



May 12, 2025

Honorable Mayor and Members of Council,
Town of The Blue Mountains
32 Mill Street
Thornbury, ON, L9Y 1T3

Dear Mayor Matrosovs and Council Members,

Re: Deputation to the Town of the Blue Mountains Council regarding the Proposed TOBM Official Plan (Staff Report PBS.25.004)

This submission follows previous deputations and written submissions made on behalf of Lora Bay Golf Limited, NG Lora Bay Limited, and Great Dale Manor Limited at the Committee of the Whole Meetings on October 9, 2024, and February 4, 2025. On May 5, 2025, we received the final draft of the Official Plan. Given the short timeframe, we have not had the opportunity to fully review the final text and reserve any appeal rights. The matter we remain most concerned about is the proposed density in the Recreational Residential Zone.

The proposed density sets a minimum of 10 units and a maximum of 15 units per gross hectare, representing a significant increase over the current density, particularly for developments already in progress.

The Official Plan defines density as calculated on the “Gross Hectare,” encompassing the entire development area. For Lora Bay, the current OLT-approved development and Master Development Agreement permit 1,025 residential units, with the golf course fulfilling the required 40% open space.

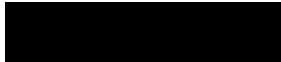
Under the proposed Official Plan density:

- Lora Bay’s 219-hectare subdivision would require 2,190 to 3,285 homes.
- This would double or triple the current unit count from the approved 1,025 homes.
- With approximately 350 homes already built, the remaining 100 hectares of developable land would need to accommodate 1,840 to 2,935 additional homes, which is not feasible.

We respectfully request that Council amend the Official Plan to include the following clarification:

- Where density calculations in the Official Plan conflict with developments subject to OLT orders and/or Master Development Agreements, the density specified in the OLT orders and/or Master Development Agreements shall prevail.

Thank you for considering our request.



Kenneth Hale

Vice President, Land Development