



Staff Report

Planning & Building Services – Planning Division

Report To: COW - Operations, Planning and Building Services
Meeting Date: August 25, 2026
Report Number: PBS.26.063
Title: Recommendation Report – Application for Zoning By-law
Amendment: peopleCare Long Term Care and MacPherson Rental Housing
Prepared by: Shawn Postma, Manager of Community Planning

A. Recommendations

THAT Council receive Staff Report PBS.26.063, entitled “Recommendation Report – Application for Zoning By-law Amendment: peopleCare Long Term Care and MacPherson Rental Housing”;

AND THAT Council enact a Zoning By-law Amendment for the peopleCare Long Term Care lands that rezones the subject lands from the Development ‘D’ Zone to the Institutional ‘I-161-h54’ zone; provides site specific exceptions to the building height, loading space, retaining wall, road frontage, and barrier free parking requirements; and applies the Holding ‘-h54’ symbol that permits only limited site works to occur until such time as any necessary servicing and/or road access improvements have been addressed to the satisfaction of the Town.

AND THAT Council enact a Zoning By-law Amendment for the MacPherson / Home Farm Rental Housing lands that rezones the subject lands from the Development ‘D’ Zone to the Residential ‘R2-162-h55’ and Open Space ‘OS’ zones; provides site specific exceptions to recognize purpose built rental housing, total unit counts, minimum parking and road frontage requirements; and applies the Holding ‘-h55’ symbol that permits only limited site works to occur until such time as any necessary servicing and/or road access improvements have been addressed to the satisfaction of the Town.

B. Overview

This report provides a planning recommendation on two coordinated Zoning By-law Amendment applications in the Craighleith / Grey Road 19 area: a proposed 192-bed, three-storey long-term care home on a portion of Town-owned lands adjacent to the future Craighleith Fire Hall, and a proposed 112-unit purpose-built rental housing development on Block 238 of the broader Home Farm lands. A third related application for a proposed telecommunication tower on the Fire Hall lands will be reviewed under a separate Staff Report.

While separate applications with different proponents and distinct planning considerations, the two developments are being advanced in a coordinated manner because they are physically adjacent, are functionally linked through servicing and access arrangements, and together respond to significant identified community needs.

From a land use planning perspective, Planning Staff are of the opinion that the coordinated advancement of these two projects represents a significant long-term community benefit. Each proposal supports key policy directions related to complete communities, housing choice, efficient use of planned infrastructure, and the provision of community services. Subject to appropriate zoning controls, temporary access arrangements, and the use of a Holding “-h” symbol to ensure that key implementation matters are resolved before buildings are constructed, Planning Staff are of the opinion that both applications are appropriate and should be supported.

C. Background

[Planning Staff Report PBS.26.049](#) outlined the coordinated relationship between the long-term care home proposal, the MacPherson rental housing proposal, and the separate telecommunications tower proposal. That report noted that the MacPherson and peopleCare projects are mutually supportive in that the Town has an identified need for a long-term care facility, while that facility will also require a significant workforce.

The same report also identified that the projects are linked by infrastructure. The long-term care home depends on infrastructure to be delivered through the Home Farm lands, including access to stormwater facilities, sanitary servicing infrastructure, and a connection to a future public road and watermain. The MacPherson lands are also intended to accommodate certain municipal sanitary and stormwater connections needed to serve the long-term care facility.

For planning purposes, this report addresses the long-term care and rental housing applications only. The telecommunications tower application will be addressed through a separate report.

Table 1 below provides a general summary of the three proposed projects:

Project	Proponent / Owner	Core proposal	Key intent
MacPherson purpose-built rental housing	MacPherson Builders (Blue Mountains) Limited	112 rental units in townhouse form, with a larger 3- or 4-bedroom unit above and a 1-bedroom basement unit below.	Provides rental housing supply; supports staffing demand associated with the long-term care home and nearby employment areas.
peopleCare long-term care home	Town of Blue Mountains LTC Inc. / peopleCare	New three-storey, 192-bed long-term care facility of approximately 10,520 m ² on a portion of the Town-owned lands.	Provides needed long-term care capacity, community-serving institutional use, and aging-in-place infrastructure within the Town.
Fire Hall 2 telecommunications tower	Town of The Blue Mountains	New free-standing lattice telecommunications tower at the new Craigleith Fire Hall #2 site.	Supports Fire Hall / on-scene communications, municipal network redundancy, wastewater / reservoir connectivity, and enhanced metering infrastructure.

Table 1: General description of three projects

A Public Meeting was held on June 30, 2026. Presentations were provided by the project teams for peopleCare, MacPherson / Home Farm, and the Town. Additional variances were also noted related to the need to provide an exception to the Lot Frontage Requirements of Section 4.15 for both projects, and a request for flexibility for a possible requirement for a retaining wall that may need to be added to the site to be confirmed through detailed design. Questions and Comments were received related to:

- Generally, an overall positive response from Council and area residents/stakeholders who see these sites as providing much needed housing supply addressing housing gaps.
- Concerns raised regarding: On-site parking, particularly reduced parking supply on the MacPherson / Home Farm site and provision for limited resident and visitor parking
- Snow storage concerns
- Rental housing site management responsibilities (ensuring units get to community needs vs. affordable second homes, and rental rates remain attainable)
- Suitability of proposed location, including less accessibility to community amenities, site connectivity (sidewalks/trails/transit/shuttle), winter maintenance
- Building Character, Landscaping / tree canopy (including maintaining the on-site Fire Hall landscaping design)
- Proposed building height of the Long-Term Care building

- Density exceeds the maximums set out for the Residential Recreational Area of the Town
- Drainage impacts

Further analysis on the questions and comments received are provided later in this report.

Council Options

At this time, it is appropriate to receive a Council decision on these two Zoning By-law Amendments. Council may:

1. Approve the applications and enact a Zoning By-law Amendment as per the recommendations contained in this Staff Report,
2. Approve the applications and enact an alternative form or alternative variances and enact a Zoning By-law Amendment,
3. Defer a final decision and direct additional review or analysis with further direction from Council on what additional information is required,
4. Refuse the applications, or
5. Council may also choose to approve one application while deferring or refusing the other.

D. Analysis

Planning Act and Provincial Planning Statement, 2024

Section 3 of the Planning Act requires that decisions affecting planning matters shall be consistent with policy statements issued by the Province. The current applicable provincial policy document is the Provincial Planning Statement, 2024, which took effect on October 20, 2024. The PPS 2024 provides direction on matters including efficient use of land and infrastructure, housing supply and mix, settlement area planning, public service facilities, and the coordination of development with infrastructure.

The PPS 2024 directs growth to settlement areas and provides that land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, and support active transportation. It further provides that planning authorities shall support intensification and redevelopment to achieve complete communities, including by planning for a range and mix of housing options and prioritizing the necessary infrastructure and public service facilities.

In the opinion of Planning Staff, the coordinated peopleCare long-term care home and Home Farm purpose-built rental housing applications are consistent with this direction. The proposals support a more complete community by introducing an institutional care use together with additional rental housing supply in a coordinated manner. The projects also make use of lands intended to develop with municipal infrastructure and public roads through the broader Home Farm buildout.

The PPS 2024 also places emphasis on providing an appropriate range and mix of housing options to meet projected needs. Planning Staff are of the opinion that the purpose-built rental housing proposal addresses a major housing gap for the Town by providing rental units in a form that differs from traditional freehold residential housing patterns. The long-term care home similarly advances broader complete community objectives by supporting aging in place and community health needs. Based on the foregoing, Planning Staff are of the opinion that the proposed Zoning By-law Amendments are consistent with the Provincial Planning Statement, 2024.

Niagara Escarpment Plan

The Niagara Escarpment Plan provides land use policy direction intended to protect the Escarpment's ecological, scenic, and cultural qualities while permitting only development that is compatible with that natural environment. The purpose of the Niagara Escarpment Planning and Development Act is to maintain the Escarpment and nearby lands substantially as a continuous natural environment and to ensure that only such development occurs as is compatible with that natural environment. It is noted that the lands are not located within Niagara Escarpment Development Control and that a Niagara Escarpment Commission permit is not required to permit the proposed developments.

The Niagara Escarpment Plan contains designation policies and Part 2 development criteria that apply to development proposals in the Plan Area, including consideration of physical, environmental, and visual impacts. Notice of these developments were circulated to the Niagara Escarpment Commission for their review. Comments have not been received.

In this case, the proposed long-term care home and rental housing are not intended to extend development into a more sensitive or previously unplanned area. Development is located within the broader Home Farm lands and adjacent municipal lands. Based on the foregoing, Planning Staff are of the opinion that the proposed Zoning By-law Amendments do not conflict with the Niagara Escarpment Plan.

County of Grey Official Plan

The County of Grey Official Plan provides the upper-tier policy framework to guide development throughout Grey County and establishes broad policy direction for local municipal official plans, secondary plans, and implementing by-laws. In general terms, the County Plan supports strong healthy communities, growth in appropriate settlement areas, housing diversity, intensification, and development that proceeds in coordination with infrastructure.

The proposed long-term care home contributes an important institutional use with long-term public benefit, while the rental housing proposal introduces purpose-built rental housing within the broader Home Farm land holding. Together, the projects support a more complete community pattern and reflect coordinated planning of housing, services, and infrastructure.

Planning Staff are satisfied that the subject proposals are consistent with the County policy direction respecting growth within settlement areas and planned development areas, a broad range and mix of housing forms and tenures, efficient use of existing and planned

infrastructure, and community-supporting land uses, including institutional and residential development in appropriate locations.

Grey County Transportation Services has reviewed and concurs with the opinions provided in the Traffic Impact Study provided. The Study evaluates the anticipated traffic impacts generated from the Long Term Care site and Rental Housing site. The Study confirms that traffic levels will remain within appropriate limits on the existing road network, and that the signalization of the new road at the Grey Road 19 or the requirement for turning lanes on Grey Road 19 are not warranted.

Town of The Blue Mountains Official Plan

The Town of The Blue Mountains Official Plan provides the primary local policy framework for the review of these applications and builds on the direction provided in the Provincial Planning Statement and broader planning framework. The Official Plan contains policy direction supporting a full range of housing opportunities, efficient use of planned infrastructure, and the development of complete communities. The Plan also supports a diversity of housing types, densities, and tenures, including purpose-built employee housing and other housing forms intended to respond to local needs.

peopleCare Long-Term Care Home

With respect to the peopleCare application, the Town Official Plan specifically contemplates long-term care facilities and similar forms of special needs housing, subject to zoning approval where Council is satisfied that adequate access, land area, compatibility, function, and municipal servicing can be achieved. An Official Plan Amendment is not required in this case because the lands are already designated Institutional, and the application is implementing that designation rather than seeking to introduce an institutional use onto lands designated for another purpose.

Planning Staff are satisfied that the proposed peopleCare Long-Term Care Home represents an appropriate institutional use on lands already designated Institutional. Planning Staff recognize that the proposal is a departure from the more typical single detached recreational residential uses that have historically shaped the Craighleith area. At the same time, Planning Staff are of the opinion that the proposal reflects the continued evolution of Craighleith from a predominantly seasonal and recreational area into a more complete community that accommodates a broader range of residential, institutional, and community-supporting uses.

There are no specific density limits for Institutional uses. For this site, Planning Staff have therefore focused on whether the proposed use can be appropriately integrated into the area in a manner that respects local Craighleith character and provides an appropriate transition. In this regard, the Official Plan policy review is less about applying a conventional residential density lens and more about compatibility, fit, and the relationship of the proposed building to the surrounding area.

The Official Plan contemplates building heights of generally 3 storeys and 11 metres. The proposed Zoning By-law Amendment would permit a site-specific maximum of 3 storeys and 12

metres. Planning Staff are of the opinion that this remains a modest increase that can be accommodated on the site, particularly where site design, landscaping, buffering, and building placement will be addressed through the site plan process. While the peopleCare proposal is not a traditional Residential Recreational Area use, Planning Staff are satisfied that the Institutional designation, the modest building height, and the opportunity for landscape treatment and detailed design review provide an appropriate basis to conclude that the development can fit within Craighleith in a manner that is respectful of the area's character while also recognizing its ongoing evolution as a community.

The principal unresolved matters for the long-term care home are not land use principle issues, but implementation issues, including final servicing allocation and any required works, stormwater and drainage coordination, and temporary legal access until the future municipal road is available. Planning Staff are satisfied that these matters can appropriately be managed through the recommended Holding provision and subsequent technical review.

Home Farm Purpose-Built Rental Housing

The MacPherson application seeks to permit a 112-unit purpose-built rental housing development on Block 238 of the Home Farm draft approved plan of subdivision. The rental housing site remains a block within the larger Home Farm subdivision land holding. In the opinion of Planning Staff, the current application should not be viewed as an isolated stand-alone parcel divorced from the broader Home Farm planning framework.

Planning Staff are of the opinion that the proposed purpose-built rental housing on Block 238 should be considered in the context of the broader Home Farm development and not as a separate stand-alone development parcel. While Block 238 was intended for future residential development, it was excluded from the LPAT-approved 2020 revised proposal, which reduced the approved Home Farm subdivision from the original 277-unit concept to a maximum of 215 residential units. The LPAT Order confirms that the revised proposal was approved as a comprehensive subdivision framework for the subject lands, including the associated zoning amendments and draft plan approval. The current planning materials confirm that Block 238 remains part of the approved Home Farm Draft Plan of Subdivision, is identified as Block 58 on the draft M-Plan, and is intended to be registered as part of Phase 1 of the Home Farm development. The same materials also confirm that the block is to rely on the broader Home Farm framework for access, servicing, stormwater management, parks, trails, and open space.

In the opinion of Planning Staff, both the LPAT approval framework and the current planning justification support evaluating Block 238 as part of the larger Home Farm land base for density, parkland, open space, and related subdivision planning matters. The draft plan conditions for Home Farm establish a maximum of 215 residential units for the approved subdivision and require implementing zoning that addresses both the lands being developed and those not yet being developed. The same conditions confirm that parkland dedications for Blocks 227, 232 and 242 satisfy parkland requirements for this and future phases of the development lands, and that the open space dedications for Blocks 241 and 243, together with the other identified open space areas, satisfy the 40% open space requirement for this and all future phases.

The applicant's planning justification further states that density under Section B3.7.4.1 of the Town Official Plan is to be calculated on the basis of the whole of the proponent's holdings included in the draft plan, excluding hazard lands. On that basis, the Home Farm lands have a total area of 56.13 hectares, of which approximately 12.28 hectares are hazard lands, leaving 43.85 hectares of developable land. At a maximum density of 10 units per gross hectare, this yields a permitted total of 438 units. With the 215 units already approved for Home Farm and the proposed addition of 112 rental units on Block 238, the total would be 327 units, which remains within the overall density permissions of the Official Plan.

Planning Staff are also satisfied that the proposal supports the Official Plan objective of broadening the Town's housing supply through a purpose-built rental model. As with the peopleCare application, the principal remaining matters relate primarily to implementation, including final servicing, access, parking operations, snow storage, stormwater management, and related technical review. Planning Staff are satisfied that these matters can appropriately be addressed through the site-specific zoning provisions, site plan approval, and the recommended Holding provision.

Based on the foregoing, Planning Staff are of the opinion that the proposed Zoning By-law Amendments conform to the intent and direction of the Town of The Blue Mountains Official Plan.

Town of The Blue Mountains Zoning By-law 2018-65

The subject lands are currently zoned Development (D) in the Town's Comprehensive Zoning By-law 2018-65. As a result, the proposed long-term care home and purpose-built rental housing developments cannot proceed in their current form without site-specific zoning amendments. The purpose of the proposed Zoning By-law Amendments is to place the lands into zones that recognize the intended uses and establish the performance standards necessary to guide future site development.

For the peopleCare lands, the proposed amendment would rezone the property to a site-specific Institutional Zone and establish standards related to building height, loading, barrier-free parking, retaining wall permissions, and relief from frontage on an assumed and maintained municipal road.

For the Home Farm rental housing lands, the proposed amendment would rezone the lands to a site-specific Residential Zone and Open Space Zone and establish permissions related to unit count, tenure, parking, access, and the location of site works.

In both cases, a Holding "-h" symbol is proposed to ensure that servicing, drainage, and temporary road access matters are finalized before the principal buildings are constructed. In the opinion of Planning Staff, the proposed zoning amendments are appropriate because they establish a clear and enforceable planning framework tailored to the subject sites while still requiring that key technical matters be resolved prior to construction.

It is noted that both the Home Farm Rental Housing lands and the peopleCare Long Term Care lands are actively working towards satisfying the holding '-h' requirements and that these

requirements may be satisfied after Committee consideration and before Council enactment of the Zoning By-law Amendments. If this is the case, Planning Staff intend to bring a revised amendment removing the Holding ‘-h’ provisions in part or in their entirety in the final By-law. Prior to Council enactment on September 8, 2026, Planning Staff will update Council on the final version of the By-law.

Table 2 below provides a summary of the site-specific zoning matters.

Project	Zoning Matter	Staff Summary
peopleCare Long-Term Care Home	Building Height	A maximum building height of 12 metres and 3 storeys is proposed. Planning Staff are of the opinion that the modest increase from the general 11 metre height framework is appropriate in this instance having regard to the Institutional designation, the function of the building, and the opportunity to address fit and visual transition through site design and landscaping.
peopleCare Long-Term Care Home	Retaining Wall Flexibility	The draft by-law would permit a retaining wall of up to 2.0 metres in height with a minimum setback of 0.3 metres. Planning Staff are satisfied that this provides reasonable flexibility while detailed engineering design is completed and avoids the need for further zoning relief for a technical matter that can be refined through detailed design.
peopleCare Long-Term Care Home	Minimum Loading Spaces	Based on the nature of the proposed long-term care use and comparable peopleCare facilities, Planning Staff are satisfied that 2 loading spaces provide an appropriate operational standard.
peopleCare Long-Term Care Home	Barrier-Free Parking	The proposed barrier-free parking dimensions remain consistent with parking areas commonly used in Town developments and continue to satisfy applicable AODA minimum requirements. Planning Staff are satisfied that the requested relief is modest and appropriate.
MacPherson / Home Farm Rental Housing	Permitted Use and Tenure	The proposed zoning recognizes the intended built form and tenure model for Block 238 as a coordinated purpose-built rental housing development, rather than a conventional freehold townhouse project or accessory dwelling unit arrangement.
MacPherson / Home Farm Rental Housing	Total Unit Count	The proposed zoning would permit a maximum of 112 dwelling units, consisting of 56 one-bedroom units and 56 three- or four-bedroom units. Planning Staff are satisfied that this establishes a clear and enforceable framework for the scale of development proposed.
MacPherson / Home Farm Rental Housing	Parking Standard	The proposed site-specific parking standard would require 175 parking spaces. Planning Staff are satisfied that this reflects the nature of the unit mix and the operation of the property as a single managed rental site, while also providing flexibility through a shared visitor parking arrangement and the ability to identify future parking expansion areas through site plan approval if required.
MacPherson / Home Farm Rental Housing	Open Space / Environmental Protection Lands	The proposed Open Space zoning provides clear recognition for lands not intended for residential

		development and supports the broader Home Farm open space framework.
Both Projects	Frontage on an Open and Maintained Municipal Road	Neither project presently fronts on an assumed and maintained municipal road in the conventional manner. Planning Staff are satisfied that temporary relief is appropriate, provided that a temporary Road Access Agreement is secured until the future public road is provided through the Home Farm subdivision buildout.
Both Projects	Servicing, Drainage, and Legal Access	Servicing, drainage, and legal access matters remain to be finalized. Planning Staff recommend a Holding “-h” symbol on both sites to ensure these matters are secured prior to building construction.
Both Projects	Applicant Concerns with the Holding Provision	The applicants have expressed concern regarding the use of the Holding provision. Planning Staff are of the opinion that the Holding provision is fair and proportionate because it addresses outstanding implementation matters while still permitting limited pre-servicing and preparatory works prior to lifting the hold. Modifications to the Holding requirements may be recommended by Staff prior to Council enactment.

Table 2: Summary of Proposed Site-Specific Zoning Matters

peopleCare Long-Term Care Home

Building Height and Site Fit

Planning Staff are of the opinion that the proposed site-specific height permission for the peopleCare lands is appropriate. Section 3.20 to the Official Plan directs low building heights generally at three storeys and 11 metres. The proposed maximum height of three storeys and 12 metres reflects the functional needs of a modern long-term care home and represents a modest increase that can be accommodated on the site. While the surrounding Craighleith area has historically developed with a cottage and vacation home character, the subject lands are designated Institutional and are intended to accommodate a broader range of community-supporting uses. In this context, the zoning review is focused on whether the proposed building can be integrated in a manner that respects the surrounding area. Planning Staff are satisfied that the proposed height, together with appropriate landscape buffering, building placement, and detailed design through site plan approval, can assist in maintaining the general Craighleith character while recognizing the area’s continued evolution as a community.

Retaining Walls, Loading, and Barrier-Free Parking

Planning Staff are also satisfied that the requested retaining wall, loading, and barrier-free parking provisions are appropriate site-specific zoning matters. The retaining wall provisions recognize that some flexibility may be required to accommodate grading and engineering details, which can be more precisely addressed through the site plan process. Similarly, the proposed loading requirements provide a clear operational standard for the long-term care use. With respect to barrier-free parking, Planning Staff are satisfied that the proposed dimensions remain consistent with parking areas commonly used in Town developments and continue to satisfy applicable AODA minimum requirements. In the opinion of Planning Staff, these provisions are reasonable and support the orderly development of the site without requiring

further zoning approvals for technical matters that are more appropriately resolved through detailed design.

Home Farm Purpose-Built Rental Housing

Permitted Use, Unit Mix, and Tenure

Planning Staff are satisfied that the proposed site-specific zoning for the Home Farm lands appropriately recognizes both the intended built form and the intended tenure model for Block 238. The proposal is for a purpose-built rental housing development containing 112 dwelling units, consisting of 56 one-bedroom units and 56 three- or four-bedroom townhouse units. In the opinion of Planning Staff, it is appropriate for the zoning to reflect this as a coordinated rental housing development rather than a conventional freehold townhouse project. The proposed unit count and unit mix establish a clear framework for the scale and form of development contemplated through the amendment.

Parking

With respect to parking, Planning Staff are of the opinion that a site-specific parking standard is appropriate for this development. The submitted materials suggest that the proposed parking supply is appropriate for the intended rental housing model, although no detailed technical parking demand analysis has been provided. Notwithstanding that point, Planning Staff are satisfied that the proposed 175-space parking supply is appropriate in this circumstance having regard to the fact that the property is intended to operate as a single managed rental site, that the shared parking arrangement associated with the one-bedroom / basement units provides flexibility for visitor parking, and that the Owner has a direct interest in monitoring parking demand and ensuring that tenants have access to the parking they require.

Parking

The proposed parking concept is intended to function without reliance on on-street parking, which would not be permitted. Planning Staff also note that there appear to be other areas of the site that may be capable of accommodating additional parking if needed in the future. In this regard, the site plan approval process can identify and effectively pre-approve potential parking expansion areas that could be implemented by the Owner at its discretion, if required, without the need for a further Zoning By-law Amendment or additional site plan approval. Planning Staff are therefore satisfied that the proposed parking framework provides an appropriate balance between avoiding the creation of excessive parking at the outset while maintaining flexibility to respond to future demand if necessary.

Snow Storage

Planning Staff are also satisfied that snow storage can be appropriately addressed through the detailed design process. Concept plans identify areas capable of accommodating snow storage, and final snow storage arrangements will need to be demonstrated through site plan review. In

the opinion of Planning Staff, this is an appropriate matter to address through detailed site layout rather than through additional zoning standards.

Open Space and Relationship to the Broader Home Farm Lands

Planning Staff are also satisfied that the proposed Open Space zoning and the broader treatment of Block 238 are appropriate. Block 238 forms part of the approved Home Farm Draft Plan of Subdivision and is intended to function within the larger Home Farm framework, including shared access, servicing, stormwater management, parks, trails, and open space. Planning Staff are of the opinion that it is appropriate to assess Block 238 within this broader context rather than as a separate stand-alone parcel. The proposed zoning therefore helps implement both the residential development intent for the block and the broader open space structure associated with the Home Farm lands.

Shared Zoning Matters

Frontage and Access

For both applications, Planning Staff are satisfied that temporary relief from the frontage requirement is appropriate given the current stage of subdivision development. While the lands do not presently abut an assumed and maintained public road in the conventional manner, future public road access is intended through the larger subdivision framework. In this context, Planning Staff are of the opinion that the requested relief is reasonable, provided that temporary road access arrangements are secured to the satisfaction of the Town.

Drainage and Stormwater Management

Planning Staff acknowledge that drainage and stormwater management were raised as matters of public interest and remain important implementation considerations for both projects. Detailed engineering review will be required to confirm that drainage, grading, and stormwater matters are addressed appropriately and in coordination with the broader Home Farm infrastructure framework. In the opinion of Planning Staff, these matters do not raise a land use principle concern with either proposal, but rather are implementation matters that are appropriately addressed through the Holding provisions, subdivision-related approvals, engineering review, and site plan approval, as applicable.

Holding Provision

Planning Staff are also of the opinion that the proposed Holding “-h” provisions are appropriate for both sites. The Holding symbol ensures that development cannot proceed until matters such as servicing capacity, access, drainage, and related technical considerations have been satisfactorily addressed. In the opinion of Planning Staff, this is an appropriate use of the Holding provision, as it allows the zoning permissions to be established while ensuring that key implementation matters are resolved through subsequent approvals and agreements. As noted earlier, should any of the above matters be resolved after Committee consideration and before Council enactment, Planning Staff will prepare a revised By-law with modifications to the Holding ‘-h’ symbol requirements and provide Council with an update on the proposed modifications.

Holding Provision

This approach balances the need to advance both projects with the Town's interest in ensuring orderly and coordinated development. Importantly, the proposed Holding provisions are also drafted to allow certain limited pre-servicing and preparatory works to occur before the hold is lifted, provided all other required approvals are obtained. These works include grading, excavation, erosion and sediment control, underground servicing, private internal roads or road base, temporary construction access and staging, and other minor works approved by the Town.

Public Meeting Comments and Staff Response

Table 3 below summarizes the principal comments raised through the Public Meeting process and Planning Staff's response.

Public Meeting Comment	Staff Response
General support for additional housing supply and community benefit	Planning Staff acknowledge the generally positive response received regarding the need for both additional housing and long-term care capacity. The report concludes that the coordinated advancement of the two projects provides a significant long-term community benefit and supports broader complete community objectives.
Concern regarding reduced parking supply on the MacPherson / Home Farm site	Planning Staff acknowledge that no detailed technical parking demand analysis has been provided. However, Staff are satisfied that the proposed 175-space supply is appropriate in this circumstance based on the operation of the property as a single managed rental site, the shared visitor parking arrangement, the Owner's ability and incentive to monitor parking demand, and the opportunity through site plan approval to identify future parking expansion areas if required.
Concern regarding snow storage	Concept plans identify areas capable of accommodating snow storage. Final snow storage arrangements will need to be demonstrated through site plan review to ensure the site can function appropriately.
Concern regarding rental housing management and whether units will respond to community need	Planning Staff note that the proposed development is intended to operate as a purpose-built rental housing project under single-site ownership and management. While rental rates and occupancy arrangements are not primarily regulated through zoning, the form of development and ownership structure support the intended purpose of providing rental housing supply linked to community and employment needs.
Concern regarding location, connectivity, and winter maintenance	Planning Staff acknowledge these comments. The sites are being advanced in coordination with the broader Home Farm buildout, including future road access and servicing. Site connectivity, pedestrian circulation, and detailed access arrangements will continue to be addressed through subdivision, engineering, and site plan processes, as applicable.
Concern regarding building character, landscaping, and	Planning Staff are satisfied that these matters can be addressed through site design, landscaping, buffering, and detailed design review. In particular, the peopleCare analysis concludes that the proposed

maintaining the Craighleith / Fire Hall area look and feel	building can be integrated in a manner that respects local character while recognizing the area's evolution as a community.
Concern regarding the proposed long-term care building height	Planning Staff are of the opinion that the proposed maximum of 3 storeys and 12 metres represents a modest and manageable increase over the general 11 metre framework, and that fit and visual transition can be appropriately addressed through site plan review.
Concern that density exceeds Residential Recreational Area limits	Planning Staff note that the peopleCare lands are designated Institutional and are therefore not assessed through a conventional residential density lens. With respect to Home Farm, the density analysis has been undertaken across the broader Home Farm land base in accordance with the applicable Official Plan framework, and the resulting total remains within the permitted density.
Concern regarding drainage impacts	Planning Staff acknowledge that drainage and stormwater management require careful review. These matters remain subject to engineering review and are appropriately addressed through the Holding provisions, subdivision-related approvals, and site plan review, as applicable.

Table 3: Public Meeting Comments and Staff Response

Conclusion

Based on the foregoing, Planning Staff are satisfied that the proposed site-specific zoning provisions for both the peopleCare and Home Farm lands are appropriate. The proposed amendments establish the permissions necessary to facilitate each development while relying on the Holding provisions, access arrangements, and subsequent technical review to ensure that servicing, legal access, grading, drainage, stormwater management, landscaping, parking operations, snow storage, and other implementation matters are addressed prior to development proceeding.

Based on the foregoing, Planning Staff are of the opinion that the proposed Zoning By-law Amendments are appropriate and represent good planning.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders.

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

Environmental Impact Assessments have been completed for the subject lands as part of the original MacPherson – Home Farm development. These assessments have been reviewed again with letters of opinion provided. No adverse environmental impacts are anticipated as a result of these Zoning By-law Amendment recommendations.

G. Financial Impacts

No adverse financial impacts are anticipated as a result of these Zoning By-law Amendment recommendations.

H. In Consultation With

Tim Murawsky, Acting Director of Planning and Building Services and CBO
Adam Smith, CAO

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting which took place on June 30, 2026. Those who provided comments at the Public Meeting, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report. Any comments regarding this report should be submitted to Shawn Postma, Manager of Community Planning, planning@thebluemountains.ca.

J. Attached

1. Draft By-law peopleCare – Long Term Care Home
2. Draft By-law Home Farm Purpose-Built Rental Housing

Respectfully submitted,

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Manager of Community Planning

For more information, please contact:
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Report Approval Details

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Attachments:	- DRAFT BY-LAW peopleCare LTC Final Draft.docx - DRAFT BY-LAW MacPherson Rental Housing FINAL DRAFT.docx
Final Approval Date:	Aug 13, 2026

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Tim Murawsky was completed by delegate Shawn Postma

Tim Murawsky - Aug 13, 2026 - 3:11 PM

The Corporation of the Town of The Blue Mountains

By-Law Number 2026 – _____

Being a By-law to amend The Blue Mountains Zoning By-law 2018-65 which may be cited as "The Blue Mountains Zoning By-law"

Whereas the Council of the Corporation of the Town of The Blue Mountains deems it necessary and in the public interest to pass a By-law to amend By-law No. 2018-65;

And Whereas pursuant to the provisions of Section 34 and 36 of the Planning Act, RSO 1990, c.P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. That Schedule 'A' to The Blue Mountains Zoning By-law 2018-65 as amended is hereby further amended by rezoning a portion of those lands known as Plan 529 Pt Lot 159 RP; 16R2536 Pt Part 1 from the Development ‘D’ Zone to the Institutional ‘I-161-h54’ Zone as shown on Schedule ‘A1’ to this By-law.
2. That Table 9.1 – Exceptions to Zoning By-law 2018-65 is hereby amended by adding the following Exception:

Exception Number	Zone	Special Provisions
161	I-161-h54	a. The maximum permitted height shall be three (3) storeys and twelve (12) metres b. The minimum number of Loading Spaces shall be two (2). c. A retaining wall with a maximum height of 2 metres shall be permitted with a minimum setback of 0.3 metres d. Notwithstanding the Frontage on a Public Street requirements under Section 4.15(a) to the By-law, buildings and structures shall be permitted on a lot that does not abut or front on a public street which is assumed by By-law by a public authority for maintenance purposes. e. Type A Barrier Free Parking Spaces shall provide a minimum width of 3.4 metres and a minimum length of 5.5 metres. f. Type B Barrier Free Parking Spaces shall provide a minimum width of 2.4 metres and a minimum length of 5.5 metres.

3. That Table 10.1 – Site-specific Holding Provisions to Zoning By-law 2018-65 is hereby amended by adding the following Holding Provision:

Holding Number	Zone	Conditions for Removal
H54	I-161-h54	a. That written confirmation has been provided by the Town and any applicable approval authority that adequate municipal water, municipal sanitary sewer and stormwater capacity has been allocated to the proposed development, and any works required to provide such capacity are secured through the

		appropriate approvals, agreements and financial securities, to the satisfaction of the Town. b. That the Owner enter into a Road Access Agreement that provides temporary legal access from an assumed and maintained public street to the subject lands to the satisfaction of the Town. Notwithstanding the foregoing, and prior to the removal of the Holding ‘-h54’ symbol, the following limited works may be permitted on the lands, provided that all required Municipal, County, Conservation Authority and other applicable Approvals and Permits have been obtained: i) site grading, excavation, filling and related site alteration; ii) temporary construction access and construction staging areas; iii) erosion and sediment control works; iv) installation of underground services, infrastructure and related works; v) construction of private internal roads, road base and related works; vi) such other minor works as are specifically approved by the Town.
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4. That Schedule ‘A1’ attached to this By-law is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this _____ day of _____, 2026

Andrea Matrosovs, Mayor

Corrina Giles, Town Clerk

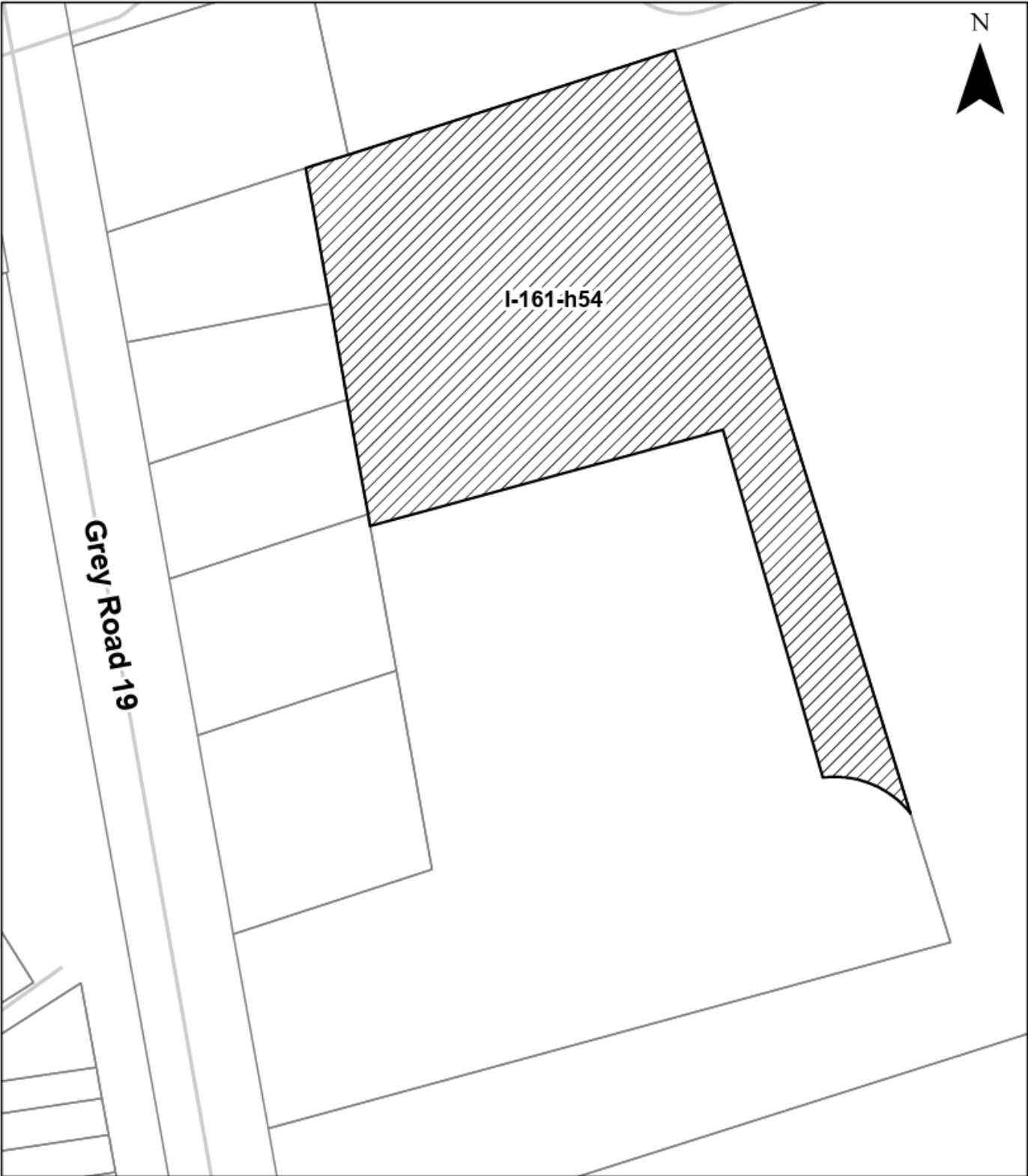
Town of The Blue Mountains

Schedule A1

By-Law No. _____

Legend

-  Subject Lands Of This Amendment
-  Area to Rezoned from D to I-161-h54



The Corporation of the Town of The Blue Mountains

By-Law Number 2026 – _____

Being a By-law to amend The Blue Mountains Zoning By-law 2018-65 which may be cited as "The Blue Mountains Zoning By-law"

Whereas the Council of the Corporation of the Town of The Blue Mountains deems it necessary and in the public interest to pass a By-law to amend By-law No. 2018-65;

And Whereas pursuant to the provisions of Section 34 and 36 of the Planning Act, RSO 1990, c.P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. That Schedule 'A' to The Blue Mountains Zoning By-law 2018-65 as amended is hereby further amended by rezoning a portion of those lands known as Plan 529 Pt Lot 159 from the Development 'D' Zone to the Residential 'R2-XXX' Zone and Open Space 'OS' Zone as shown on Schedule 'A-1' to this By-law.
2. That Table 9.1 – Exceptions to Zoning By-law 2018-65 is hereby amended by adding the following Exception:

Exception Number	Zone	Special Provisions
162	R2-162	a. These lands shall be used for purpose-built rental housing. b. The maximum number of units shall be 112, consisting of 56 one-bedroom units and 56 three or four bedroom units. c. A minimum parking requirement of 1 parking space per one-bedroom unit and a minimum parking requirement of 2 parking spaces per three or four bedroom units shall be provided. d. A minimum visitor parking requirement of 14 spaces shall be provided at all times and shall include a mix of a minimum of 7 permanent visitor parking spaces and 7 unused one-bedroom parking spaces. e. Notwithstanding the Frontage on a Public Street requirements under Section 4.15(a) to the By-law, buildings and structures shall be permitted on a lot that does not abut or front on a public street which is assumed by By-law by a public authority for maintenance purposes.

3. That Table 10.1 – Site-specific Holding Provisions to Zoning By-law 2018-65 is hereby amended by adding the following Holding Provision:

Holding Number	Zone	Conditions for Removal
H55	R2-162-h55	a. That written confirmation has been provided by the Town and any applicable approval authority that adequate municipal water, municipal sanitary sewer and stormwater capacity has been allocated to the proposed development, and any works required to

		provide such capacity are secured through the appropriate approvals, agreements and financial securities, to the satisfaction of the Town. b. That the Owner enter into a Road Access Agreement that provides temporary legal access from an assumed and maintained public street to the subject lands to the satisfaction of the Town. Notwithstanding the foregoing, and prior to the removal of the Holding ‘-hXXX’ symbol, the following limited works may be permitted on the lands, provided that all required Municipal, County, Conservation Authority and other applicable Approvals and Permits have been obtained: i) site grading, excavation, filling and related site alteration; ii) temporary construction access and construction staging areas; iii) erosion and sediment control works; iv) installation of underground services, infrastructure and related works; v) construction of private internal roads, road base and related works; vi) such other minor works as are specifically approved by the Town.
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4. That Schedule ‘A-1’ attached to this By-law is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this ____ day of _____, 2026

Andrea Matrosovs, Mayor

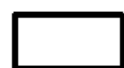
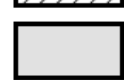
Corrina Giles, Town Clerk

Town of The Blue Mountains

Schedule 'A-1'

By-Law No. _____

Legend

-  Subject Lands Of This Amendment
-  Area to Rezoned from D to R2-162-h55
-  Area to Rezoned from D to OS

