



Staff Report

Administration – Chief Administrative Officer

Report To: COW- Admin, Corp and Finance, SI, Comm. Services
Meeting Date: April 13, 2026
Report Number: ADM.26.029
Title: peopleCare Long-Term Care Agreement
Prepared by: Adam Smith, Chief Administrative Officer

A. Recommendations

THAT Council receive Staff Report ADM.26.029, entitled “peopleCare Long-Term Care Agreement”;

AND THAT Council approves the conditional sale of land legally described as Part of PIN 37313-0528 (LT) and identified in Figure 1 for \$400,000 per acre with the total acreage to be confirmed following the completion of a survey plan;

AND THAT Council authorizes the Mayor and Clerk to execute the Agreement of Purchase and Sale, and all associated documentation to effect the sale of the subject lands;

AND THAT, if required, Council delegates authority to the Chief Administrative Officer, in coordination with the Director of Corporate & Financial Services, to effect the disposition of the subject lands during the “Restricted Acts Period After Nomination Day” period as set out in section 275 of the *Municipal Act*, regarding the disposition of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal, as the subject disposition was not included in the most recent budget adopted by Council;

AND THAT Council waives the provisions of the “Provision of Notice and Manner of Giving Notice to the Public Policy, POL.COR.24.04” as it relates to the requirement to hold a public meeting regarding the potential disposition of municipal land, it being noted that the disposition of the subject lands is conditional on a full public planning process as is required under the *Planning Act*, that requires a Public Meeting;

AND THAT Council waives the provisions of the “Sale and Other Disposition of Land Policy, POL.COR.07.02” as it relates to the requirement to give notice to the public of the proposed sale for two successive weeks in a local newspaper, it being noted that the disposition of the subject lands is conditional on a full public planning process as is required under the *Planning Act*, that requires a Public Meeting, and through the *Planning Act* processes, the public will receive notice of the potential disposition;

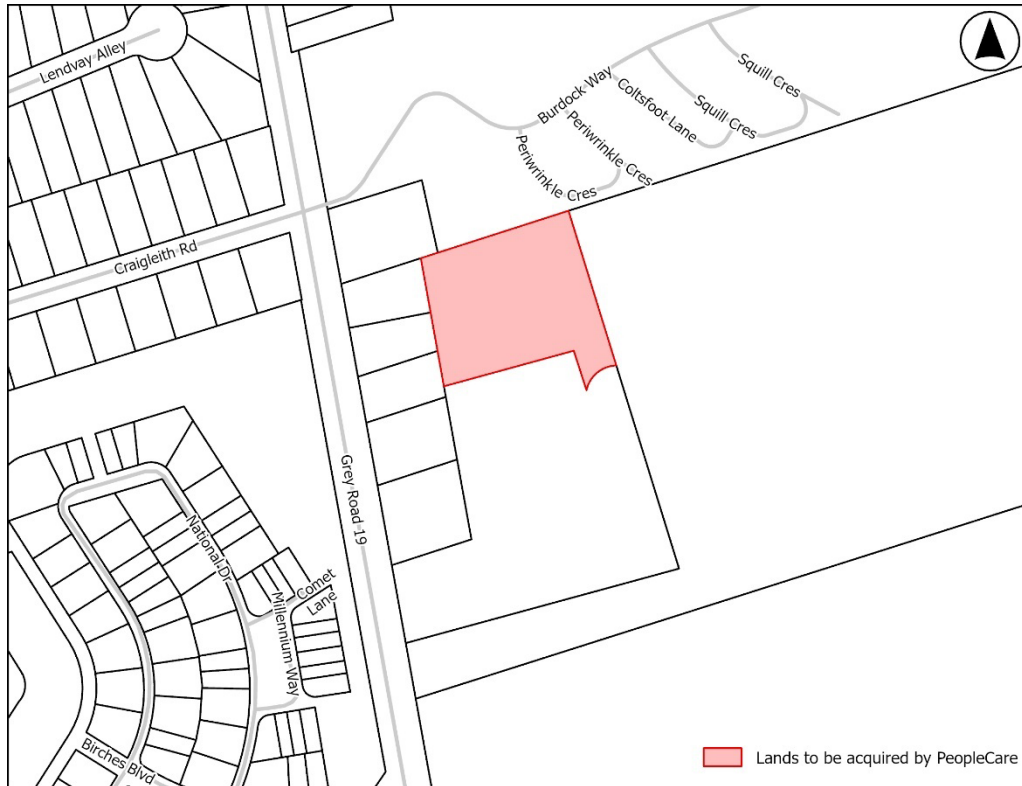
B. Overview

The purpose of this staff report is to recommend the execution of an agreement of purchase of sale (APS) between the Town and peopleCare community that would involve approximately 3 acres of land located on the northerly section of the Town-owned lands currently being developed for a new Fire Hall. The intent in acquiring these lands is to construct a 3-storey, 192 bed long-term care facility on the lands. Importantly, this agreement is conditional upon the Town facilitating necessary planning and development approvals with the exact boundaries to be confirmed following these approvals being in place.

C. Background

The Town's initial partnership with peopleCare Communities focused on a portion of the former Tee's Please property on Grey Rd 19 in Craigleith. Through that process, environmental constraints were identified on the lands that impacted site suitability for the purpose of a long-term care facility. The Town explored options to address these matters but based on detailed review, it was determined that extensive infrastructure upgrades would be required to make the project feasible.

Given the time, scope and cost associated with those requirements, the Town determined that it was in the community's best interest to shift the project to another Town-owned property. Since that time, staff have undertaken a feasibility review of the municipal property adjacent to the new fire hall site on Grey Road 19 (Figure 1) and have been refining site concepts with peopleCare to ensure the proposed long term care home can be advanced in a manner that does not impair the functionality of the new fire hall and supports an efficient approach to servicing, including water, wastewater and stormwater.



(Figure 1: Approximate area of lands to be sold)

To the point above, additional analysis will be required through a locally driven land-use planning process inclusive of various studies and engagement. This process will result in refining the property boundaries and further understanding how the development will interact with surrounding uses.

D. Analysis

The proposed approach to the sale of land in this staff report is distinct from other land matters. Typically, any APS would involve the lands being declared surplus accompanied by a public meeting prior to being tabled before Committee of the Whole for discussion. In this circumstance, the APS is being proposed as an initial step, that includes conditions associated with the public meeting and other steps with the disposition occurring later in conjunction with the necessary planning process. Doing so provides security with respect to available land to allocate long-term beds while also consolidating the consultation window into the planning review in which there will be further details regarding site development to share.

Underpinning this approach are key principles that serve to rationalize the alternative approach and seek relief from certain policy requirements including:

The initiation of a public planning process in accordance with the Planning Act in which the Town will serve a leading role.

While peopleCare will be responsible for the studies related to the necessary planning applications, the Town will serve to bring these applications forward in an effort to prioritize their review and in recognition of the community benefit associated with the LTC facility. Based on the proposed use, a Zoning By-law Amendment will be required and if approved, site plan approval would be the next step prior to the issuance of building permits.

Commitment to informed engagement through a public meeting in relation to the above with an additional engagement session following these necessary approvals.

At a minimum, there will be a public meeting scheduled regarding the necessary planning applications for the LTC facility. This will offer the opportunity for members of the public to ask questions on the approvals being sought and provide comment with the expectation that all questions will receive a response in a follow-up recommendation staff report. Consideration will also be extended to additional opportunities to engage the public as the site is designed given at the time of zoning, projects are generally conceptual.

Prioritization of the project given alignment with objectives under the Town's recently approved Strategic Plan.

The recently approved Corporate Strategic Plan directly speaks to the staff recommendation by committing the Town to:

Identify partnerships and land-use planning opportunities that support the development of long-term care, affordable housing, and retirement and assisted living facilities.

The outlined approach is intended on realizing the vision for a new LTC facility in the community in the most efficient manner possible while remaining true to the core values of the Town.

Delegated Authority to Address Restricted Acts After Nomination Day (August 21, 2026)

The *Municipal Act* restricts certain acts after nomination day and again after voting day, when it can be determined with certainty that the new Council will include less than three-quarters of the members of the outgoing Council. The restricted act provisions do not apply if the disposition or liability was included in the most recent budget adopted by Council.

A determination as to whether the restrictions will apply to Council, is made after nomination day, August 21, 2026, and reviewed again after voting day, October 26, 2026. The restricted act that applies to the within staff report, is regarding "the disposition of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal" as this proposed disposition was not included in the most recent budget adopted by Council. Staff recommend that Council delegate authority to the Chief Administrative Officer and the Director of Corporate and Financial Services, to effect the disposition of the subject lands during the restricted act period, if the restricted act provision applies.

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

Previous planning and development approvals in the area have effectively mapped and identified areas of natural significance and protection. Upon execution of the APS, further analysis will occur with regards to environmental impacts associated with the LTC and recommended mitigation measures.

G. Financial Impacts

Based on the current concept, the subject lands are close to 3 acres in size meaning that at \$400,000 per acre, the Town is projected to accrue \$1.2 million in revenue from the land sale that is intended on being dedicated to support affordable/attainable housing projects through the Town's Community Improvement Plan program. In 2025, the entirety of the 9.24-acre parcel was assessed at \$650,000 per acre as vacant and unimproved. However, given the majority of land is now encumbered with the construction of a new fire hall limiting proposed uses, the current price is deemed to represent fair value particularly given the public benefit associated with a long-term care facility.

H. In Consultation With

Corrina Giles, Town Clerk

Tim Murawksy, Acting Director of Planning and Development Services/Manager of Building Services

Monica Quinlan, Director of Corporate & Financial Services

Shawn Postma, Manager of Community Planning

I. Public Engagement

The topic of this Staff Report will be the subject of a future Public Meeting and/or a Public Information Centre.

Any comments regarding this report should be submitted to Adam Smith, Chief Administrative Officer, cao@thebluemountains.ca.

J. Attached

N/A

Respectfully submitted,

Adam Smith
Chief Administrative Officer

For more information, please contact:
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519-599-3131 extension 234

Report Approval Details

Document Title:	ADM.26.029 peopleCare Long-Term Care Agreement .docx
Attachments:	
Final Approval Date:	Apr 10, 2026

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

Adam Smith - Apr 10, 2026 - 11:03 AM