



Notice of Public Meeting

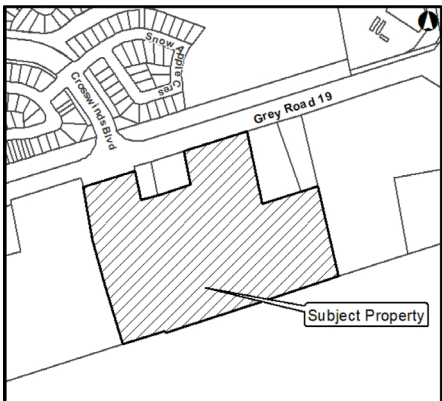
Request for Minister’s Zoning Order
September 29, 2026 at 9:30 a.m.
Hybrid Format: In-Person AND Virtual/Online
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON N0H2P0

The Town of The Blue Mountains has received from the owner of the property at 796060 Grey Rd 19 a request for support from Town Council of a Request to the Minister of Municipal Affairs and Housing for a Minister’s Zoning Order (MZO) that would allow a rental housing project subject to applicant proposed site specific provisions on this property.

The property is a 9.95 HA parcel located west and south of the intersection of Grey Roads 19 and 21, south of the intersection of Crosswinds Blvd and Grey Rd 19, and near the Blue Mountain Resort.

Property Location: 796060 Grey Road 19
Legal Description: RCP 950 Part Lot 63, RP 16R2789 Part 1

Key Map



What is being proposed?

The applicant seeks to permit a rental housing development on lands currently designated Future Secondary Plan and zoned Development (D) zone by way of a proposed MZO including but not limited to:

- up to 646 apartment dwellings, associated accessory uses and limited resident-serving commercial uses on the developable portion of the lands;
- building heights of 5 storeys located closer to Grey Road 19 and 6 storeys located further into the site;
- site specific parking standards of 1.2 spaces per residential unit;
- protection of wetland, hazard, and open-space portions of the site to be protected through appropriate zoning; and
- detailed matters such as building placement, landscaping, grading, servicing, parking, pedestrian circulation, and urban design would be addressed through future Site Plan Control and other required approvals.

Questions? Want more information? Ask a Staff Member! Shawn Postma, Acting Director of Planning and Building Services, 519-599-3131 ext. 263 or planning@thebluemountains.ca

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town’s website. and/or made available to the public upon request.

This document can be made available in other accessible formats as soon as practicable and upon request.

Please note: The subject lands are proposed to be regulated by a Minister's Zoning Order (MZO) issued by the Province of Ontario under Section 47 of the Planning Act. The MZO establishes the permitted land uses and development standards for the property and prevails over the Town's Zoning By-law where there is a conflict. The Province's decision to issue an MZO is not subject to appeal to the Ontario Land Tribunal.

Where do I find more information?
Additional information regarding this proposal is available for viewing:
<https://www.thebluemountains.ca/GR19-Rental>

Alternatively, visit the Planning Services Department located at Town Hall during regular office hours, Monday to Friday, 8:30 a.m. to 4:30 p.m. or contact the planner for this file.

When will a decision be made?
Decisions on Ministers Zoning Orders are made by the Minister of Municipal Affairs and Housing. Prior to a decision, Council can provide their support or non-support of the MZO by way of Council Resolution.

What happens at the Public Meeting?
The Public Meeting is your chance to hear more about the proposal and make your views about it known. Any person or agency may provide comments on this matter in writing or verbally at the Public Meeting. Comments at the Public Meeting assist the Town and Council in their decision-making process, so be sure to have your say!

How do I submit my comments?
Written Comments – You are encouraged to provide your comments or questions in writing using email or regular letter mail to the Town Clerk. Comments can also be faxed to 519-599-7723 or emailed to townclerk@thebluemountains.ca. Any submitted comments become part of the **public record**, including names and addresses.

Want to be notified of a decision?
You must make a request in writing to the Town Clerk if you would like to be notified of a decision on this proposal to:
Corrina Giles, Town Clerk
Town Hall, 32 Mill Street, Thornbury, ON
Fax: 519-599-7723,
townclerk@thebluemountains.ca

What is a Minister's Zoning Order (MZO)?

A Minister's Zoning Order, commonly referred to as an MZO, is a zoning order made by the Ontario Minister of Municipal Affairs and Housing under Section 47 of the Planning Act. An MZO can regulate the use of land, buildings, and structures and may establish zoning permissions directly, without the need for a municipal Official Plan Amendment and/or Zoning By-law Amendment. In this case, the requested MZO would establish the principle of land use, maximum density, maximum height, and related zoning standards for the subject lands. It has been submitted that the MZO is being requested to enable the timely delivery of purpose-built rental housing while still requiring subsequent technical review through processes such as Site Plan Approval and any required agency permits. A decision by the Minister to approve an MZO is not appealable to the Ontario Land Tribunal.

Application Process

The proposed MZO request is being considered as an alternative to the conventional planning approvals process, which would otherwise involve completion of a Secondary Plan, followed by applications for Official Plan Amendment, Zoning By-law Amendment, and Site Plan Approval. The subject lands are located within a Future Secondary Plan Area and that there is currently no approved Secondary Plan for the lands. If supported by Council and ultimately a decision made by the Ontario Minister, the MZO would establish the zoning framework for the property.

An information report summarizing the proposal, information received, and next steps was presented at an August 25, 20-26 Committee of the Whole meeting. Following that Public Meeting to receive community feedback has been advertised and scheduled. A recommendation report will then be provided to Council for their consideration in order to receive a Council resolution on the project. More information can be found below on this webpage

<https://www.thebluemountains.ca/GR19-Rental> with additional information coming forward in the upcoming Planning Staff Report.

Proposed Concept Plan*

* Please note that the applicant has provided the concept plan shown below and they have further advised that it is for illustrative purposes only and does not represent the final site design. It demonstrates one possible development scenario, including general development potential and environmental protection areas. The requested Minister's Zoning Order establishes the zoning framework and development limits for the site. If approved, a future Site Plan Approval application would be required to determine the final site layout and detailed design in accordance with the MZO.



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