

Committee Report

To:	Warden Matrosovs and Members of Grey County Council
Committee Date:	April 24, 2025
Subject / Report No:	PDR-CW-24-25
Title:	Information Report – Subdivision File 42T-2025-03 – George Street, Chatsworth
Prepared by:	Cassandra Dillman, Intermediate Planner
Reviewed by:	Scott Taylor
Lower Tier(s) Affected:	Township of Chatsworth

Recommendation

1. That report PDR-CW-24-25 regarding an overview of draft plan of subdivision application 42T-2025-03, known as the George Street Chatsworth subdivision, on lands legally described as Part of Lots 5 and 6, Concession 1 EGR, Division 1 & 3, geographic Township of Holland, now in the Township of Chatsworth, be received for information.

Executive Summary

The County has received an application for draft plan of subdivision (County file 42T-2025-03), known as George Street – Chatsworth subdivision. The application was submitted by the Township of Chatsworth. A concurrent zoning by-law amendment is also being processed by the Township of Chatsworth for the proposed development.

The proposed development would create thirty-eight detached dwelling lots, a commercial block (Block 29), two multi-residential blocks (Blocks 40 and 41), a stormwater management block (Block 42), and an environmental protection block (Block 43). A new Township Road would be constructed, with connections to Provincial Highway 6 and George Street. The development would be serviced by individual septic systems and municipal water. The subdivision is within the Secondary Settlement Area of Chatsworth.

The subject lands are designated as 'Secondary Settlement Area, 'Hazard Lands' and 'Provincially Significant Wetlands' on Schedule A of the County Official Plan. Various technical reports were prepared as part of the application submission package. The application and supporting studies were circulated to prescribed agencies and the public for comment. A public meeting has not yet been scheduled for the application. Following the public and agency review process, a thorough analysis and staff recommendation will be provided.

Staff are recommending that this report be received for information purposes at this time.

Background and Discussion

The subject lands are legally described as Part of Lots 5 and 6, Concession 1 EGR, Division 1 & 3, geographic Township of Holland, now in the Township of Chatsworth. The site is approximately 24 hectares in size and is currently vacant. Surrounding land uses are primarily residential, with some lands being cash cropped, and the Royal Canadian Legion Chatsworth abuts the northwest corner of the property. The County Rail Trail abuts the property to the east, and the Spey River traverses the eastern boundary of this property. Figure 1 shows the subject lands highlighted in blue.

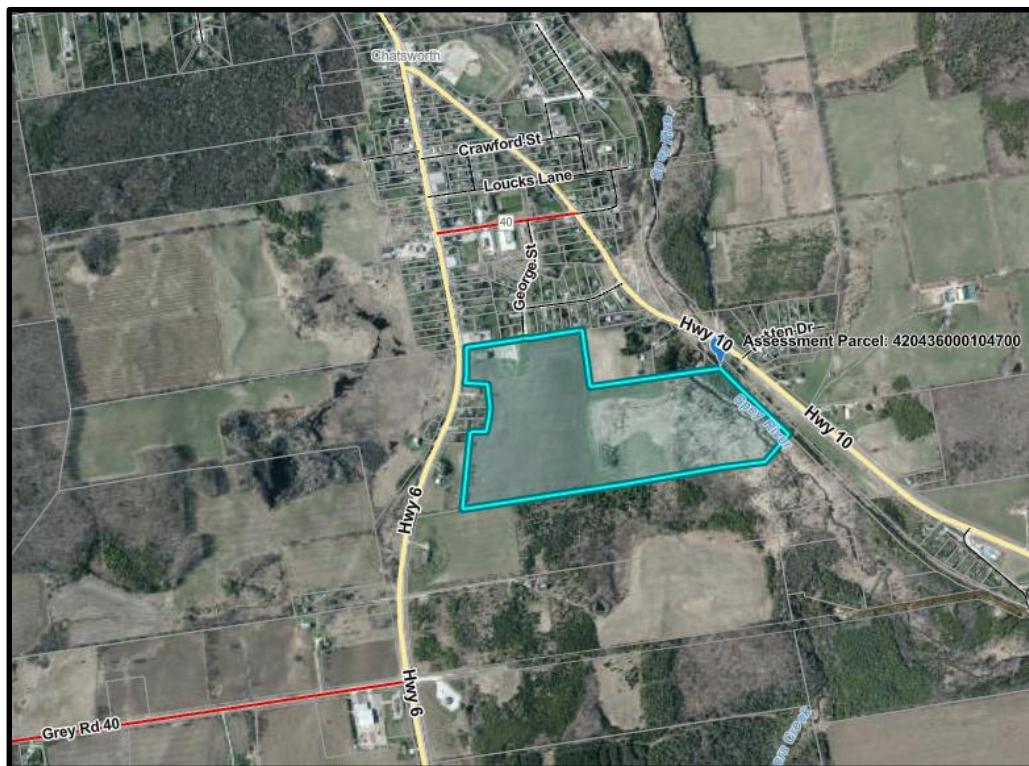


Figure 1: Aerial map of the subject lands

The proposed development would create thirty-eight detached dwelling lots, a commercial block (Block 29), two multi-residential blocks containing 13 units (Blocks 40 and 41), a stormwater management block (Block 42), and an environmental protection block (Block 43). A new Township Road would be constructed, with connections to Provincial Highway 6 and George Street. No connections are provided to Highway 10, given (a) the environmental features on-site, and (b) abutting landowners between the subject lands and the Highway, including the CP Rail Trail. Similarly, no access or crossings of the CP Rail Trail are being proposed as part of this subdivision. The subdivision is within the Secondary Settlement Area of Chatsworth. The development would be serviced by individual septic systems and municipal water.

The Township of Chatsworth is the owner of the subject lands and has initiated the development. The stormwater management facility on block 42, the environmental protection lands on block 43 (the existing wetland feature and associated buffer area), and the proposed road network would ultimately be owned by the Township.

Figure 2 shows the proposed draft plan of subdivision.

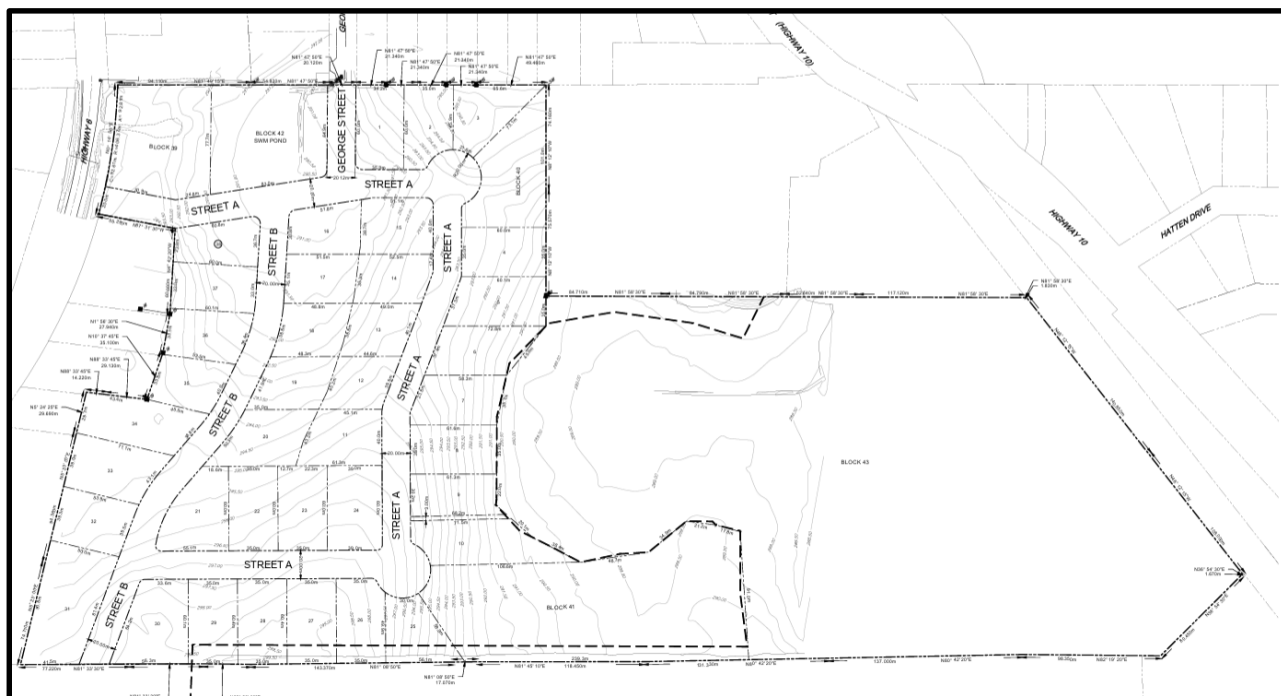


Figure 2: Proposed Draft Plan of Subdivision

The subject lands are designated as 'Secondary Settlement Area,' 'Hazard Lands', and 'Provincially Significant Wetland' on Schedule A of the County Official Plan. Appendix A also identifies a portion of the lands in Wellhead Protection Zone E. Appendix B also identifies the lands as containing other wetlands and a small portion containing Significant Woodlands.

Pre-submission consultation between the Township and the County identified the submission requirements for the proposed plan of subdivision. Copies of all background reports and plans can be found on the County [website](#). A Notice of Complete application was circulated to property owners within 120 metres of the subject lands and all required agencies.

Analysis of Planning Issues

When rendering a land use planning decision, planning authorities must have regard to matters of provincial interest under the *Planning Act*, be consistent with the Provincial Planning Statement (PPS) 2024, and conform to any provincial plans or County / Municipal Official Plans that govern the subject lands. There are no provincial plans in effect for this area of the County, and the Township of Chatsworth does not have a Township Official Plan. As such, the County of Grey Official Plan has jurisdiction over the subject property.

A detailed planning analysis has yet to be undertaken for this proposed development. A public meeting has not yet been scheduled for the zoning by-law amendment and plan of subdivision. Following the public and agency review process, a thorough analysis and staff recommendation will be provided. Key provincial and County policies have been flagged below for consideration.

Provincial Policy and Legislation

The *Planning Act* requires new development to have regard for the appropriate location of growth and development; the adequate provision of a full range of housing options; protection of ecological systems; and the orderly development of safe and healthy communities.

The PPS is issued under Section 3 of the *Planning Act* and came into effect on October 20, 2024. The PPS notes that settlement areas shall be the focus of growth and development, and land use patterns shall efficiently make use of land and optimize infrastructure. The subject lands are in a designated settlement area in the County Official Plan.

The PPS stipulates that full municipal services are the preferred form of servicing for new development but does allow for partial services in limited instances. In support of this development, a Functional Servicing Report was submitted, and a Servicing Options Study was completed which recommends the use of individual private septic services. A Nitrate Impact Assessment (D-5-4 study) was also submitted.

Other sections of the PPS and the *Planning Act* require the protection of archaeological and heritage resources, as well as avoiding development in significant natural heritage or hazard areas. An Archaeological Assessment (Stage 1 and 2) and an Environmental Impact Study (EIS) have been submitted with this development.

County of Grey Official Plan

The subject lands are designated 'Secondary Settlement Area', 'Hazard Lands', and 'Provincially Significant Wetlands' on Schedule A of the County's Official Plan. The County's Official Plan directs the majority of growth to settlement areas, with Secondary Settlement Areas intending to provide for growth which is compatible with local servicing availability. Residential uses, commercial and dry industrial uses, and public and recreational uses are permitted uses within Secondary Settlement Areas.

The subject lands contain a small pocket of Significant Woodlands and a portion of the Spey River. An EIS has been conducted in accordance with Section 7 of the County Plan. Grey Sauble Conservation Authority will be reviewing the application with respect to any natural hazard areas on-site.

Section 8 of the County's Official Plan provides policies on roads and transportation. A Site Access Review was submitted with the application.

A Stage 1-2 Archaeological assessment has been submitted. Staff have encouraged the applicants to undertake early engagement with Indigenous partners, including the Saugeen Ojibway Nation (SON).

Staff note that the estimated selling price of these future dwellings is not yet known.

Following the public and agency processes, a more thorough analysis of the *Planning Act*, PPS, and County Official Plan will be undertaken with a staff recommendation.

Legislated Requirements

These applications are being processed in accordance with the *Planning Act*.

Financial and Resource Implications

There are no anticipated financial or resource considerations associated with the proposed subdivision, beyond those normally encountered in processing such applications.

Relevant Consultation

- ☒ Internal: Planning
 - ☒ AODA Compliance – review will be undertaken at formal review stage.
 - ☒ Contribution to Climate Change Action Plan Targets - review will be undertaken at formal review stage.
 - ☒ Age-Friendly Action Plan & Strategy - review will be undertaken at formal review stage.
- ☒ External: the public, Township of Chatsworth, and prescribed agencies as required by the *Planning Act*

Appendices and Attachments

Link to application documents on the County's [website](#).