

Community Improvement Plan Review June 2, 2026 Statutory Public Meeting Input

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The Town of The Blue Mountains is preparing a new Community Improvement Plan (CIP) under the authority of the *Planning Act*. The CIP will provide financial incentives to support the goals and objectives of the Town's *Our Path Forward: 2026-2027 Corporate Strategic Plan* for strategic revitalization for businesses in core commercial and agricultural areas, as well as housing across the affordability spectrum.

A Statutory Public Meeting, as required under the *Planning Act*, was held at Town Hall with opportunity for virtual attendance on June 2, 2026. The Public Meeting is an opportunity for the community to provide input on the CIP in a public forum and in front of Council. The input provided by the public has been outlined below with corresponding responses from Town Staff and the Town's consultant project team.

Additional information regarding the Town's CIP Review can be found at the project page: <https://www.thebluemountains.ca/planning-building-construction/current-projects/strategic-projects-initiatives/community-improvement-plan-review>

Item	Comments Received By:	Comments / Concerns / Questions Summary:	Staff Response / Project Modifications
1	Terry Kosar (Carmichael Crescent)	- Expressed overall support of the CIP review project and excitement that the CIP presents an opportunity to convert an indoor swimming pool within their home into a 700 sq ft apartment with a separate side entrance - Asked for clarification on: - Affordable rental rates - Timeline for applying to the new CIP - Grant amounts under the new CIP for building Additional Residential Units (ARUs) - Submission criteria for completing CIP-related work under the new plan, specifically whether multiple quotes are required and if work must	- Noted. - Attainable rental rates are based on the CIP definition of attainable housing which is at or below 120% of the Canada Mortgage and Housing Corporation (CMHC) Average Market Rent (AMR) for the applicable unit type. CMHC AMR is released by annually in the Fall (link). To clarify, the CIP uses attainable rental rates. Affordable housing is more conducive to meeting the needs of low-income households while attainable housing helps meet the needs of modest wage workers who are working in the area. Both types of housing are necessary and meet

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		be completed by a contractor rather than an applicant.	the needs of different groups, in the case of this CIP, the main focus is to incentivize the latter, noting that the incentives could also benefit more deeply affordable rental housing. Applications may be submitted at any time once the CIP is approved by council and after a pre-consultation meeting with town staff has been completed. It is advised applicants contact the Town to confirm funding prior to application submission. The proposed Additional Residential Unit Program provides 50% of total eligible costs to a maximum of \$20,000. It is noted the Additional Residential Unit program can be combined with other programs. General eligibility criteria is included within Section 6.1 of CIP. This section in addition to Program Specific Eligibility criteria outlines what must be submitted as part of an application.
2	Janet Findlay On behalf of the Blue Mountain Ratepayers Association (BMRA)	- Expressed support for the CIP review project, specifically modifications to: - Combine the two existing CIPs - Transition application intakes to an open timeframe - Discontinue loans - Recommended that projects receiving Municipal Accommodation Tax (MAT) funding should remain eligible for CIP funding.	- Noted. - The CIP has been amended to enable properties to receive funding for projects from both the Town's Municipal Accommodation Tax (MAT) program and the CIP to enhance support for non-profits. - The Town Official Plan distinguishes between, and defines, "affordable" housing and "attainable" housing. Affordable housing is more conducive to meeting the needs of low-income households while attainable

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	(320 Sunset Boulevard)	3. Expressed a need for more emphasis to be given to “affordable” housing (as defined by the Town’s Official Plan and the province) rather than “attainable” housing; indicating that attainable housing is less desirable, and if there is a need for both terms to be included, recommended that affordable housing projects should be prioritized over attainable housing projects. 4. Requested clarity in definitions for “affordable” and “attainable” housing; recommending that definitions should be consistent with the Town’s Official Plan. 5. Expressed concern about defining attainable housing as “rents at or below 120% of the CHMC Average Market Rent (AMR) for the applicable unit type” due to high local rental rates. 6. Noted that references to The Blue Mountains Housing Corporation should be removed as it no longer exists. 7. Questioned the maximum funding limits under the Development Charges Grant program (\$250,000), with the understanding that the province will be mandating full development charge exemption for affordable housing units. 8. Recommended stronger guidelines for affordability periods, including that: ○ An affordability period should be applied to the Development Charges Grant program ○ The affordability period be increased from 15 to 20 years 9. Requested that the new CIP consider non-market and permanent affordable housing options.	housing helps meet the needs of modest wage workers who are working in the area. Both types of housing are necessary and meet the needs of different groups across an income spectrum. The new CIP incentivizes attainable housing more broadly as defined in the CIP, however incentives would also benefit affordable rental housing. 4. The CIP addresses “attainable” housing as defined in Section 8, the Glossary of the CIP. It is recognized that the CIP definition of <i>Attainable</i> differs from the definition provided within the Town’s Official Plan. There is a need for low and moderately priced rental workforce housing within the Town. The attainable definition provided differs to help encourage financially viable rental housing to be built within the municipality. 5. There is a need for low and moderately priced rental workforce housing. The attainable definition of 120% or less of area CMHC reported average market rents will help encourage financially viable rental housing to be built. AMR represents the average rents paid for purpose-built rental units in the community, as reported annually by CMHC. Setting attainable rents at or below 120% of AMR provides a clear, transparent benchmark for moderately priced housing and reflects the rent levels typically required for new rental projects to be viable. 120% AMR is likely to result in greater success for attainable housing projects. 6. References to “The Blue Mountains Housing Corporation” have been removed.

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		10. Recommended considering opportunities for program alignment with Collingwood's CIP (currently under review) 11. Submission provided* included a table comparing existing CIP programs to new CIP programs and requested that a similar comparison table be included when presenting the final CIP for approval. *Full comment submission included as a separate attachment	7. Affordable housing units as defined by the Provincial Bulletin are exempt from Development Charges (DC) but attainable is not clearly defined and attainable rentals are not included in the Development Charges Act definition. This grant is for development projects that fall in the range between the affordable and attainable definition since they are not exempt from DCs. 8. Noted. The Development Charges CIP program holds the same reporting framework for attainable rents as the other CIP programs. Affordability must be maintained over ten years and will be confirmed by the Town once per year through the submission of supporting documentation, such as rent receipts, tenant income verification, or other materials. In addition, the condition to maintain affordability will be registered on the property's title. Originally, the Housing Within Reach had the CIP minimum attainability period being 15 years; the timeframe was reduced to 10 years to encourage more private sector participation in the CIP/attainable housing creation.. 9. Non-market and affordable housing options are eligible to apply for CIP funding. 10. The Town is aware that Collingwood is currently reviewing its CIP. While each municipality's context and priorities differ, relevant best practices and program updates from neighbouring communities informed this CIP review process. The Blue Mountains CIP is tailored

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			to local context and applies only within the Town's municipal boundaries. 11. Thank you, this will be taken into consideration.
3	Pamela Spence On behalf of the Blue Mountains Ratepayer Association (Craigleith)	- Expressed appreciation for the CIP review project, indicating that it is a positive step forward and with a few small adjustments, it will become a strong tool. - Recommended greater consistency in the use of "affordable" and "attainable" housing terms, including consistency with the Town's Official Plan terminology, and suggested using a single term to avoid confusion. - Noted that it should be made abundantly clear that Short Term Accommodations (STAs) do not qualify as housing for any of the residential or attainable housing programs. - Requested that clarified definitions of commercial, agricultural and downtown would be helpful - Expressed concern that there is a lack of emphasis placed on attainable housing in the draft CIP: 2/6 CIP goals address attainable housing 5/12 objectives address attainable housing 7/19 programs address attainable housing - Questioned whether proposed funding amounts would be sufficient to incentivize program uptake, using the example of a \$10,000 grant towards a \$500,000 project. - Requested clarification and revisions to the Development Charges Grant program with regard to provincial and federal legislation.	- Noted. - Please see Item 2, response #3 - Clarity regarding Short Term Accommodations have been included in the General Eligibility Requirements. - Thank you, this will be taken into consideration. - The CIP contains several key goals and objectives based on the Town's Corporate Strategic Plan and community revitalization priorities identified through community engagement. Support for the provision of attainable housing is one of several key CIP goals. However, a specific stream of CIP incentive programs have been provided to support attainable housing development. Ultimately, the success of the provision of attainable units is not related to how many goals, objectives or programs there are, but the variety, type and relevance of the programs. The offered programs will support development of a variety of attainable residential units across the Town. - Funding amounts within the Draft CIP have been prepared based on current funding amounts and a comparison of funding amounts across comparable municipalities. Through consultation with the development community, it is understood that attainable housing projects typically rely on a combination of

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		6. Recommended stronger guidelines and criteria for affordability periods and monitoring, acknowledging that it will be an administrative challenge for Town staff. 7. Requested additional detail for the Tax Increment Equivalent program, noting that it has uncertain labor, tracking and costs associated. 8. Suggested that further clarity be provided for eligibility to stack and apply for multiple program streams. 9. Asked whether projects with subdivision agreements in place but not yet completed would be eligible to apply for grants/programs retroactively. 10. Requested clarification on how programs associated with the County would split payment and workload. 11. Expressed concern that available funding could be exhausted quickly and requested clarification on how the CIP funding pool would be replenished over time. 12. Requested clarification on internal administration of the CIP program, including: - Who is controlling the CIP - Which department, and who does the administrator report to - When tracking and reporting will start - Who approves the allocation of funds	funding sources to achieve overall project viability. In this context, the CIP serves as one component of a broader funding strategy rather than the sole driver of project feasibility. It provides a predictable and transparent municipal contribution, with flexibility for Council to exceed standard limits for attainable housing where appropriate. This approach allows the Town to support unique project needs while maintaining a responsible and sustainable funding framework. Further, MAT funding may also be eligible to provide additional financial support. 5. Please see Item 2, response #8. 6. Noted. 7. Tax Increment Equivalent Program inherently involves variable assessment changes and administrative tracking, and its structure reflects these uncertainties while remaining consistent with CIP best practices. Please see Section 6.4.1 of the CIP for more information. 8. All programs can be combined with the exception of the following: • Building Improvement Renovation Grant and Building Conversion • Downtown Apartment Rehabilitation or Conversion Program and Brownfield Tax Assistance Program • Downtown Apartment Rehabilitation Program and the Underutilized Building Conversion Expansion Program

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			9. Retroactive requests for funding will only be permitted within 30 days or less of project commencement. Refer to program-specific eligibility parameters for further eligibility requirements. 10. The CIP provides funding from the Town of The Blue Mountains. Projects are permitted to seek alternative funding from the County. 11. CIP funding pools are established through the Town's annual budget process, with Council determining the amount allocated to the CIP based on priorities and available resources. 12. a) The CIP is administered by the Town's Strategic Initiatives Department. The CIP Administrator reports to the Director of Strategic Initiatives. b) Reporting will start immediately following approval. c) Each CIP program identifies the approval authority for an application. The approval authority is delegated to staff for a more efficient process in many circumstances, but Council retains approval authority for larger funding amounts and certain programs.
4	Debbie Crosskill (Clarksburg)	1. Recommended replacing the term "attainable" with "affordable" throughout the CIP, noting that "affordable" is the term used by the federal and provincial governments and would reduce confusion for staff, Council and the public. 2. Expressed concern about the Town's financial capacity and availability of reserves to adequately fund and implement the proposed CIP programs.	1. Please see Item 2, response #3. 2. Funding for the CIP is provided through the Town's budget and is reviewed on an annual basis.

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5	Jim Torrance (McMullen Court)	- Expressed concern about balancing the CIP's numerous priorities and objectives while ensuring available funding is sufficient to achieve meaningful outcomes. - Requested greater clarity on the relationship between the CIP and the Municipal Accommodation Tax (MAT) program, including: - Respective purposes - Areas of overlap - How funding will be coordinated to avoid duplication	- The CIP balances multiple community priorities; annual budget allocations and program flexibility to ensure available funding can be directed toward the most impactful initiatives while still supporting a broad range of objectives. Council also has the ability in the CIP to activate and deactivate CIP programs annually based on forecasted goals and priorities. This will be confirmed annually through a staff report to council. - The CIP has been amended to enable properties to receive funding for projects from both the MAT program and the CIP to enhance support for non-profits.
6	John Ardiel (Blue Mountains Townline, Clarkburg)	- Expressed overall support for the CIP review, noting that it has been long anticipated. - Acknowledged the challenge of developing a single program that addresses the diverse needs of the community. - Expressed hope for strong inclusion of agriculture and agritourism within the CIP, noting that these sectors were not eligible under the previous program.	- Noted - Noted - CIP Programs to support agribusiness and diversification have been added and expanded in the new CIP.
END			