

STATUTORY PUBLIC MEETING

1000925296 ONTARIO INC.

372 GREY ROAD 21 – West End

TOWN OF THE BLUE MOUNTAINS

Official Plan Amendment (P3523), Zoning Bylaw Amendment (P3524)

Draft Plan of Subdivision (P3522)(42T-2025-05)

October 21, 2025 – Public Meeting



SITE LOCATION

- West End portion of 372 Grey Road 21
- South of Highway 26, west of Osler Bluff Road (Grey Road 21)
- Bordered by Georgian Trail, Eden Oak Trailhead Development, Home Farm Development Undeveloped lands and Wetland
- Lot Area of 6.96 ha
- Triangular shape – with future access from Eden Oak Trailhead Development



SITE LOCATION

- Directly abuts Georgian Trail
- Includes an existing Municipal Servicing Easement – which is proposed to be relocated on the site.
- Access via Eden Oak – Trailhead Development as contemplated during the Eden Oak approval process.



PURPOSE AND EFFECT

Official Plan Amendment

- To redefine the boundaries of the current Residential Recreation Area (RRA), Hazard (H) and Wetland (WL) designations.
- To increase permitted density within the Residential Recreation Area (RRA) from a maximum 10 units/gross hectare to 12.94 units/gross hectare.
- To designate a portion of the lands to Open Space.

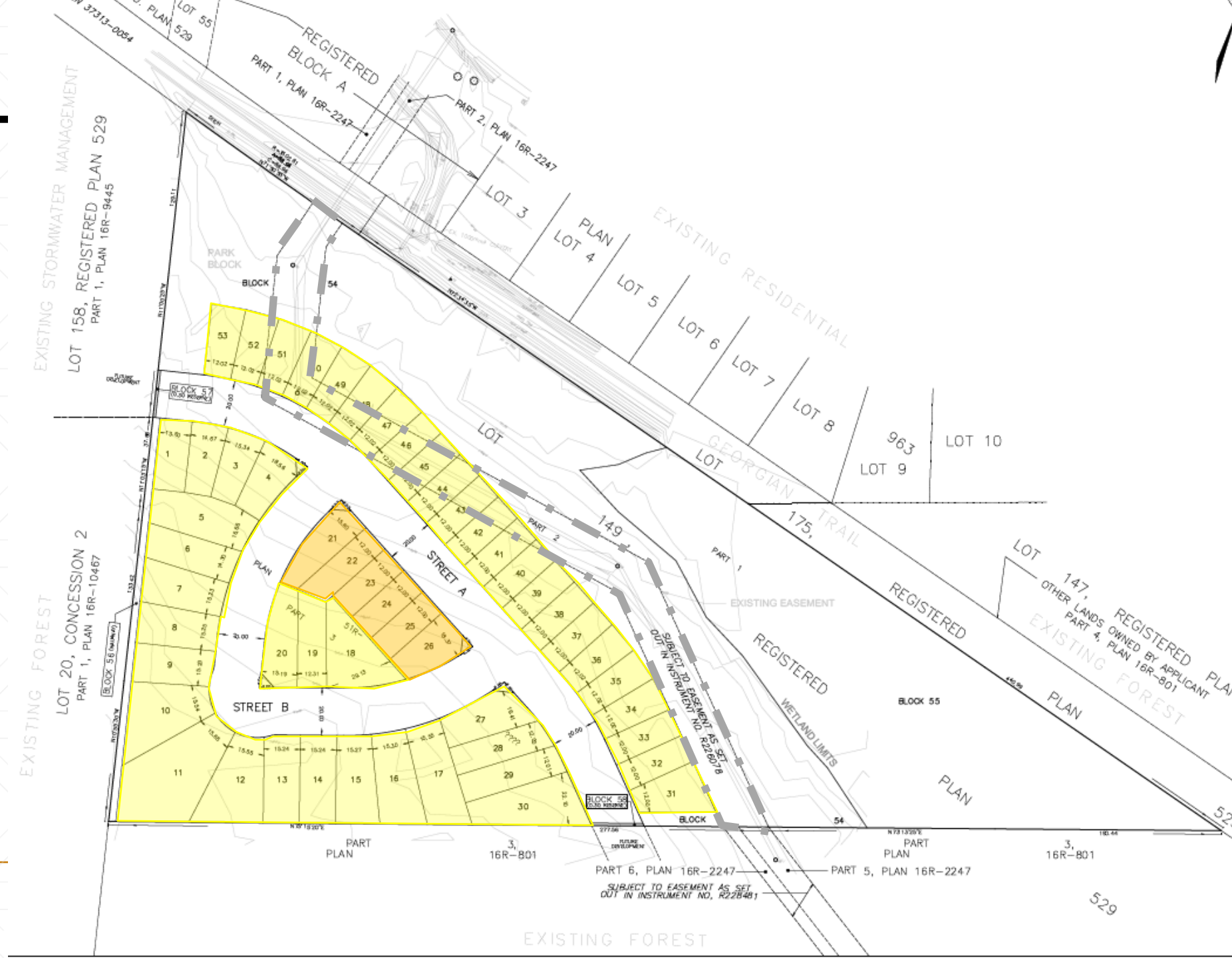
Zoning By-law Amendment

- To rezone the lands from Development (D) and Wetland (WL) to:
 - Residential One (R1-3-H)
 - Residential 2 (R2-H)
 - Open Space (OS)
 - Hazard (H) zones
- Revise the boundaries of Wetland (WL) zone; and
- Remove the Holding (H1) provision that currently applies to Wetland portions of the property.

Draft Plan of Subdivision

- 53 residential lots
 - 47 single detached, 6 semi-detached
 - Two roads – Streets A&B
 - Open Space, Hazard and Wetland Blocks; and
 - Reserve lands.
-

Draft Plan - JD Barnes



Draft Plan - JD Barnes



EIS – Birks NHC



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

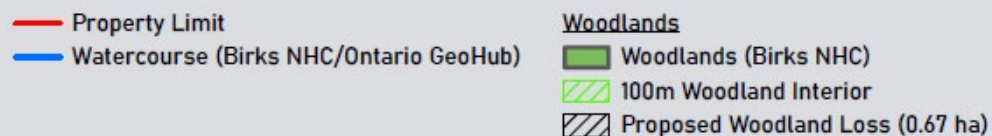
Preliminary Compensation Plan
 Invasive Species Management (1 ha)
 Planting Area (0.75 ha)

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

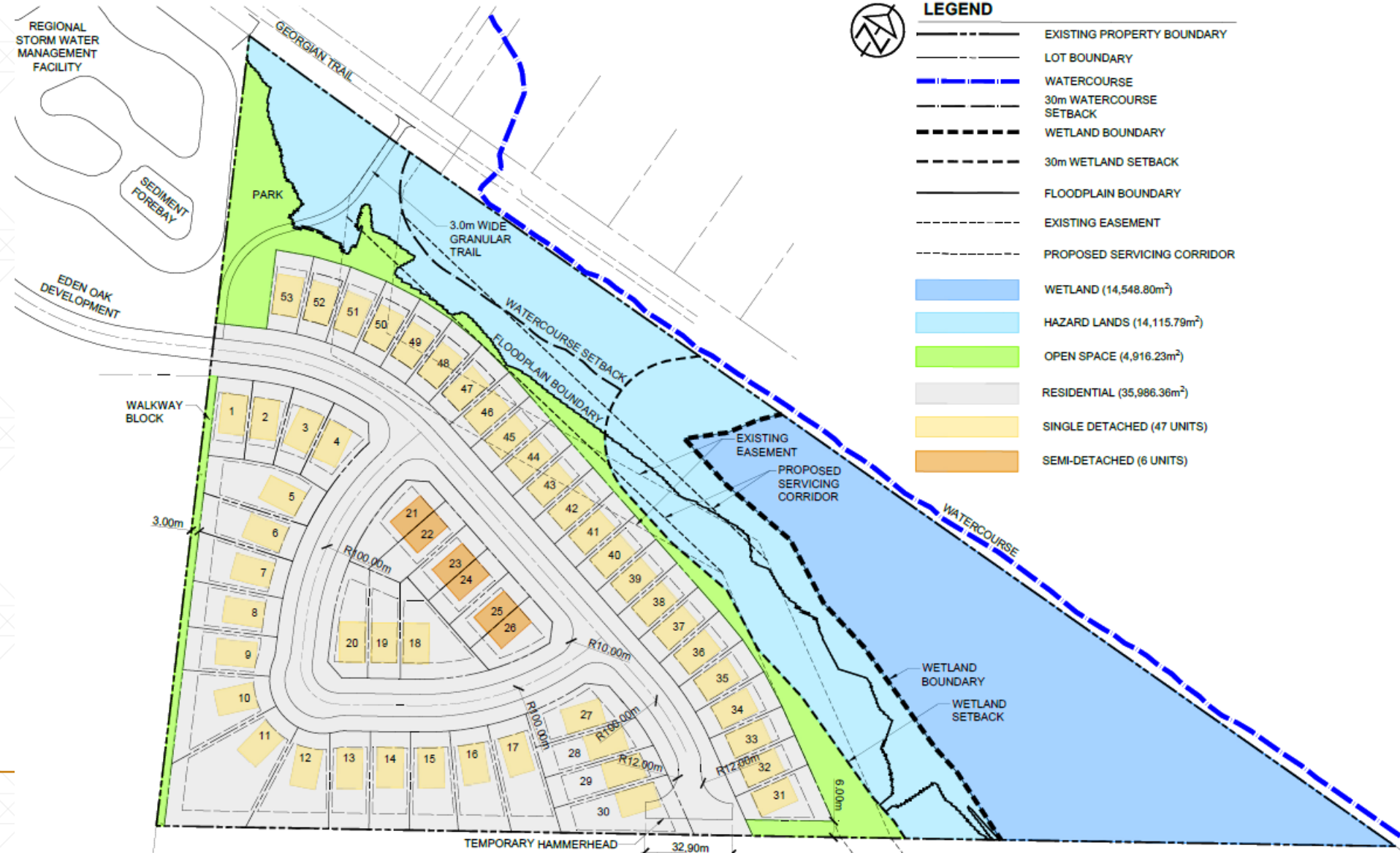


Tree Inventory and Protection – Birks NHC

Proposing removal
of 0.67 ha which
represents 1% of the
contiguous
woodland features



Concept Plan – Envision Tatham

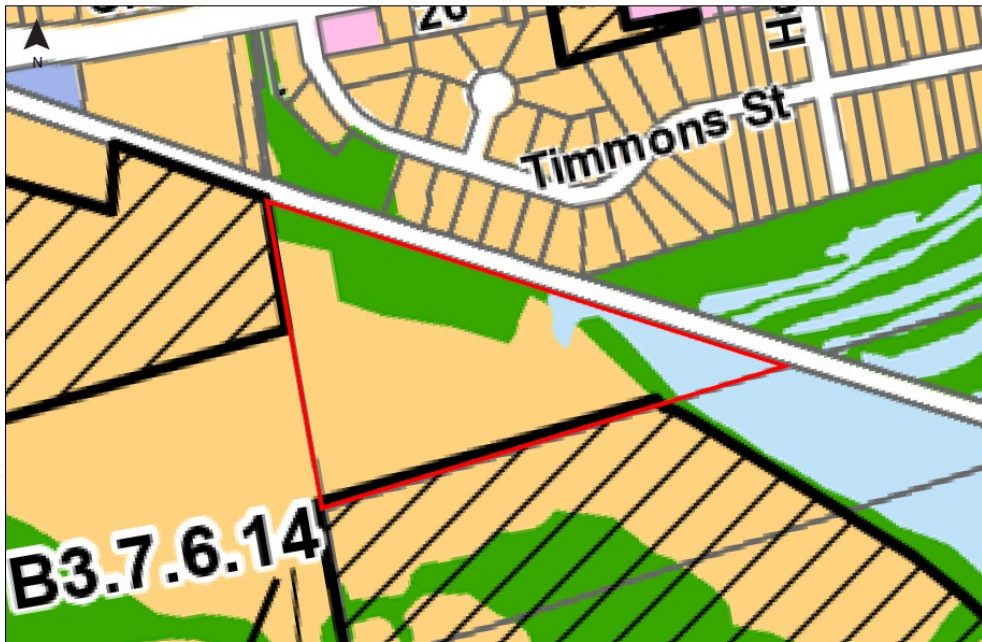


Open Space, Trails

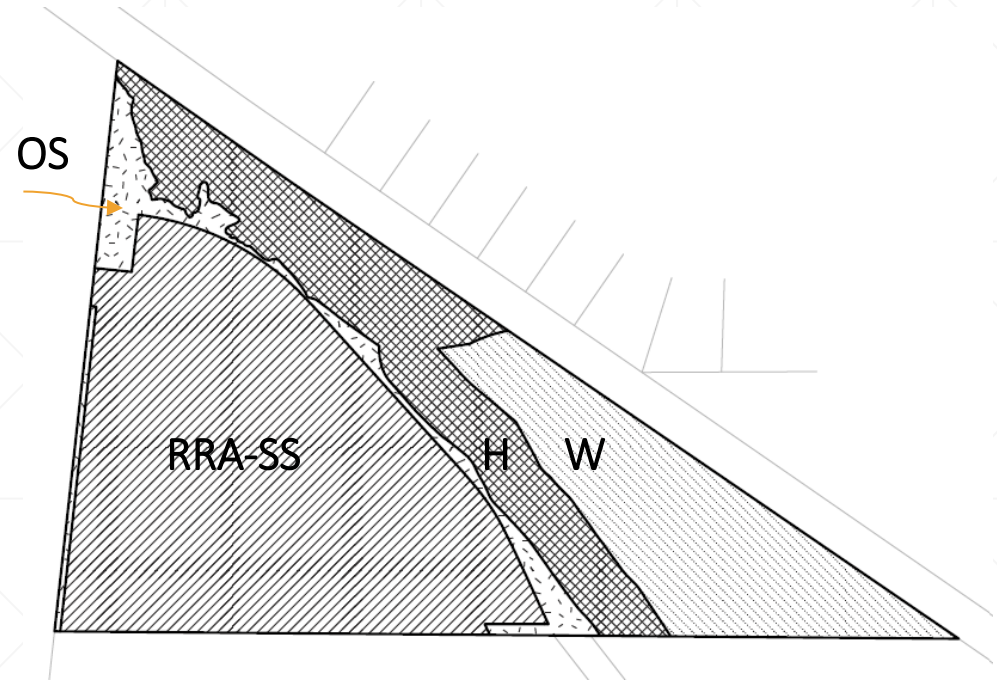


Official Plan

EXISTING

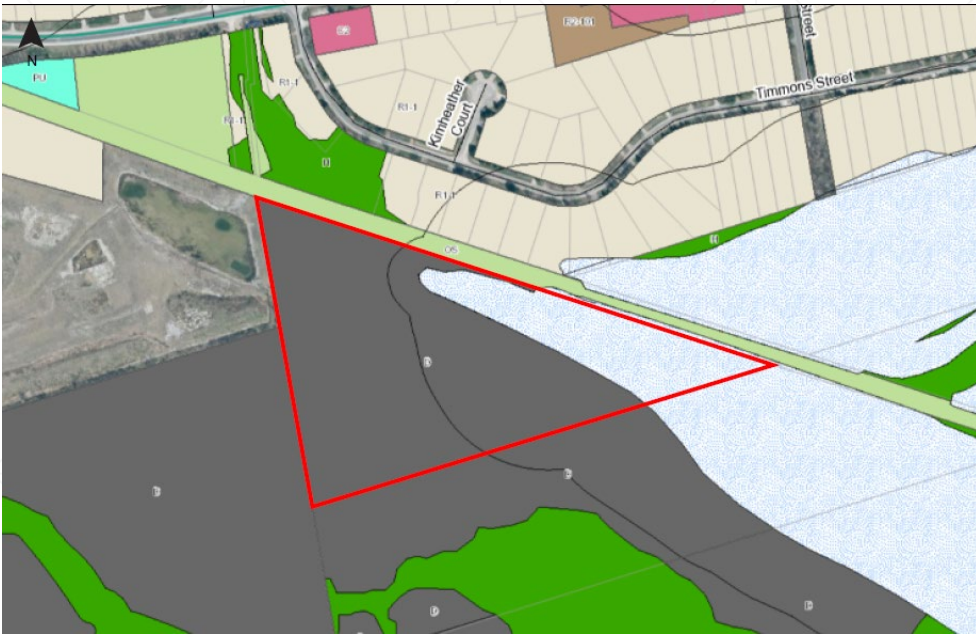


PROPOSED

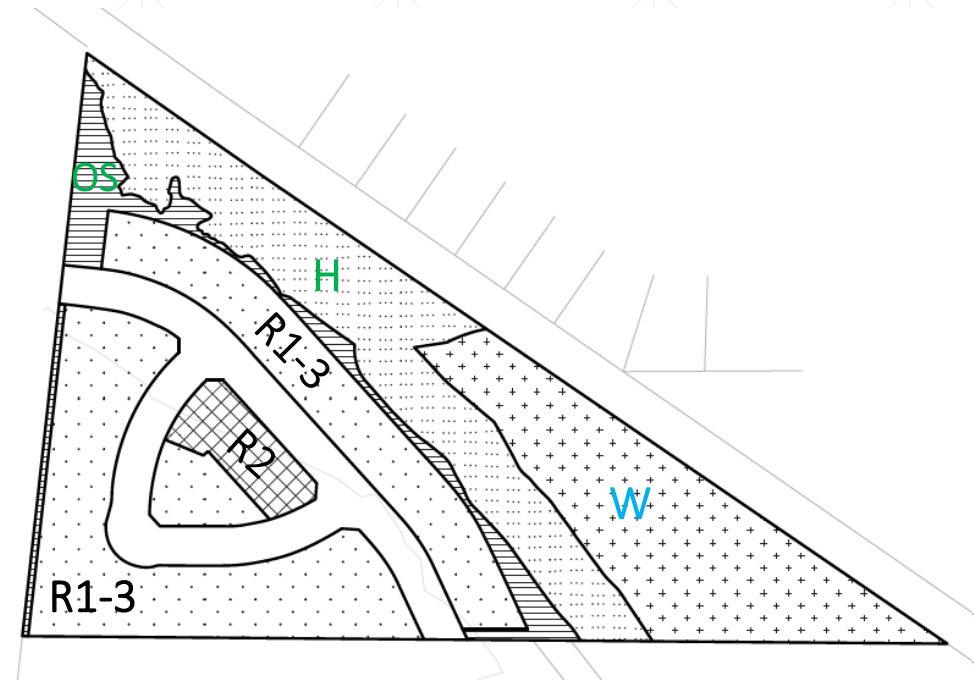


Zoning By-law

EXISTING



PROPOSED



Housing — Parcel Economics Inc.



- Mix of housing at more attainable house prices.
- Semi's are 25% less than singles.
- Mix of units provides greater number of households by catering to households of differing incomes and housing needs. Developer will provide options to create an ADU.
- Additional rental income has the potential to reduce the income that the homeowner needs to carry the mortgage payment.
- Additional revenue from ADU makes home ownership more viable to a wider range of incomes.

Housing – Parcel Economics Inc.



- Singles and Semi’s proposed.
- Local workforce.
- ADU’s providing smaller units.
- ADU’s will be promoted and encouraged.
- 47 singles will have option to purchase an ADU package at construction phase.
- Preliminary design – 956 sqf, 2 bdrm, 2 bath.
- Marketing Package
 - Summarize benefits of creating an ADU at construction phase
 - Options and Costs
- ADU Package will include:
 - Necessary design features
 - Mechanical considerations
 - Basement roughins for plumbing
- More cost effective at construction.

ZONING BY-LAW

R1-3 Zone	Required	Provided
Minimum Lot Area	360 sqm	360 sqm – 1367 sqm
Maximum Lot Coverage	40%	40%
Minimum Lot Frontage	12 m	12m
Minimum Front Yard	6 m	6 m
Minimum Exterior Side Yard	2.4 m	2.4 m
Minimum Interior Side Yard	1.2 on one side, 0.6 m on the other	1.2 on one side, 0.6 m on the other
Minimum Rear Yard	6 m	6 m
Maximum Height	8 m	8 m
Maximum Height (storeys)	2 storeys	2 storeys

R2 Zone	Required	Provided
Minimum Lot Area	350 sqm	360 sqm – 520 sqm
Maximum Lot Coverage	N/A	N/A
Minimum Lot Frontage	9 m	12 m
Minimum Front Yard	6 m	6m
Minimum Exterior Side Yard	3 m	3 m
Minimum Interior Side Yard	1.2 m	1.2 m
Minimum Rear Yard	6 m	6 m
Maximum Height	9.5 m	9.5 m
Maximum Height (storeys)	2.5 storeys	2.5 storeys

Architectural Renderings

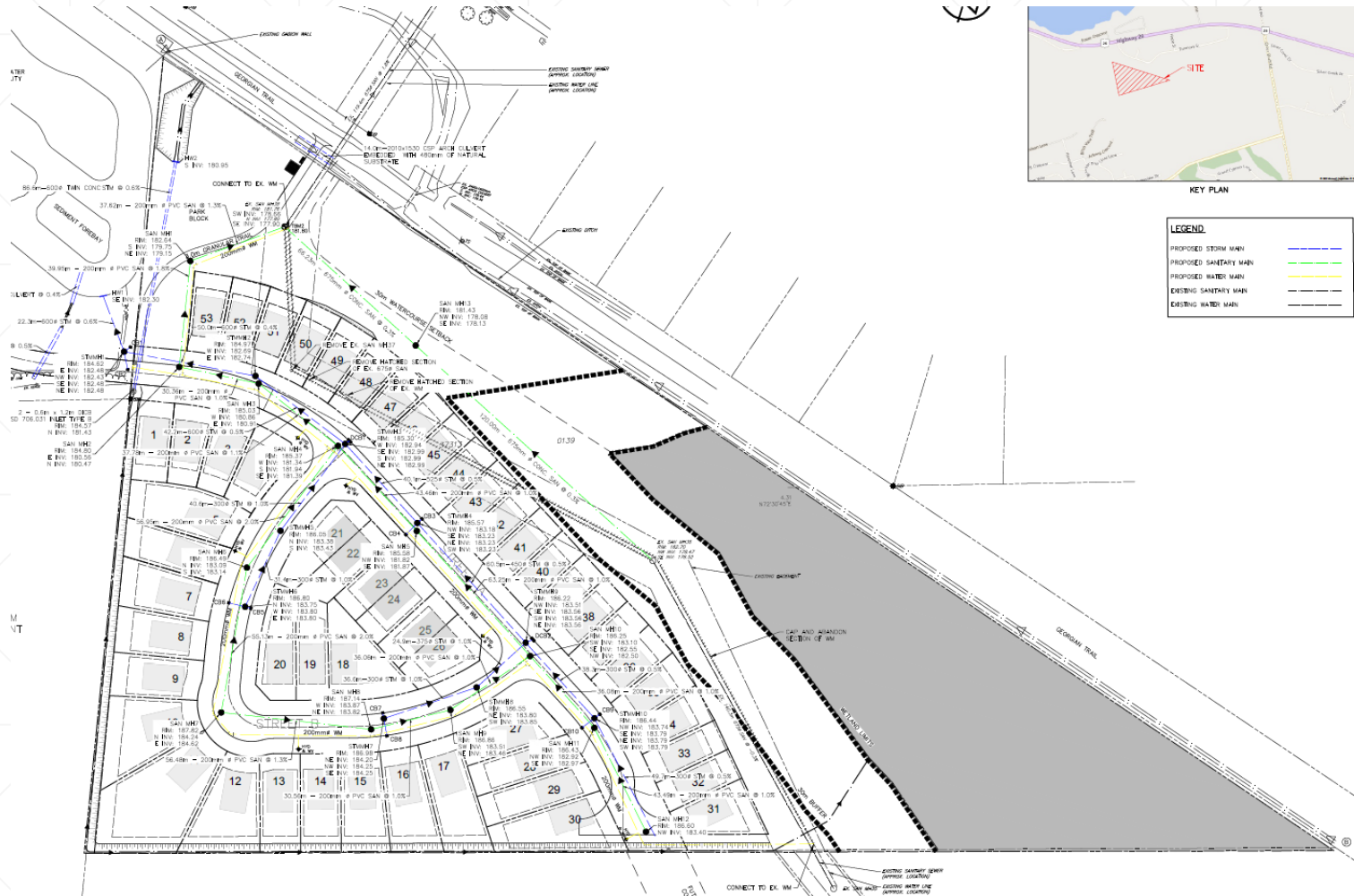
FBP Architects Inc.

SINGLE DETACHED



- 53 lots
- Mix of 12 m to 15 m freehold detached homes
- 12 m semi-detached homes
- Ranging from 2000 sf to 3100sf
- Conventional with garages facing a municipal road
- Private rear yard
- ADU options

Engineering Highlights



LEGEND

PROPOSED STORM MAIN	
PROPOSED SANITARY MAIN	
PROPOSED WATER MAIN	
EXISTING SANITARY MAIN	
EXISTING WATER MAIN	

- Site Access
- Municipal Road Allowance
- Proposed Hammerhead
- Municipal and Utility Services
- Stormwater Management, Flood Hazard Assessment and Feature (Wetland) Based Water Balance
- No proposed vehicular Georgian Trail crossing.

Development Highlights

- Minimum lot frontage 12 metres for both single detached and semi-detached
- Lot depths approximately 30 metres
- Each unit will have two parking spaces: one in the garage and one in the driveway
- Opportunities for ADU's to be established
- Proximity to the Georgian Trail and connection
- Park and walkway (open space) blocks to be conveyed to Town
- No proposed vehicular Georgian Trail crossing.

Density and Open Space	Statistics
Lot Area	6.96 ha
Wetland Block	1.45 ha
Hazard Block	1.41 ha
Open Space Block	0.49 ha
Open Space %	48.13%
Developable Lands	4.1 ha
Density (10 u/ha)	12.94 u/ha

	Minimum Density (UPGH)	Proposed Development	Maximum Density (UPGH)	Proposed Density	Minimum Open Space Component	Proposed Open Space
All Areas	None	--	10	12.94	40%	48.13%

POLICY ANALYSIS

A review of the proposed OPA, ZBA and Draft POS based on the applicable planning documents made the following conclusions:

The Applications have Regard for Matters of Provincial Interest (Section 2 of the Planning Act, 1990) and are in the Public Interest Section 2 of the Planning Act requires authorities to have regard for matters of provincial interest.

The proposed application is consistent with the Provincial Planning Statement 2024. The Provincial Policy Statement supports residential development, protection of natural heritage features.

The proposed applications conform to the County of Grey and Town of the Blue Mountains Official Plans. The application conforms to the development in the relevant County and Town Official Plans, as amended (TBM).

The proposed application meets the intent of the Town of the Blue Mountains Zoning By-law. The proposed application would meet the intent of the By-law, lot development would comply with the standard R1-3 and R2 zones. Wetland and Hazard blocks - Re-define the features as per technical reports.

Thank you.

