAND (H1) ZONE
- HAZARD (H) ZONE

*Town of The Blue Mountain Comprehensive
Zoning By-law 2018-65 (Grey County GIS, Map Excerpt)*

SCALE BAR / METRIC



**GEORGIAN PLANNING
SOLUTIONS**

Land Use Planning & Project Management
17 Brock Cres., Collingwood, ON L9Y 4A4
O: 705.446.0530 / C: 705.606.7526

Date (d/m/y): 23 / 07 / 2026

ONTARIO REGULATION
made under the
PLANNING ACT ZONING ORDER – TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

Interpretation

1. (1) In this Order,
“Act” means the Planning Act;
“Zoning By-law” means Zoning By-law 2018-65 of the Corporation of the Town of The Blue Mountains, as amended.

(2) Unless otherwise defined in this Order, the definitions contained in the Zoning By-law apply to this Order.

Application

2. This Order applies to the lands located in the Town of The Blue Mountains, in the County of Grey, legally described as RCP 950 Part Lot 63, RP 16R2789 Part 1, and municipally known as 796060 Grey Road 19 (Roll Number 4242000002089200000), as shown on Schedule 1 attached to and forming part of this Order (the “Subject Lands”).

Zoning

3. The Subject Lands are hereby zoned as follows, as shown on Schedule 1:
 - (a) The developable portion of the Subject Lands is zoned Residential Third Density – Exception XX – Holding (R3-XX-h);
 - (b) The wetland, hazard, and open space portions of the Subject Lands are zoned in accordance with the corresponding Wetland (WL-h), Hazard (H-h), and Open Space (OS) zones in the Zoning By-law.

Provisions for the R3-XX-h Zone

4. Despite any provision of the Zoning By-law to the contrary, the following provisions shall apply to the lands zoned R3-XX-h:

(a) Permitted Uses

- (i) Apartment dwellings;
- (ii) Accessory uses, buildings and structures that are normally incidental and subordinate to the use permitted in (i);
- (iii) Limited commercial uses located within an apartment building or in a

standalone building on the same lot, provided such commercial uses are intended primarily to serve the residents of the development and the total gross floor area of all commercial uses does not exceed 525 square metres, or such other floor area as may be approved through Site Plan Control under Section 41 of the Act.

(b) **Maximum Gross Density:** 65 dwelling units per hectare;

(c) **Maximum Building Height:** 6 storeys, subject to the following:

- (i) No building or part of a building located within 40 metres of the Grey Road 19 street line shall exceed 3 storeys in height;
- (ii) No building or part of a building located between 40 metres and 80 metres of the Grey Road 19 street line shall exceed 5 storeys in height;
- (iii) Buildings located more than 80 metres from the Grey Road 19 street line may be up to 6 storeys in height.

(d) **Minimum Parking Requirement:**

Parking for residential uses shall be provided at a minimum rate of 1.2 spaces per dwelling unit. Accessible parking spaces and bicycle parking shall be provided in accordance with the Zoning By-law or as otherwise approved through Site Plan Control.

Holding Symbol (H)

5. The Holding symbol “(H)” applying to the lands zoned R3-XX-h, WL-h and H-h shall not be removed until the Owner has fulfilled the following conditions to the satisfaction of the Town of The Blue Mountains:

- (a) Execution of a Site Plan Agreement pursuant to Section 41 of the Act;
- (b) Confirmation of adequate municipal water supply and sanitary sewage capacity to service the proposed development;
- (c) Issuance of any required permit from the Nottawasaga Valley Conservation Authority;
- (d) Such other reasonable conditions as the Town may require to ensure the orderly development of the lands.

Site Plan Control

6. Nothing in this Order shall be construed as limiting, restricting, or removing the application of Site Plan Control under Section 41 of the Act to the Subject Lands. The detailed design of any development, including but not limited to the location

and massing of buildings, setbacks, landscaping, grading, parking layout, pedestrian circulation, and urban design, shall be subject to Site Plan Approval by the Town of The Blue Mountains.

Conflict

7. In the event of a conflict between any provision of this Order and any provision of the Zoning By-law, this Order shall prevail to the extent of the conflict.

Schedule

8. Schedule 1, attached to and forming part of this Order, identifies the Subject Lands to which this Order applies and shows the lands zoned Residential (R3-XX-h) and the lands subject to the Wetland (WL), Hazard (H), and Open Space zones.

Commencement

9. This Order comes into force on the day it is filed.



CROSSWINDS
BLVD.

GREY RD. 19

OS-h

R3-XX-h

H-X-h

WL-h

R3-XX-h

WL-h

SCHEDULE 'A'
ZONING BY-LAW
AMENDMENT

LEGAL DESCRIPTION

RCP 950 PT LOT 63
RP 16R 2789
PT PART 1
(796060 Grey Rd. 19)

LEGEND



SUBJECT LANDS AREA



LANDS TO BE REZONED RESIDENTIAL EXCEPTION XX HOLDING (R3-XX-h) ZONE



LANDS TO BE REZONED OPEN SPACE HOLDING (OS-h) ZONE

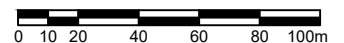


LANDS TO BE REZONED HAZARD EXCEPTION X HOLDING (H-X-h) ZONE



LANDS TO BE REZONED WETLAND HOLDING (WL-h) ZONE

SCALE BAR / METRIC



GEORGIAN PLANNING
SOLUTIONS

Land Use Planning & Project Management
17 Brock Cres., Collingwood, ON L9Y 4A4
O: 705.446.0530 / C: 705.606.7526

Date (d/m/y): 23 / 07 / 2026

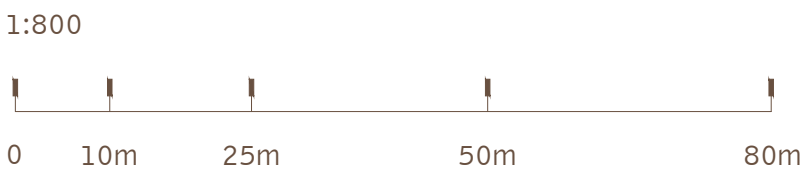
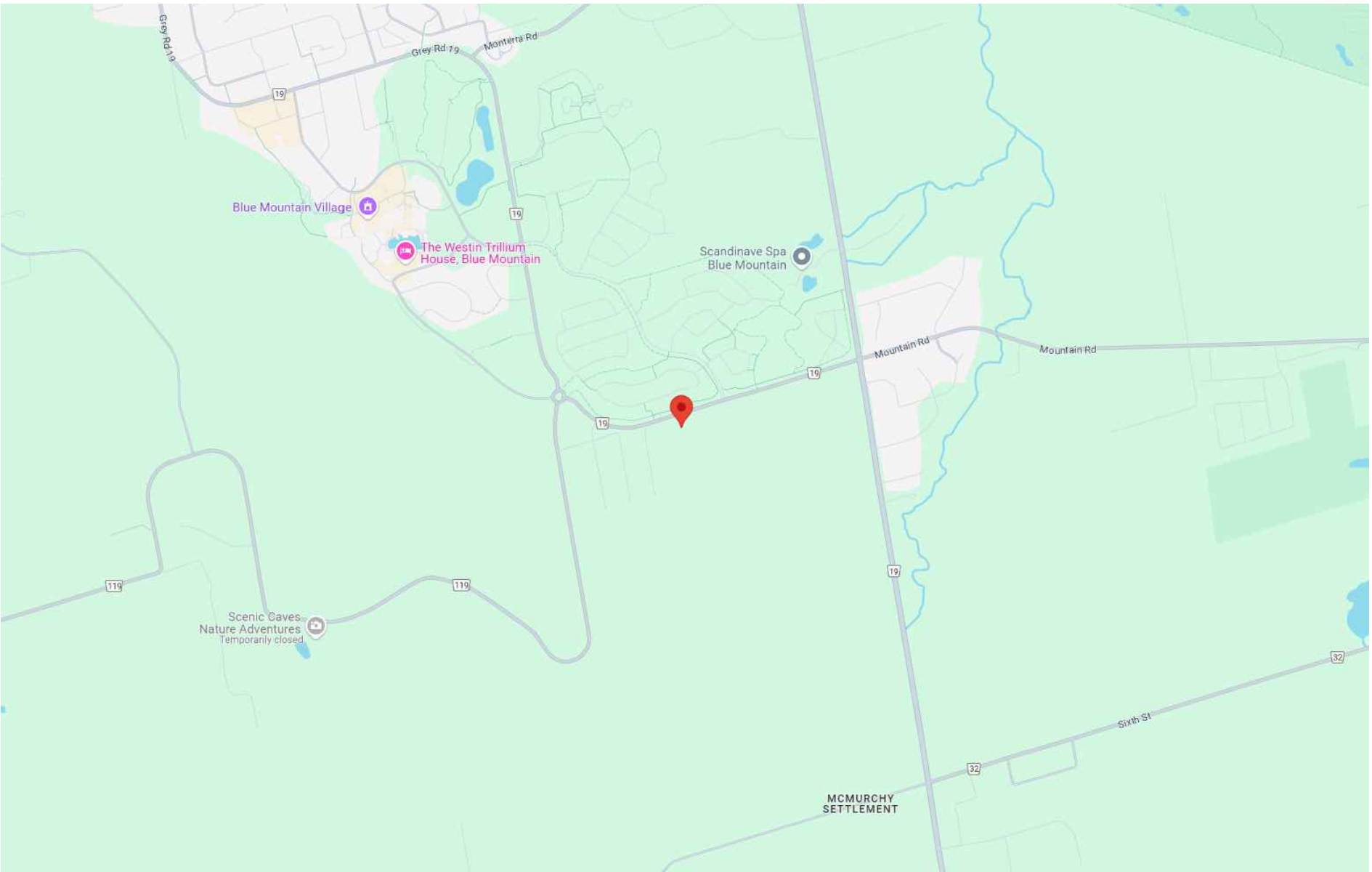


This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design:
ASSUMED OFF-SITE

Boundary Source:
CIVIL CAD FILE

Site Statistics GREY ROAD 19		
EXISTING ZONING CATEGORY	D Development	
PROPOSED ZONING CATEGORY <i>(As per By-law No. 2018-65)</i>	R3 (Residential)	
GROSS SITE AREA	9.95 ha	99,465.06m ²
BUILDING AREA	100,000 SF	9,290.30 m ²
BUILDING - A	12,500 SF	1,161.29 m ²
BUILDING - B	12,500 SF	1,161.29 m ²
BUILDING - C	12,500 SF	1,161.29 m ²
BUILDING - D	12,500 SF	1,161.29 m ²
BUILDING - E	12,500 SF	1,161.29 m ²
BUILDING - F	12,500 SF	1,161.29 m ²
BUILDING - G	12,500 SF	1,161.29 m ²
BUILDING - H	12,500 SF	1,161.29 m ²
RESIDENTIAL GROSS FLOOR AREA	425,000 SF	39,483.79 m ²
BUILDING - A	37,500 SF	3,483.86 m ²
BUILDING - B	37,500 SF	3,483.86 m ²
BUILDING - C	37,500 SF	3,483.86 m ²
BUILDING - D	62,500 SF	5,806.44 m ²
BUILDING - E	62,500 SF	5,806.44 m ²
BUILDING - F	62,500 SF	5,806.44 m ²
BUILDING - G	62,500 SF	5,806.44 m ²
BUILDING - H	62,500 SF	5,806.44 m ²
RESIDENTIAL UNIT COUNT		
BUILDING - A	54 Units	
BUILDING - B	54 Units	
BUILDING - C	54 Units	
BUILDING - D	90 Units	
BUILDING - E	90 Units	
BUILDING - F	90 Units	
BUILDING - G	90 Units	
BUILDING - H	90 Units	
TOTAL UNIT COUNT	612 Units	
RESIDENTIAL DENSITY	61.53 units/ha	
Zoning Requirements	Proposed	Required
Min. Lot Area (Existing)	99,465.06m ²	600.00 m ²
Min. Lot Frontage (m)	300.97 m	20.00 m
Max. Lot Coverage	9.34%	-
Total Building Area	9,290.30m ²	-
F.S.I.	0.40	-
Total Gross Floor Area	39,483.79m ²	-
Maximum Building Height (Max) (m)	18.00 m	11.00 m
Min. Front Yard Building Setback (m)	7.50 m	7.50 m
Min. Rear Yard Building Setback (m)	7.50 m	7.50 m
Min. Int. Side Yard Building Set back (m)	2.40 m	2.40 m
Min. Int. Side Yard Building Set back (m)	2.40 m	2.40 m
Min. Landscape Area (% of Total Lot Area)	58.86%	-
Min. Landscape Area (SM)	58,545.84m ²	-
Parking Calculations		
Residential		
1 Bedroom Unit	@1.25 parking spaces per dwelling unit	
2 Bedroom Unit	@1.75 parking spaces per dwelling unit	
3 Bedroom Unit	@2.25 parking spaces per dwelling unit	
Visitor	@0.25 parking spaces per dwelling unit	
Accessible Parking - For >1000 Required Spaces	11 spaces + 1% of required spaces	
	Proposed	Required
Proposed Parking Spaces (Including Accessible Parking Spaces)	619	1112
Total no. of Accessible Parking Spaces	22	22
Avg. Parking spaces/unit count	1.01	1.82
Parking Stall Dimensions	STANDARD: 2.75m X 5.5m w/ 5.8m wide Two-way Aisle; ACCESSIBLE: Type-A 3.4m X 5.8m Type-B 2.4 X 5.8m w/ 1.5m access aisle	
Bike Parking Calculations		
Residential	0.7 spaces/unit up to a max of 15 spaces	
	Proposed	Required
Total no. of Bicycle Parking Spaces	128	120
Bike Stall Dimensions	0.6m X 1.8m with 1.5m aisle	



scheme: 04a

Conceptual Site Plan

Rental Housing Project at Grey Road 19
The Blue Mountains, ON, CAN

WARE MALCOMB

TOR25-0056-00
2026.07.15

SHEET
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APPENDIX 6 Provincial Interest Assessment – Planning Act, Section 2

Planning Act Section 2 Matter of Provincial Interest	Assessment of the Proposed Development Grey Road 19
(a) Protection of ecological systems, including natural areas, features and functions	The proposal has been informed by environmental studies that identify natural heritage features, hazard lands and ecological constraints. The NVCA was part of the process determining the developable area on the site. Development will avoid sensitive features, appropriate buffers and implement mitigation measures through future planning approvals.
(b) Protection of agricultural resources	The lands are located within a Future Settlement Area and are intended to accommodate future urban growth. The proposal does not impact prime agricultural resources.
(c) Conservation and management of natural resources and mineral resource base	The proposal does not conflict with identified mineral or aggregate resources. .
(d) Conservation of significant architectural, cultural, historical, archaeological and scientific resources	Cultural heritage and archaeological resources were not found on the property. A stage 1 & 2 Archaeological was completed with not artifacts found on the property. There is no requirement for a stage 3 or 4 study.
(e) Supply, efficient use and conservation of energy and water	The development will utilize municipal water and wastewater services, promoting the efficient use of existing infrastructure and public investment. Municipal infrastructure is in close proximity to the property.
(f) Adequate provision and efficient use of communication, transportation, sewage, water services and waste management systems	Functional servicing and transportation studies demonstrate that the proposed development can be accommodated through municipal infrastructure improvements and future detailed design.

Provincial Interest Assessment – Planning Act, Section 2

Planning Act Section 2 Matter of Provincial Interest	Assessment of the Proposed Development Grey Road 19
(g) Minimization of waste	The proposal promotes compact development within a Settlement Area, and making efficient use of existing municipal services.
(h) Orderly development of safe and healthy communities	The development establishes the principle of residential growth within an appropriate Settlement Area and , safe and healthy community.
(i) Accessibility for persons with disabilities and older persons	Purpose-built rental housing provides opportunities for accessible design and expands housing choices for persons with disabilities.
(j) Adequate provision of a full range of housing, including affordable housing	The proposal will deliver approximately 612 purpose-built rental apartment units , increasing the supply of rental housing and responding to demonstrated housing needs within the Town and Grey County.
(k) Adequate provision of employment opportunities	The development supports economic growth by providing housing for the local workforce in close proximity to the largest employer in the area while generating employment during construction and ongoing property management.
(l) Protection of the financial and economic well-being of the Province and municipalities	The proposal broadens the municipal assessment base, supports investment and contributes to the long-term economic sustainability of the community.
(m) Co-ordination of planning activities of public bodies	Future planning approvals are required and will be continuing to involve consultation with municipal departments, public agencies and utility providers to ensure coordinated development.
(n) Resolution of planning conflicts involving public and private interests	The requested MZO establishes the principle of development while allowing detailed technical matters to be addressed through subsequent planning approvals, balancing public and private interests.

Provincial Interest Assessment – Planning Act, Section 2

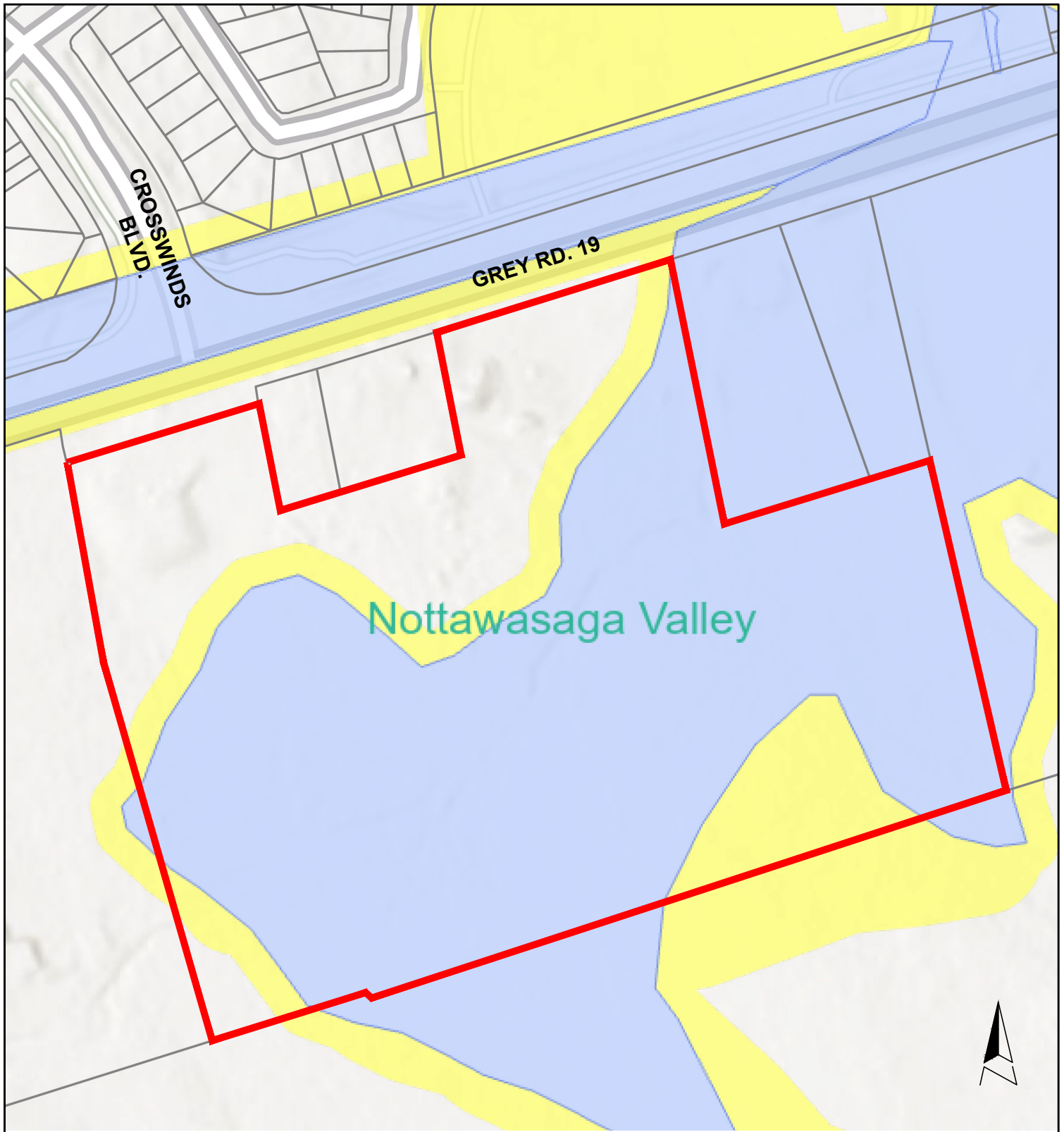
Planning Act Section 2 Matter of Provincial Interest	Assessment of the Proposed Development Grey Road 19
(o) Protection of public health and safety	Technical studies addressing servicing, stormwater management, transportation and environmental matters will ensure development proceeds in a safe and sustainable manner.
(p) Appropriate location of growth and development	The subject lands are located within the Town's Secondary Settlement Area and represent an appropriate location to accommodate residential growth. The lands are immediately adjacent to existing built subdivision.
(q) Promotion of development designed to be sustainable	The proposal promotes compact urban form, efficient infrastructure use and long-term sustainable development patterns.
(r) Promotion of built form that is well-designed, encourages a sense of place and provides for public spaces	Detailed design through future Site Plan Approval will establish high-quality urban design, landscaping, pedestrian connectivity and public amenity areas.
(s) Mitigation of greenhouse gas emissions and adaptation to climate change	Compact residential development within the Settlement Area supports active transportation, reduces vehicle dependency and encourages more sustainable growth patterns.
(t) Protection of provincial interests related to Indigenous communities	An Archaeological stage 1 & 2 was completed and there is no requirement for additional reports.

APPENDIX 7

PPS 2024 Policy Direction	Section 2 Planning Act - Provincial Interest	Application to Proposed Development
Generate an appropriate housing supply and range of housing options	s.2(j) – Adequate provision of a full range of housing, including affordable housing	The proposal will provide approximately 612 purpose-built rental apartment units , significantly increasing the Town's rental housing supply and supporting provincial housing objectives.
Increase housing supply and accelerate development approvals	s.2(p) – Appropriate location of growth and development	The requested MZO will facilitate the timely delivery of housing by establishing the principles of development while additional planning approvals address detailed design matters.
Settlement areas are the focus of growth and development	s.2(h) – Orderly development of safe and healthy communities	The lands are located within the Town of The Blue Mountains Settlement Area (Secondary Settlement Area), representing an appropriate location for future residential growth.
Promote compact, efficient and transit-supportive development	s.2(r) – Promotion of built form that is well-designed and supports complete communities	The proposed apartment development represents an efficient use of land and infrastructure.
Efficient use of land and infrastructure	s.2(n) – Promotion of development designed to be sustainable and support public transit	The proposal makes efficient use of existing and planned municipal infrastructure while minimizing the need for new public investment.
Support economic prosperity through housing availability	s.2(a) – Protection of ecological systems and s.2(f) – Economic well-being of Ontario	Additional rental housing will support local employers by improving housing availability for the workforce and improving the regional economy.

PPS 2024 Policy Direction	Section 2 Planning Act - Provincial Interest	Application to Proposed Development
Coordinate land use planning with servicing	s.2(m) – Adequate provision and efficient use of infrastructure and public service facilities	Functional Servicing Report confirms that the development can be supported through municipal servicing solutions, with detailed design to occur through future approvals.
Protect natural heritage and environmental resources	s.2(a) – Protection of ecological systems	Environmental studies have identified natural heritage features and constraints. The NVCA was part of the process in determining the development area. Development will avoid these areas.
Protect public health and safety	s.2(o) – Protection of public health and safety	Hazard lands and environmental constraints have been evaluated. Future development applications will address stormwater management, grading, servicing and hazard mitigation.
Support complete communities	s.2(h) – Orderly development of safe and healthy communities	The development provides a significant supply of rental housing within proximity to employment, recreation, commercial services and community amenities.

The proposed Minister's Zoning Order advances several key Provincial Planning Statement (2024) objectives by increasing the supply of purpose-built rental housing within a Settlement Area, supporting complete communities, promoting efficient land use, and facilitating the timely delivery of housing. The proposal also has regard to the matters of provincial interest identified in Section 2 of the Planning Act by promoting orderly growth, efficient infrastructure use, housing affordability, environmental protection, sustainable development, and the economic well-being of Ontario. While the MZO establishes the principle of development, future planning approvals will continue to address detailed technical matters, ensuring that development proceeds in an orderly and environmentally responsible manner.



APPENDIX 8

NOTTAWASAGA
VALLEY CONSERVATION
AUTHORITY (NVCA)
FLOODPLAINS AREAS

LEGAL DESCRIPTION

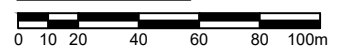
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LEGEND

- SUBJECT LANDS
- NVCA REGULATION AREAS
- NVCA FLOODPLAINS AREAS

*Nottawasaga Valley Conservation Authority (NVCA)
Regulation Areas (Grey County GIS, Map Excerpt)*

SCALE BAR / METRIC



**GEORGIAN PLANNING
SOLUTIONS**

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Date (d/m/y): 22 / 07 / 2026