



Staff Report

Planning & Building Services – Planning Division

Report To: COW - Operations, Planning and Building Services
Meeting Date: August 25, 2026
Report Number: PBS.26.066
Title: Information Report – Request for Ministers Zoning Order:
Residential Workforce/Rental Housing 796060 Grey Rd 19
Prepared by: Shawn Postma, Manager of Community Planning

A. Recommendations

THAT Council receive Staff Report PBS.26.066, entitled “Information Report – Request for Ministers Zoning Order: Residential Workforce/Rental Housing 796060 Grey Rd 19”;

AND THAT Council direct Staff to proceed with Option ____ as identified in Planning Staff Report PBS.26.066.

B. Overview

The purpose of this report is to provide Council with an overview of: the MZO request, information received, Council’s previous direction, the status of agency engagement, key matters requiring further review, and options for the Town’s next steps.

This report does not seek a decision on whether to support the requested MZO.

The Town has received a request from 2483302 Ontario Inc. for Council support of a proposed Minister’s Zoning Order (“MZO”) respecting lands municipally known as 796060 Grey Road 19. The approximately 9.95-hectare property is located on Grey Road 19 in Craighleith, immediately south of the Grey Road 19/Crosswinds Blvd intersection, and in close proximity to Blue Mountain Resort Village. (See Figure 1: Location Key Map)

The applicant has described the proposal as a purpose-built rental housing community intended to contribute to rental and workforce housing supply for the Village and the broader community. The submitted concept plan illustrates approximately 612 rental apartment units, a maximum gross density of 65 dwelling units per hectare, and a range of building heights that step-up from 3 storeys along Grey Road 19 and up to six storeys further internal to the site. The requested MZO would establish the site-specific zoning permissions and development standards for the property.



Figure 1: Location Key Map (Source: Georgian Planning Solutions / Land Linx Ltd, Planning Report 2026)

The proposal represents a significant request for development permissions beyond the Town's current planning direction for the surrounding area. The applicant is seeking an MZO as an alternative to the conventional planning process that would otherwise include Secondary Plan work, an Official Plan Amendment, a Zoning By-law Amendment, and Site Plan Approval.

A Minister's Zoning Order ("MZO") is a Provincial zoning regulation made by the Minister of Municipal Affairs and Housing under the Planning Act. It can establish site-specific land uses and development standards, such as density, building height, setbacks, environmental protection boundaries, and prevails over conflicting municipal zoning. Unlike the traditional municipal approvals process, Council is requested to support / not-support the MZO request before it goes to the Province for a final decision. It should be noted that an MZO does not eliminate the need for subsequent approvals such as Site Plan Control, servicing agreements, agency permits, and building permits.

C. Background

On November 18, 2025 Council received a deputation from Terry Geddes and Krystin Rennie, Georgian Planning Solutions, regarding an updated proposal for a purpose-built rental project on Grey Road 19 and to request for support of an MZO. Council received the deputation and directed staff to bring back a report for Council consideration regarding potential conditional support, and to engage the Nottawasaga Valley Conservation Authority ("NVCA") before bringing back the report.

Resolution - Majority (Voted), Recorded		
1	Moved:	Mayor Matrosovs
	Seconded:	Deputy Mayor Bordignon
	Result:	The motion is Carried
THAT Council of the Town of The Blue Mountains receives the deputation of Terry Geddes and Krystin Rennie, Georgian Planning Solutions regarding a Proposal for Purpose Rental Project on Grey Road 19 and Request for Support for a Minister's Zoning Order (MZO) AND THAT Council directs staff to work with proponents and bring back a report for Council consideration regarding potential conditional support AND THAT Council direct staff to engage Nottawasaga Valley Conservation Authority before bringing back the report Yes - 5 No - 0		

Figure 2: November 18, 2025 Council Resolution

This report responds to that direction by summarizing the current proposal and submission package, documenting staff's ongoing engagement with the applicant and NVCA, identifying key matters that require further review, and presenting process options for Council's consideration. A future report would be required before Council is asked to provide a substantive position on the MZO request.

The Town has received a substantial package supporting the MZO application, and this information has been shared with Council and the Public through a Notice of Application and updates to the Town Website.

Prior to the submission package, the applicant has undertaken early consultation activities in advance of the Town's process. This included Open Houses in Thornbury and Craighleith, and a survey intended to obtain preliminary feedback on the concept. The applicant's consultation does not replace the Town-led public engagement, agency circulation and Council decision making process.

If Council directs that a Public Meeting proceed, the Town would issue formal notice, set a meeting date, and provide an opportunity for residents, agencies, Indigenous communities, stakeholders, and other interested persons to review the application and provide written and oral comments. All comments received through the Town process would form part of the public record and be summarized in a future recommendation report.

Table 1: Proposal Summary

Proposal Summary	
Applicant	2483302 Ontario Inc.
Location	796060 Grey Road 19
Lot Area	4.04 hectares (9.95 acres)

Proposed Use	Purpose-built rental apartment dwellings, limited (resident serving) commercial, and accessory uses
Maximum Density	65 units per hectare (612 units shown)
Maximum Height	3 storeys, stepping up to 6 storeys. (Stepped-height approach with lower buildings closer to Grey Road 19 and taller buildings further into the site)
Environmental Protection Areas	Wetland, Hazard, and Open Space Areas to be protected through MZO.
Future Applications	Site Plan Control, Agreements, Nottawasaga Valley Conservation Authority Permits, Grey County Transportation Permits, Building Permits, and others as applicable.

* It should be noted that the concept plan provided is illustrative only and does not represent the final site design. If an MZO is issued, detailed design and implementation matters would remain subject to applicable municipal and agency approvals.

Table 2: Application Materials Received

Submission	Documents Received
Planning and MZO Framework	Planning Justification Report (July 2026) Draft Minister's Zoning Order (July 2026) Site Plan / Concept Plan (June 2026)
Engineering and Servicing	Engineering Executive Summary Memo (June 2026) Functional Servicing Report (February 2026) Stormwater Management Report (February 2026) Parking Justification Study (February 2026)
Environment and Natural Heritage	Environmental Impact Study Summary Memo (June 2026) Environmental Impact Study (March 2026) Natural Hazards Brief (August 2024) Hydrogeological Assessment (May 2024) Natural Heritage Constraints Analysis (June 2023)
Housing	Housing Market Justification Study (February 2026)
Archaeology, Geotechnical, and Environmental Site Conditions	Register of Archaeological Reports Memo (April 2024) Stage 1/2 Archaeological Assessment (February 2024) Preliminary Geotechnical Investigation (December 2023)

	Phase II Environmental Site Assessment and Stockpiled Fill Quality Review (December 2023)
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*all documents are available for viewing at www.thebluemountains.ca

Nottawasaga Valley Conservation Authority Engagement

In accordance with Council's previous direction, Town staff have engaged with the NVCA regarding the proposed development and the environmental and natural-hazard constraints affecting the subject lands. Town staff, the applicant, and the NVCA have been working collaboratively to identify and refine study limits and wetland, hazard, and associated environmental boundaries in order to establish the development area of the site.

The applicant's current materials identify the agreed-on wetland, hazard, and open-space areas proposed for protection, as well as illustrate the proposed areas for development potential. At the time of this report, the Town has not received formal written acceptance from the NVCA respecting the proposed wetland and hazard boundaries, however based on the technical discussions completed to date, it is staff's understanding that the boundaries illustrated in the current submission package are accurate and appropriately reflect the environmental and hazard constraints identified through the ongoing review process.

Formal NVCA confirmation and comments will be requested through the final circulation of the MZO request as part of the Town-led public engagement and agency-review process. Any outstanding NVCA comments, recommended revisions, permitting requirements, or environmental protection measures will be identified in a future report to Council.

MZO Process and Municipal Approval Context

A Ministers Zoning Order (MZO) is made by the Ontario Minister of Municipal Affairs and Housing under section 47 of the Planning Act. If issued, it would establish the site-specific zoning framework for the property and prevail over conflicting provisions of the Town's Zoning By-law. The decision to issue an MZO is made by the Province and is not appealable to the Ontario Land Tribunal.

In this case, the requested MZO would establish fundamental permissions, including the permitted uses, maximum density, maximum height, and related development standards. Site Plan Control and other required approvals are required in addition to an MZO decision and will address detailed matters such as final building placement, landscaping, grading, servicing, parking, pedestrian circulation, and urban design.

An MZO may accelerate the establishment of zoning permissions; however, it does not itself authorize construction or eliminate the need for applicable downstream approvals, municipal agreements, engineering review, conservation authority permits, and building permits. If Council later considers a resolution, staff would identify the outstanding matters, proposed implementation framework, and any requested provincial or municipal safeguards at that time.

Key Issues Requiring Further Review

Town Staff has not initiated the review of the submission documents. The matters below have been previously identified through the Complete Application requirements section of [Planning Staff Report PDS.24.087](#), two pre-consultation review meetings, the November 2025 applicant deputation, and preliminary resident comments received to date. The list below consolidates the matters, is not exhaustive, and may be refined through the Planning Review and as further comments and information are received. It is noted that the recent application submission is very comprehensive and that many of the below items may already be addressed. Planning Staff intend to complete the internal review and report back to Council on the below list. Should Council see merit in additional key issues, they will be noted by Staff and will be included in a follow up Staff Report.

Planning Framework, Density, and Height

Further review on the appropriateness of establishing site-specific permissions through an MZO in advance of the Future Secondary Plan process. This includes the proposed density of 65 units per hectare, compared with the 10 units per hectare maximum generally applicable to surrounding areas, and proposed building heights of up to six storeys, compared with Council's general direction of three storeys and, in specific circumstances, up to four or five storeys.

Compatibility, Community Character, and Future Development

The purpose of this report is to provide Council with an overview of the MZO request, information received, Council's previous direction, the status of agency engagement, key matters requiring further review, and options for the Town's next steps. Consideration is also required to ensure the proposal does not constrain the orderly future planning, servicing, access, or development of neighbouring lands.

Environmental Features, Natural Hazards, and Development Envelope

Formal NVCA and agency review is required for final confirmation on wetland, natural-heritage, hazard, drainage, and environmental-protection boundaries; required buffers, compensation, or mitigation; and the final developable area. Further consideration is required to ensure that proposed density, height, roads, parking, stormwater infrastructure, and buildings can be accommodated within the confirmed development envelope.

Servicing, Stormwater, and Municipal Infrastructure

Further review is required regarding water and wastewater capacity. The Town has identified concerns on the impact of the significant residential population and the availability of municipal water and wastewater capacity; potential required upgrades to off-site infrastructure; stormwater management, grading/drainage, and project phasing.

Transportation, Access, Parking, and Connectivity

Further review is required regarding Grey Road 19 access, the proposed roundabout design, right-of-way minimum width, public/private road locations, future road connections (road classification and connection to adjacent lands), traffic impact assessment, emergency access,

parking and loading, construction traffic, active transportation, pedestrian safety, transit or shuttle opportunities, and connections to adjacent lands, future trail networks, and direct connections to the Blue Mountain Village.

Built Form, Site Design, and Detailed Implementation

Further review is required regarding final building placement, architecture, landscaping, outdoor amenity areas, waste collection, snow storage, internal circulation, construction management, and phasing. These matters would generally be addressed through Site Plan Control and associated agreements, however a final MZO should not hinder the ability to provide these matters prior to approval.

Housing, Commercial Uses, and Community Benefits

Further review is required to understand the ownership structure and long term maintenance of rental-tenure, workforce-housing, affordability, unit-mix, accessibility, property-management, and other components. The potential effects on municipal services, parks, trails, recreation, emergency services, and schools, also require consideration.

MZO Implementation/Readiness

Consultation with the Province on the proposed draft MZO to ensure that it is sufficiently complete and implementation ready. Understand the limitations on conditions and future MZO amendment requirements if needed.

Next Steps:

At a minimum, Planning Staff will:

- Provide Notice of Application in accordance with the Town Notice policies.
- Upload all submission materials to the Town Website and share Project Subscribers list.
- Initiate the Development Review Committee process to circulate all materials to internal departments and external agencies, collect preliminary comments on the submission, and meet with the applicant and their team on all preliminary comments received.
- Follow through on further direction from Council as per the available 'Options for Council Consideration' noted below regarding next steps on this request including proceeding to a Public Meeting Date, collection of final review comments, collection of public input, and preparation of a recommendation report.

Options for Council Consideration

Council may consider any of the following options respecting the timing and process for the MZO request. No decision on support or non-support of the MZO is requested through this Information Report.

Option 1 – Proceed on an Expedited Review and Consultation Schedule

Direct staff to proceed with an accelerated review, schedule a Special Public Meeting at the earliest available opportunity, and, if necessary, schedule Special Committee of the Whole and/or Council meetings to accommodate the applicant's requested timelines. Staff would complete circulation and return with a recommendation report and intend on completing this process before the end of this term of Council. This option would not bind Council to support the MZO.

Option 2 – Receive the Request and Defer the Public Meeting to the Incoming Council

Receive the request and defer scheduling the Town-led Public Meeting and substantive Council consideration until after the October 26, 2026 municipal election and startup of the next Council. Staff will continue preliminary technical review and compile comments in the interim.

Option 3 – Do Not Support the MZO Request and Do Not Proceed with a Town-Led Public Meeting

Advise that Council does not support the requested MZO and direct staff not to schedule a Town-led Public Meeting. This would communicate Council's preferred process; however, it would not prevent the applicant from making a request directly to the Province. A resolution of Council providing reasons for this position is requested and will be forwarded to the Province for their consideration if an MZO request is submitted to the Province.

Option 4 – Proceed with a Public Meeting and Complete Further Review Before Council Considers Its Position

Direct staff to schedule a Public Meeting with the current Council and continue agency circulation and technical review, with no commitment to an expedited Council decision or support of the MZO. Staff would report back after public and agency input similar to other Planning Application submissions.

Option 5 – Invite a Revised, Phased, or More Limited Request

Direct staff to continue discussions with the applicant and report back on whether a revised proposal, phased approach, or more limited MZO request could be considered. This option may require revised plans and studies.

D. Analysis

No analysis or review of the submission materials have occurred at this time. Planning Staff will report back with a full analysis after the file review and circulation has been completed.

E. Strategic Priorities

1. Communication and Engagement

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

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

The subject lands contain wetland, natural heritage, and natural-hazard features. Environmental impacts, required mitigation, agency permits, and the final development envelope remain subject to formal agency and technical review.

G. Financial Impacts

The Town will receive applicable application fees. Potential future financial and legal matters—including municipal infrastructure, servicing, transportation improvements, development charges, agreements, and other implementation matters will be identified in a future staff report.

H. In Consultation With

Adam Smith, CAO

I. Public Engagement

The topic of this Staff Report will be the subject of a Public Meeting and/or a Public Information Centre following the direction provided by Council. Any comments regarding this report should be submitted to Shawn Postma, Manager of Community Planning at planning@thebluemountains.ca

J. Attached

Nil

Respectfully submitted,

Shawn Postma, MCIP RPP
Manager of Community Planning

For more information, please contact:
Shawn Postma, Manager of Community Planning
planning@thebluemountains.ca or 519-599-3131 extension 263

Report Approval Details

Document Title:	PBS.26.066 Information Report - Ministers Zoning Order 796060 Grey Rd 19.docx
Attachments:	
Final Approval Date:	Aug 14, 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 Adam Smith

Tim Murawsky - Aug 14, 2026 - 11:37 AM