

Blue Mountain Resorts LP

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May 25, 2022

Mr. Shawn Postma, MCIP RPP
Manager of Planning Services
Town of The Blue Mountains
32 Mill Street, Box 310
Thornbury Ontario N0H 2P0

VIA EMAIL ONLY

Dear Mr. Postma,

**RE: Official Plan Update
Employee Housing Land Use Policy**

Blue Mountain Resort has several active employee housing programs designed to assist seasonal employees find accommodation in proximity to the resort. These programs tend to rely on market rental opportunities in a variety of individual properties. In recent discussions with municipal and county planning staff, it is apparent that there is little planning policy that addresses employee housing as a necessary and distinct land use.

At present, the Official Plans for the County of Grey and Town of The Blue Mountains do not specifically address housing various work force groups, whether such groups include commercial, industrial, tourist or agricultural uses. There is little policy guidance that acknowledges a need for employee housing, what employee housing is, or how it can be provided.

Rather than tackling this matter as one-off situations or as proposals arise, we believe it is appropriate that the Official Plans of both the County and Town acknowledge the need for employee housing and provide land use policy support for such uses.

The following policy statements are provided for consideration.

General Policy Direction/Goal:

Housing those who work in the Town of The Blue Mountains is a priority Goal.

Employees, whether part time or full time, shall have the opportunity to access affordable and livable employee housing. The Official Plan will promote a diversity of housing types, densities, and tenures to support the needs of the Town's range of workforce groups. This diverse range includes purpose-built employee housing that is occupancy restricted to at least one of its occupants being employed by the business. Full and part time employees are included in these provisions.

Objectives:

1. Employee housing will be a permitted use in land use designations that are in proximity to major employment uses and centers.

2. By-laws and development agreements will be used to ensure occupancy and use is for employee housing.

Definition:

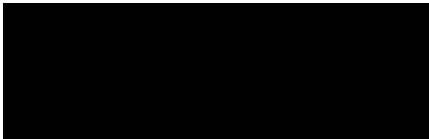
Employee Housing means housing intended for employees that is affordable and attainable relative to their household size and income and, restricted to employee occupancy. Employee housing may be subject to eligibility, occupancy, rent, term or other restrictions.

Additional Implementation Comments:

1. Amend Development Charges By-law provisions to include purpose-built employee housing as a development type eligible for rebate or forgiveness, similar to current provisions provided for purposed built rental housing.
2. Amend Zoning By-law to include a definition for employee housing.
3. Employee housing shall be an additional defined and permitted use, distinct from residential dwelling types.

We look forward to reviewing this subject with the Town as part of it's ongoing Official Plan update program.

Yours Truly,



Dan Skelton
President & COO - Blue Mountain Resort

Cc: Grey County – Randy Scherzer, Deputy CAO
The Blue Mountains – Trevor Houghton, Planning Manager
The Blue Mountains - Mayor and Members of Council
Blue Mountain Resort - Sarah Butler, Supervisor, Projects & Planning
Travis & Assoc – Colin Travis