



October 21 2025

Planning & Development Services

Public Meeting

Applications for:

Official Plan Amendment, Zoning By-law Amendment,
Draft Plan of Subdivision

372 Grey Rd 2 (west and south of Georgian Trail)

Applicant: Rhemm Properties

Agent : Loft Planning

Planning Process

- ☒ Pre-Consultation
- ☒ Application Received
- ☒ Application Deemed Complete
- ☒ Notice of Public Meeting Circulated, Public Meeting Held
- ☐ Staff Review of Application and Public Comments
- ☐ Staff Recommendation to Committee of the Whole
- ☐ Council Decision
- ☐ Appeal Period

Project information

www.thebluemountains.ca/planning-building-construction/current-projects/planning-development-projects/372-grey-road-21-west



372 Grey Road 21 - West

Project Update: Public Meeting Scheduled

A Public Meeting regarding this project has been scheduled for Tuesday, October 21, 2025, at 9:30 a.m. in hybrid format (in-person and virtual/online).

[View Notice of Public Meeting](#)

Project Information

Application Type(s): Subdivision
Town file #: P3523, P3524, P3522
County file #: 42T-2025-05
Address: 372 Grey Road 21

Date of Complete Application: September 5, 2025
Date of Public Meeting: October 21, 2025
Total Residential Units: 53
Project location: Angleith

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Application and Site Location



Agent Owner Applicant	Loft Planning Rhemm Properties
Location	372 Grey Rd 21 (west portion)
Applications	OPA ZBA SUB
Lot Area	6.96 HA

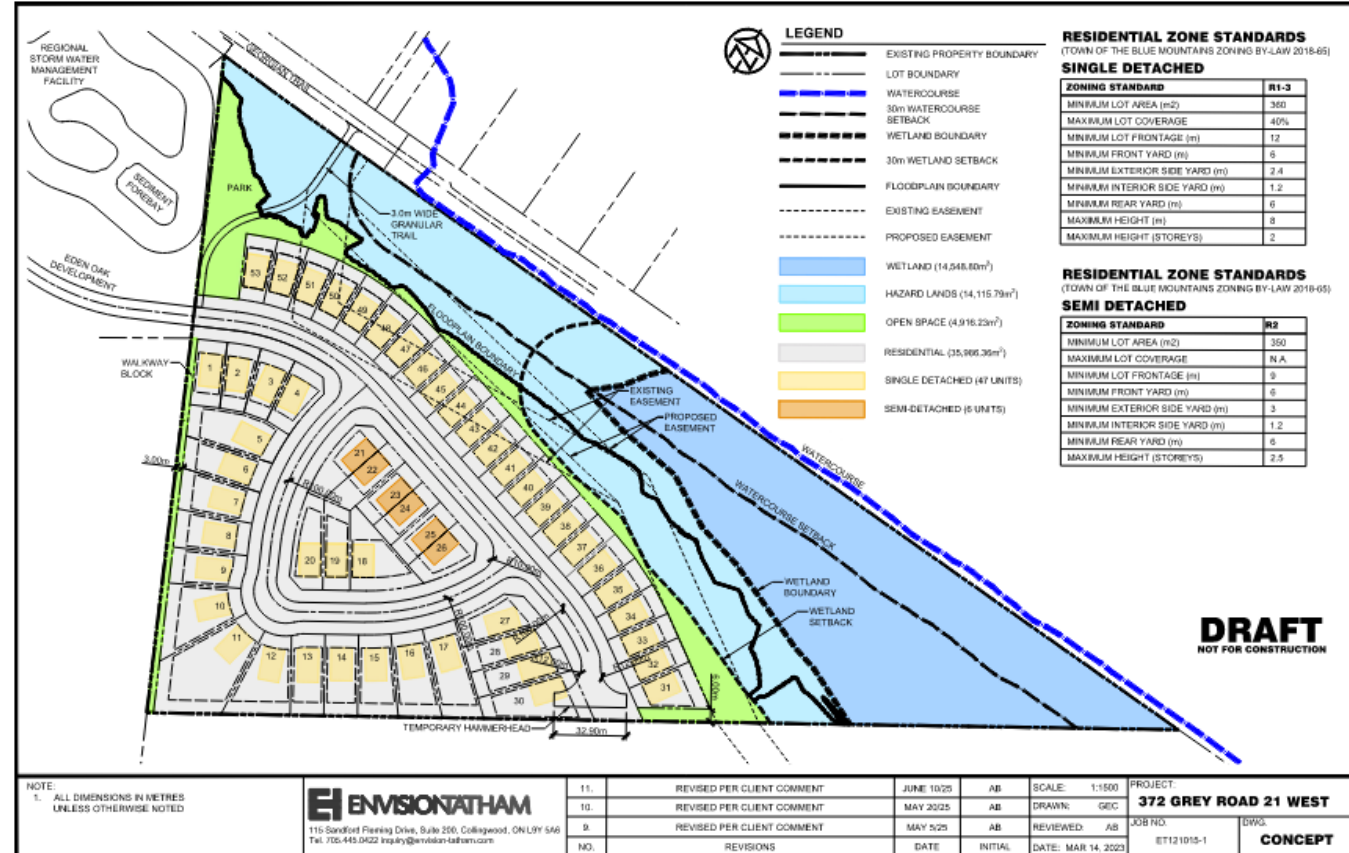


Submission

- **County of Grey Subdivision Application**
- **Town Draft Plan Application**
- **Town OPA Application**
- **Town ZBA Application**
- Draft Plan of Subdivision
- Frontage and Areas Plan
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Concept Plan
- Planning Justification Report
- Stormwater Management Report
- Environmental Impact Study Update Final Issued
- Preliminary Functional Servicing Report
- Flood Assessment Brief
- Geotechnical Investigation Report
- Supplemental Test Pit Investigation
- Archaeology Report
- Feature Based Water Balance
- Tree Inventory and Protection Plan
- Traffic Impact Study
- Topographical Survey
- Hydrogeological Study
- Architectural Guidelines
- Housing Needs Report
- Landscape Analysis Report
- Urban Design Report
- Comment Response Matrix

Proposal

- 47 X 12M-15m frontage single detached houses
- 6 semi-detached houses
- Basement ADU option (23 units)
- Wetland & Hazard boundaries revised
- Wetland & Watercourse setbacks established
- Trail connections
- 2 roads (Street A, Street B)
- Convey Open Space area & Park to Town (includes wetlands, watercourse, woodlands)
- Portion of significant woodland removed and offsetting compensation on site
- Re-route sanitary main into Open Space & Hazard land area to allow for development

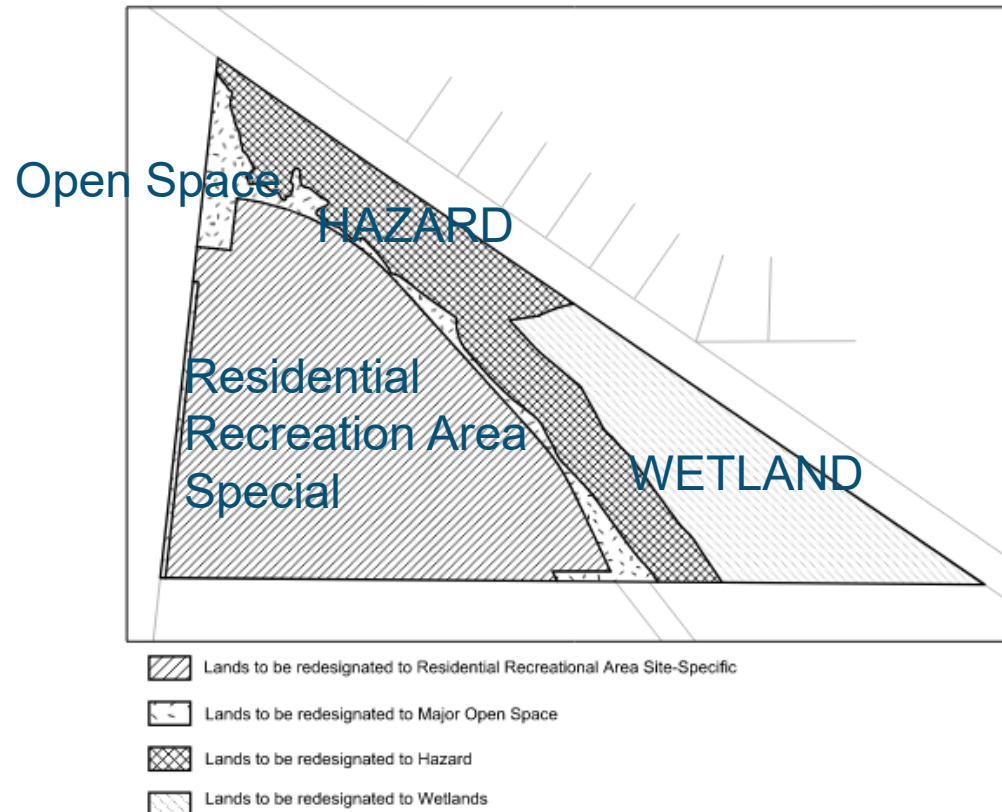


Official Plan Amendment

- FROM: Residential Recreational Area, Wetland and Hazard



- TO: Residential Recreational Area – Site Specific, Wetland Hazard, and Open Space



OPA:

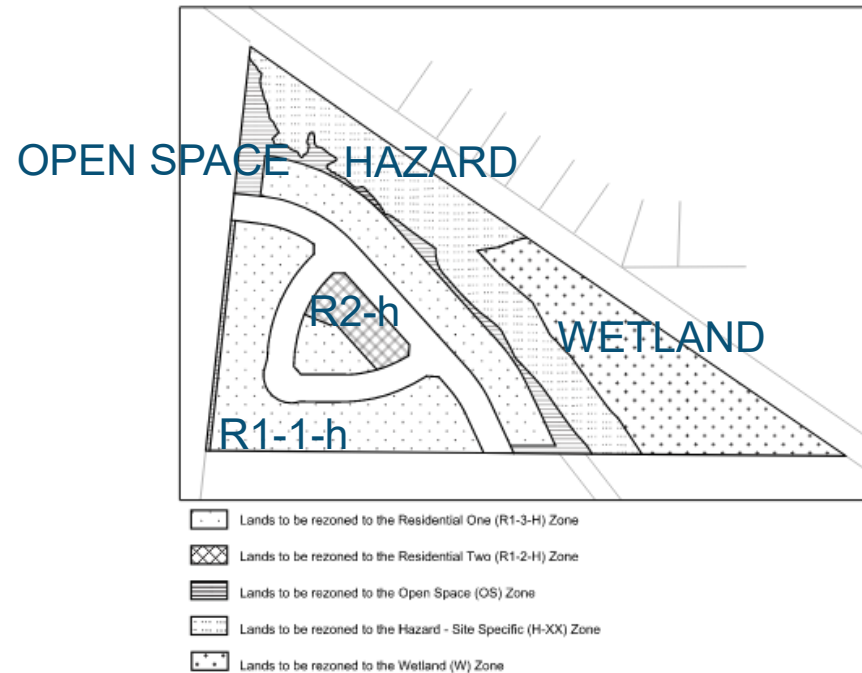
- Increases density from 10 units/gross HA to 12.94 units/gross HA
- Revises Hazard and Wetland Boundaries

Zoning By-law Amendment

- FROM: Development (D), Hazard (H), Wetland (WL) and Holding Symbol (h1)



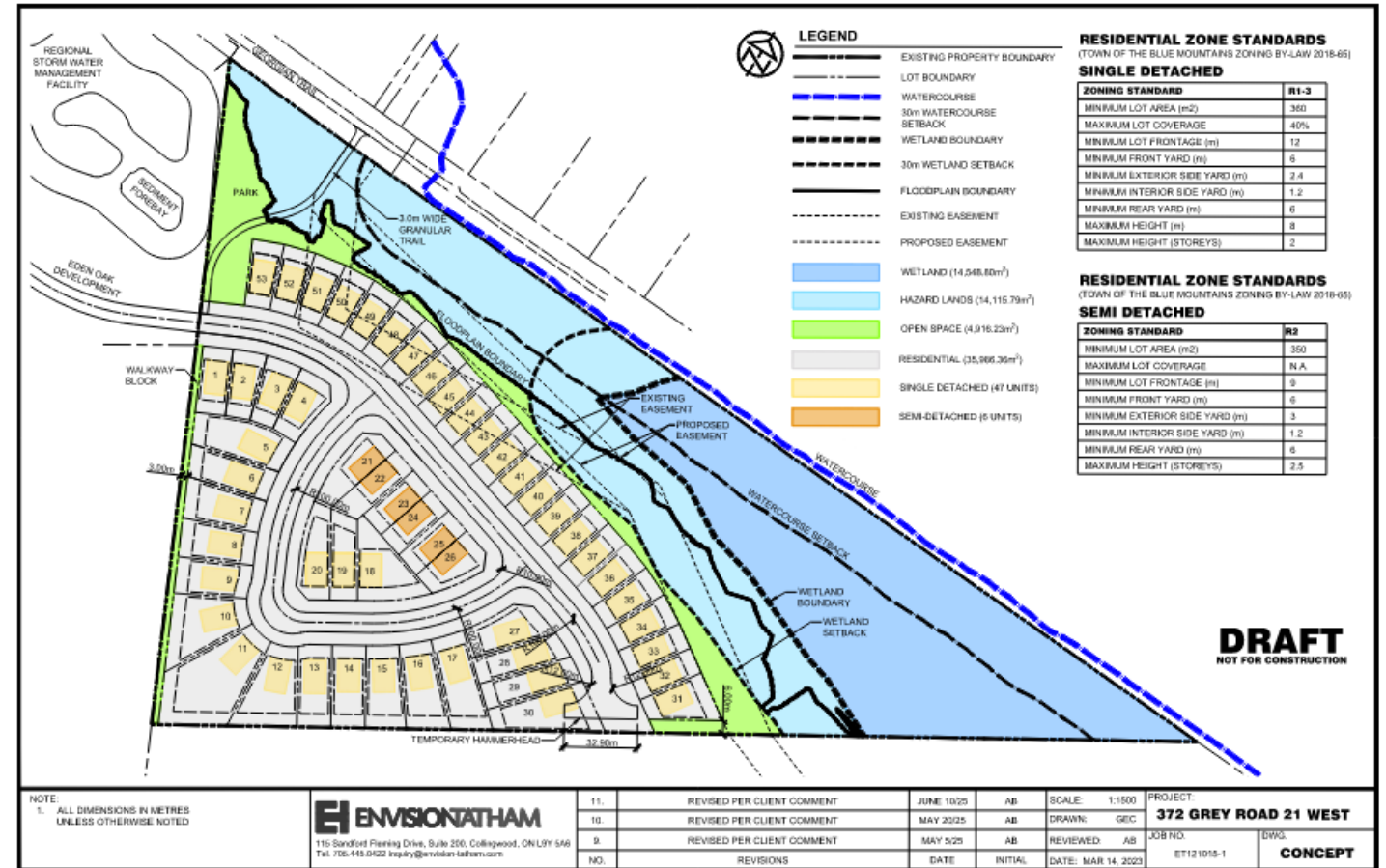
- TO: Residential One (R1-3-H), Residential Two (R2-H), Open Space (OS) Hazard Special (H-XX) and Wetland (WL).



- The Holding Symbol (h1) is proposed to be removed related to the Wetland.
- A holding provision requiring confirmation of municipal servicing capacity allocation and execution of a Subdivision Agreement is proposed.

Draft Plan of Subdivision

- 47 Single detached houses
- 6 Semi-detached houses
- Wetland
- Hazard Land
- Open Space (includes trail and proposed park area)
- 2 roads (Street A, Street B)
- Trail

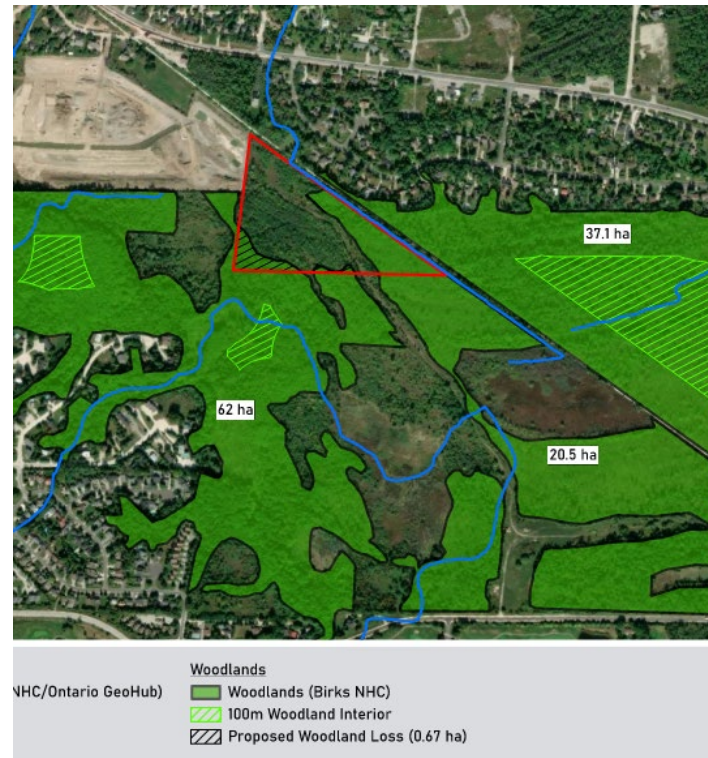


Significant Woodlands

County & Town Significant Woodlands Mapping (excerpt from Official Plan Appendix 1 Constraints)



Proposed Significant Woodlands per EIS from Applicant's consultant



Proposed On-Site Compensation per EIS from Applicant's consultant



Significant Woodlands (proposed compensation)

Proposed compensation planting

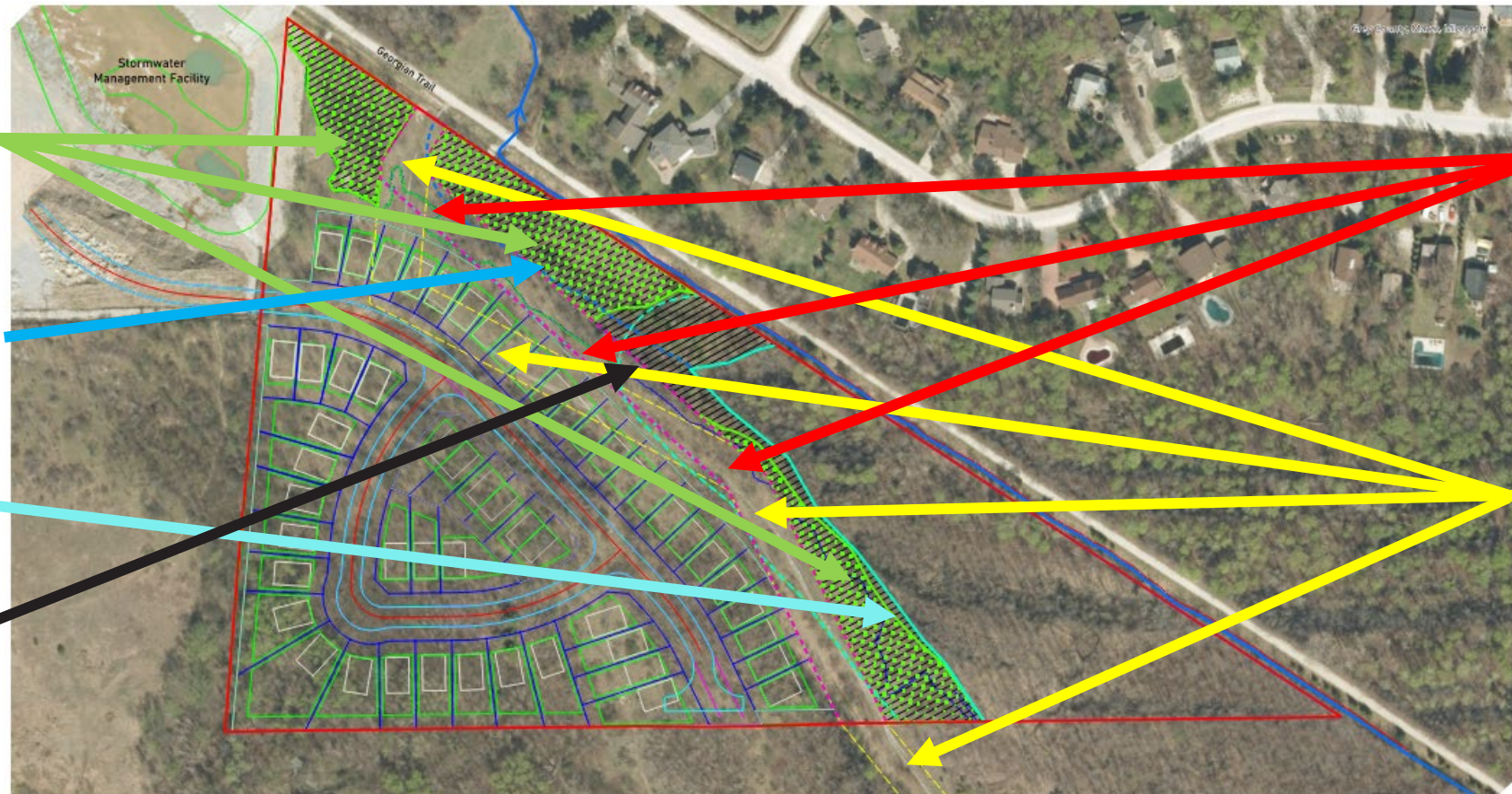
30m watercourse setback

30m wetland setback

Proposed invasive species management

Proposed re-routed sanitary main & service corridor through Hazard & Open Space

Existing sanitary and water main & service corridor (easement)



372 GREY ROAD 21 - WEST
PARCEL
Town of The Blue Mountains

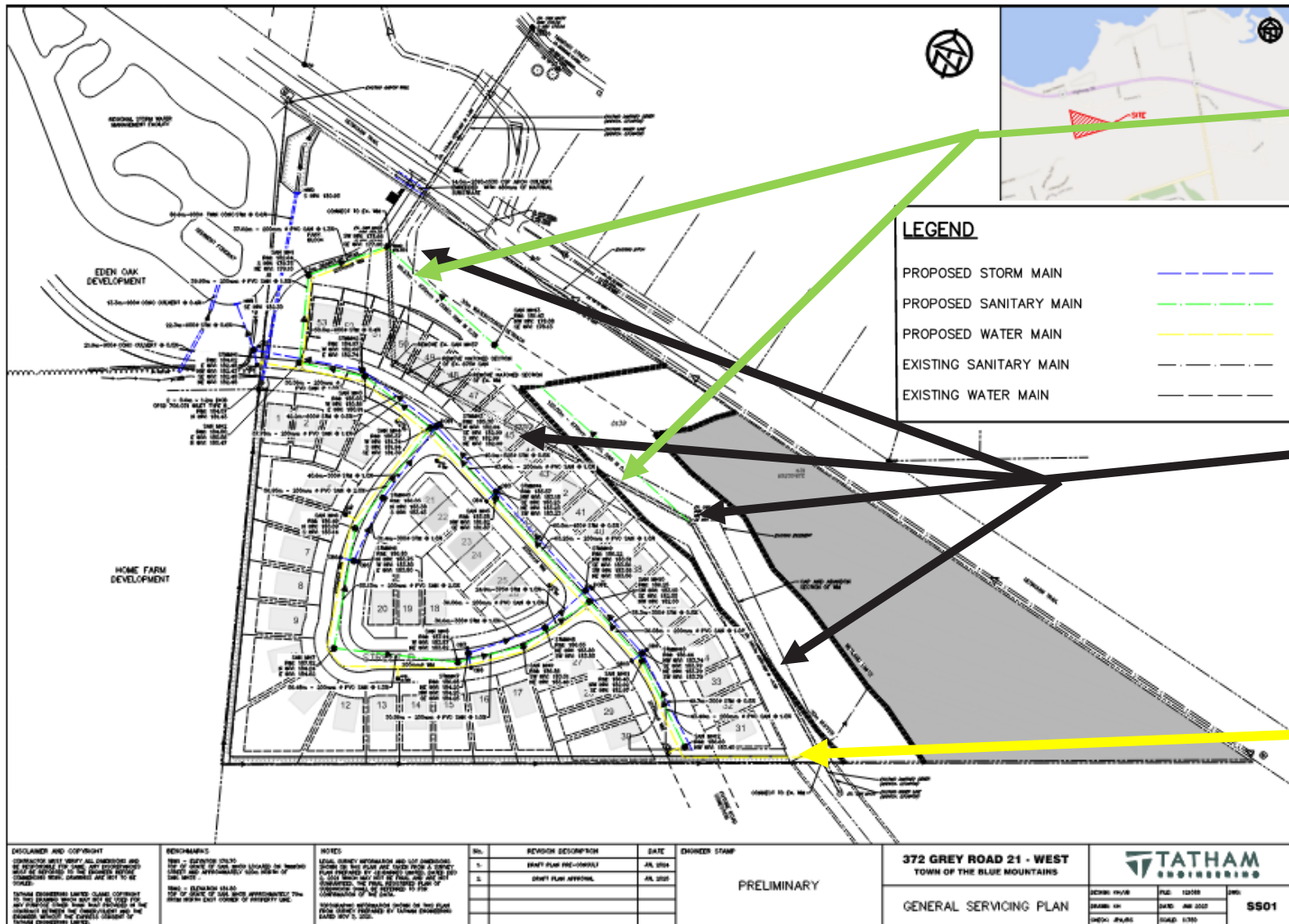
Property Limit
Watercourse (Birks NHC/Ontario GeoHub)
30m Watercourse Setback

Wetland Limit (Birks NHC/Tatham)
30m Wetland Setback

Preliminary Compensation Plan
Invasive Species Management (1 ha)
Planting Area (0.75 ha)

Proposed Servicing Corridor (Town-owned lands)
Existing Servicing Easement

Relocation of sanitary main



Proposed re-routed sanitary main & service corridor through Hazard & Open Space

Existing sanitary
and water main &
service corridor

Proposed water re-routed through the street network

Under review

- Awaiting comments from MTO, GSCA & NEC and additional comments
- Coordination of technical submissions
- Sanitary trunk main relocation
- High water table and bedrock
- Significant woodlands
- Watercourse & Wetland setback, buffer
- Parkland dedication, design,
- Open space, wetland, woodland, watercourse management, protection and enhancement
- Trails – Georgian Trail, future connections, design and logistics
- Attainability/affordability
- Community design
- Street A Cul de sac requirement vs proposed hammerhead on

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Thank you for your time

Project Website:

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