

<b>To:</b>	Warden Matrosovs and Members of Grey County Council
<b>Committee Date:</b>	October 9, 2025
<b>Subject / Report No:</b>	PDR-CW-58-25
<b>Title:</b>	Information Report on Plan of Subdivision 42T-2025-05, 372 Grey Rd 21, Town of The Blue Mountains
<b>Prepared by:</b>	Cassandra Dillman, Intermediate Planner
<b>Reviewed by:</b>	Scott Taylor, Director of Planning
<b>Lower Tier(s) Affected:</b>	Town of Blue Mountain

## Recommendation

1. That report PDR-CW-58-25 regarding an overview of draft plan of subdivision application 42T-2025-05 known as the 372 Grey Road 21 subdivision, on lands legally described as Pt. Lt. 149 PL 529 Collingwood Pt. 1 & 2, 16R801; S/T R226078; Town of The Blue Mountains, be received for information.

## Executive Summary

The County has received an application for draft plan of subdivision (County file 42T-2025-05), known as the 372 Grey Road 21 subdivision. Concurrent local official plan amendment and zoning by-law amendment applications are also being processed by the Town of The Blue Mountains.

The proposed development would create 47 single detached lots, 6 semi-detached lots, open space / hazard block (including a park and walkway), wetland block, streets (A & B), and reserves. The development will be serviced by an internal municipal road, connecting to the future Eden Oak (Trailshead) Development to the west, and have full municipal services.

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

## Background and Discussion

The subject lands are legally described as Pt. L. 149 PL 529 Collingwood Pt. 1 & 2 16R801; S/T R226078, Town of The Blue Mountains, and are located on the west side of Grey Road 21, south of Highway 26 and Timmons Street. The site is an approximately 6.96 hectare triangular parcel of land which is currently vacant.



## Figure 2: Proposed Draft Plan of Subdivision

The subject lands are designated as 'Recreational Resort Settlement Area' and 'Provincially Significant Wetlands' on Schedule A of the County official plan. Appendix B also identifies the property as containing 'significant woodlands' and 'other wetlands'.

Pre-submission consultation between the Town 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 and public meeting 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. The Niagara Escarpment Plan, the Town of The Blue Mountains official plan, and the County of Grey official plan have jurisdiction over the subject property.

A detailed planning analysis has yet to be undertaken for this proposed development. A public meeting has been scheduled for October 21, 2025. 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.

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), an Environmental Impact Study (EIS) and Flood Assessment Brief have been submitted with this development.

## Niagara Escarpment Plan

The lands are located within the Niagara Escarpment Plan and are designated 'Escarpment Recreation Area', which permits residential development. For this portion of the Town, development control has been lifted, and the Town's zoning by-law is in effect. The Niagara Escarpment Commission has been circulated on this application.

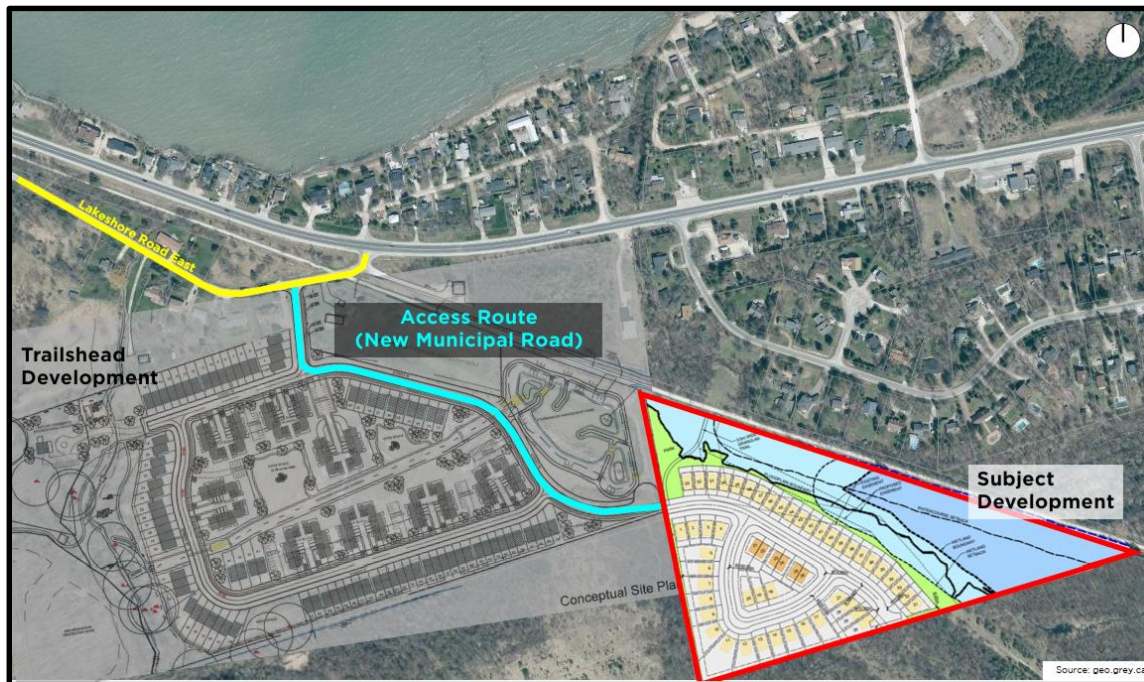
# Grey County Official Plan

The subject lands are designated as 'Recreational Resort Settlement Area' and 'Provincially Significant Wetlands' on Schedule A of the County official plan. The official plan directs the majority of growth to settlement areas. The Recreational Resort Settlement Areas consist of a defined development area, specific recreational amenities, and residential developments, all serviced by full municipal services.

Appendix B also identifies the property as containing 'significant woodlands' and 'other wetlands.' 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 Traffic Impact Brief was submitted with the application. Access to the existing road network (being Lakeshore Road East and Highway 26) will be provided by a connection through the future Eden Oak (Trailshead) residential development to the west.

Figure 3 below shows the future road network connecting to the proposed development (image from the submitted Traffic Impact Brief).



**Figure 3: Proposed Future Road Network**

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).

While purchase prices for the units have not yet been established, a Housing Needs Study was submitted with the application that identifies an average purchase price in the Town of about \$1.3 million for a single detached and \$1.0 million for a semi-detached unit.

## Town of The Blue Mountains Official Plan

The subject lands are designated 'Residential Recreational Area', 'Wetland' and 'Hazard' in both the 2016 and 2025 Town of The Blue Mountains Official Plans. The Residential Recreational Area recognizes areas within the Town where there is a mix of seasonal and permanent residential and recreational uses and areas where residential uses are located to support and provide access to resort and recreational amenities.

The proposed local official plan amendment application seeks to add a site-specific policy to the Residential Recreational Area to recognize and permit a density of 12.94 units per hectare, whereas 10 units per hectare is currently permitted.

Following the public and agency processes, a more thorough analysis of the *Planning Act*, PPS, and County official plan and Town of The Blue Mountains 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, Transportation Services
  - 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, Town of The Blue Mountains, and prescribed agencies as required by the *Planning Act*.

## Appendices and Attachments

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