

August 22, 2025



**RE: 788277 Grey Road 13  
Town of The Blue Mountains, Grey County  
Policy Framework Review**

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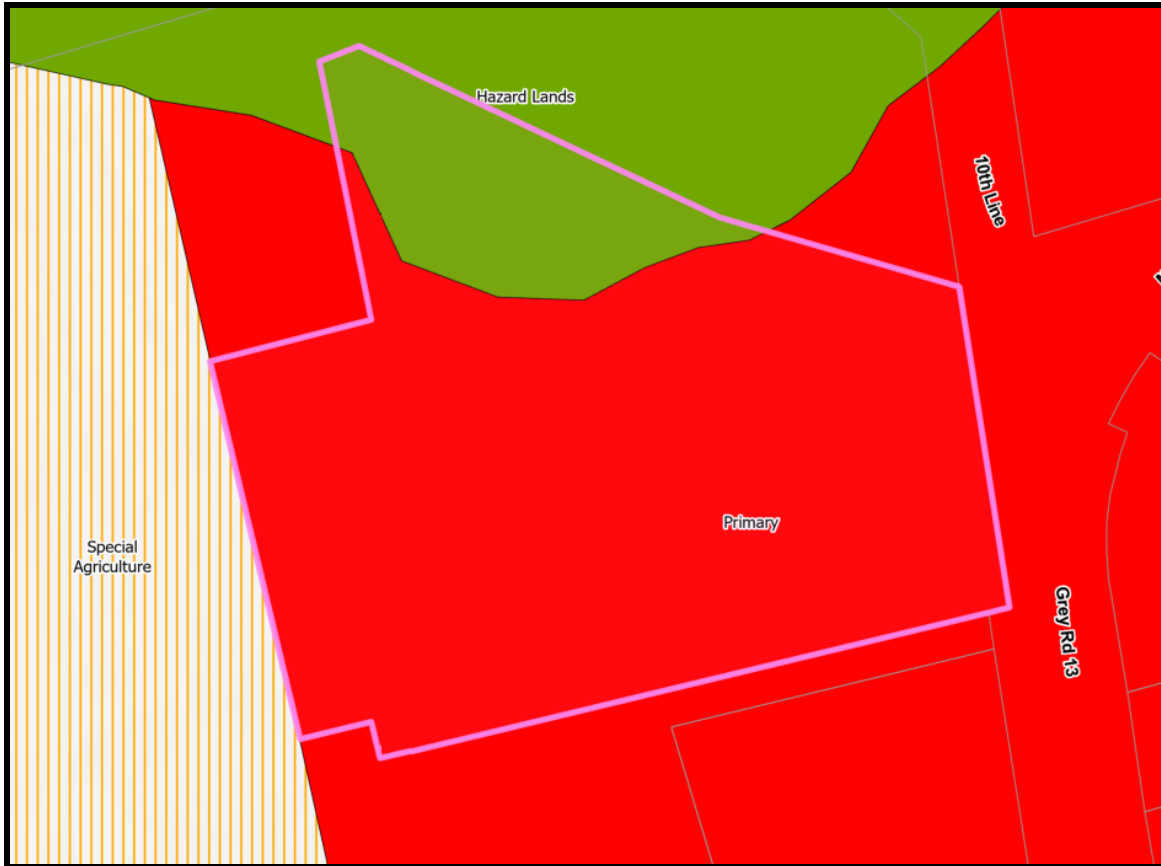
The subject property is located at 788277 Grey Road 13 in the Town of The Blue Mountains. Specifically, the lands are legally described as Con 11 PT Lot 29 RP 16R5053; Part 1, Town of The Blue Mountains, County of Grey. The total area of the property lot is 5.36 acres (2.169 ha), the lot has a frontage of 79 m and is irregular in size.

- The lands are designated Primary Settlement Area and Hazard Lands in the County of Grey Official Plan.
- The lands are designated Community Living Area within the Town of The Blue Mountains Official Plan Schedule 'A-2'.
  - The lands are zoned Institutional and Hazard in the Town of The Blue Mountains Zoning Bylaw 2018-65.

### **Grey County Official Plan**

The Grey County Official Plan designates the property Primary Settlement Area and Hazard.

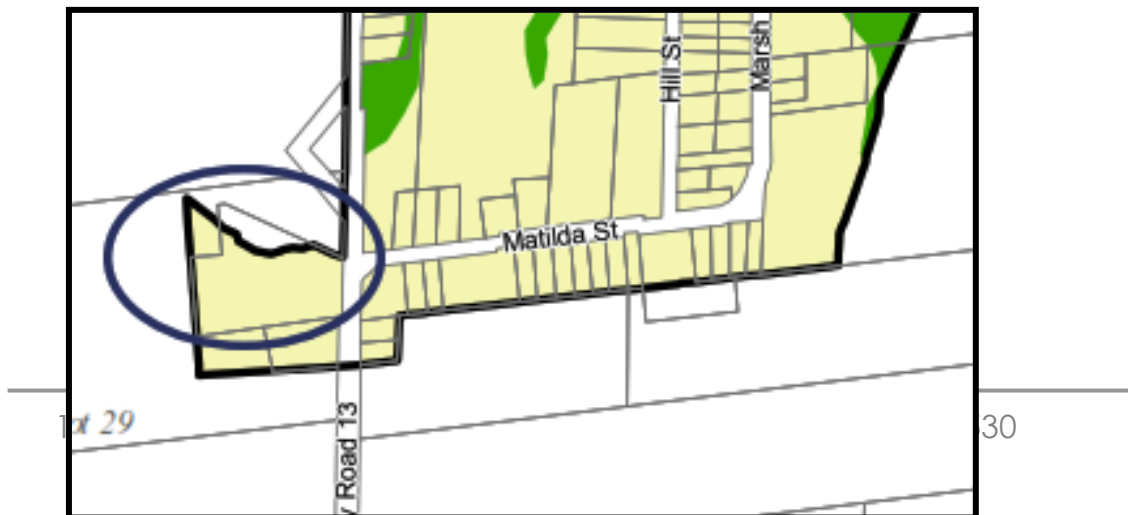
Section 3.5 speaks to Primary Settlement Areas and notes that "3) This Official Plan promotes the development of **Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses**. These areas will be the focus of the majority of growth within the County."



**Town of The Blue Mountains Official Plan**

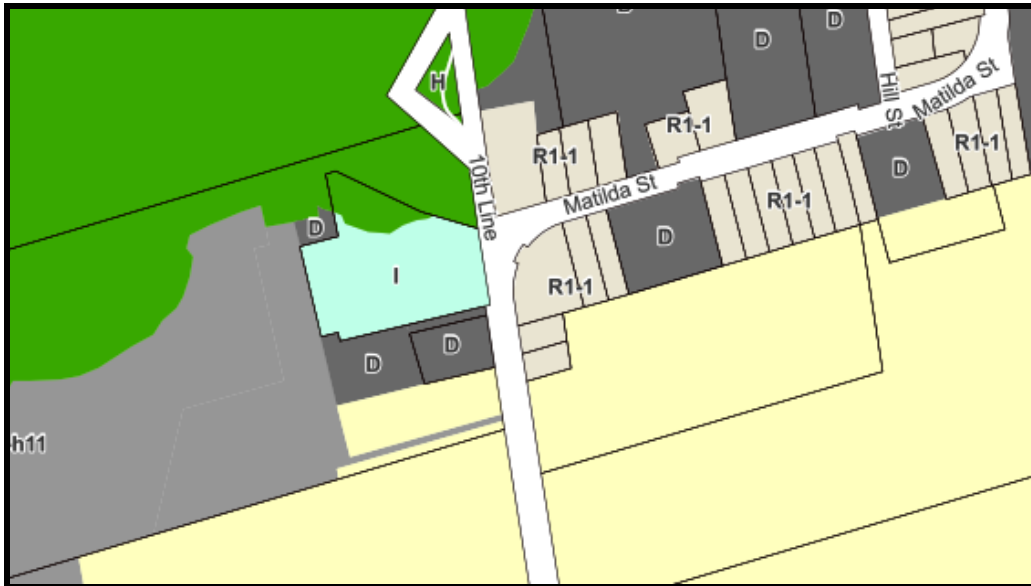
The Town of The Blue Mountains Official Plan designates the property as Community Living.

Permitted uses include residential uses, Long-term Care Facilities and retirement homes, Residential Care Facilities, Emergency Housing, Day Nurseries and Institutional uses (which generally serve the needs of surrounding residential areas. *(The Official Plan policies are attached with more details are attached)*)



## Town of the Blue Mountains Zoning By-Law

The property is zoned Institutional and Hazard in the Town of the Blue Mountain Zoning By-law 2018-65. Permitted uses in the Institutional zone includes; arena, cemetery, childcare center, Community Center, emergency service facility, group home, hospital, library, long term care facility, museum, place of worship, private park, private school, public park, public school, recreational establishment, residential care facility, retirement home.



### RESIDENTIAL CARE FACILITY

Means *residential* facilities in which residents who have a range of emotional, psychiatric, physical, developmental, or social disadvantages or problems live in a 24-hour supervised setting, and receive both room and board and support with daily living, including *group homes, second level lodging homes and treatment centres*

Yours truly,

A handwritten signature in cursive script that reads "Krystin Rennie".

Krystin Rennie, MAES MCIP RPP