



June 3, 2025

Planning and Development Services

Public Meeting

Application for Zoning By-law Amendment

224 Clark Street (Kadwell/Crouch)

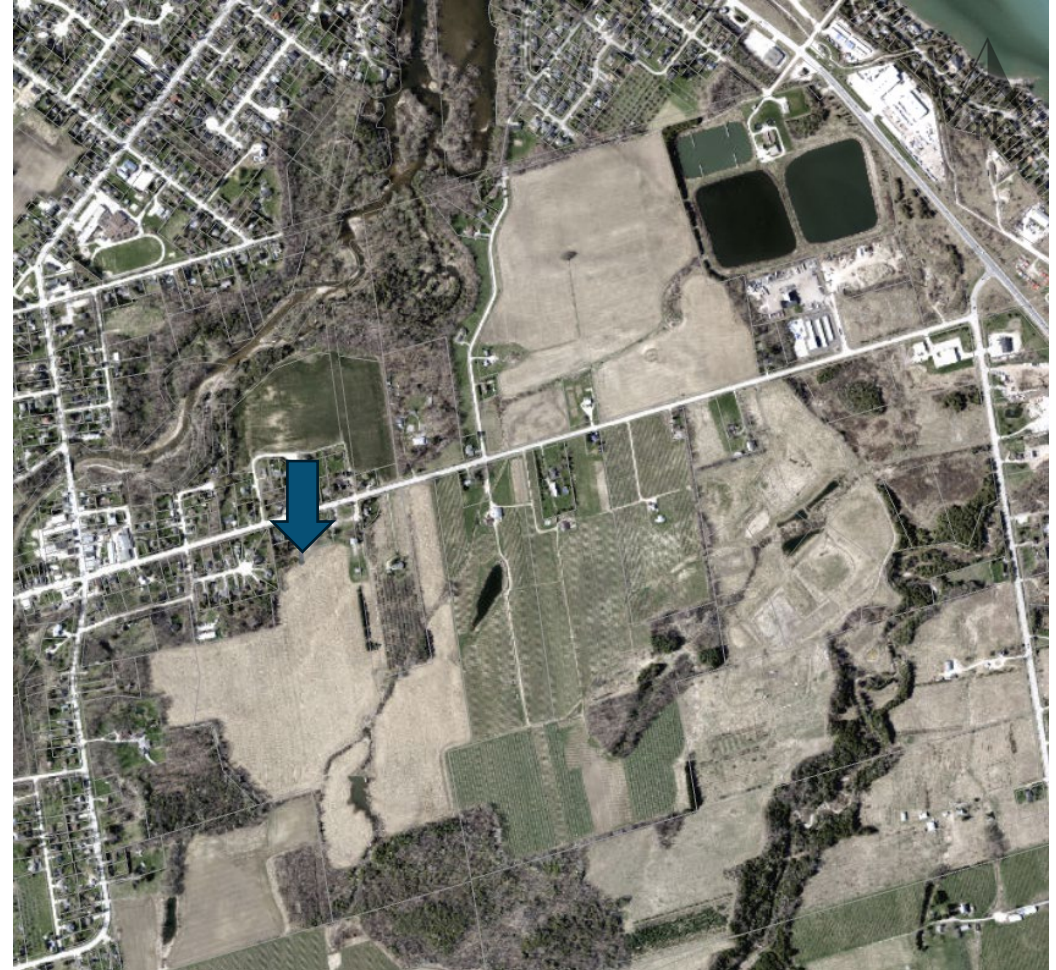
Town File No.: P3490

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

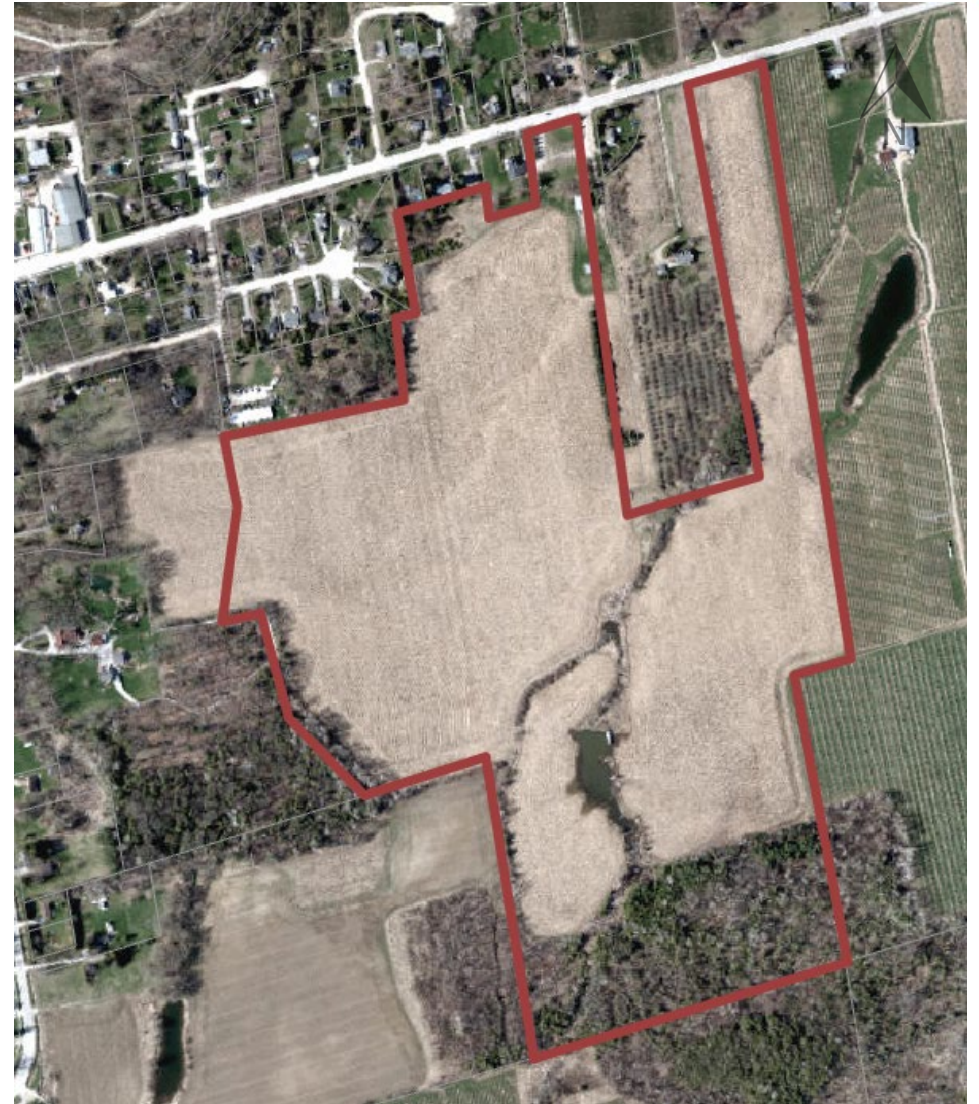
Application and Site Location

Applicant	Sherry Kadwell
Agent	Rick Crouch
Location	224 Clark Street
Applications	Zoning By-law Amendment
Lot Area	Approx. 2,878.97 sq. m. (0.29 acres)



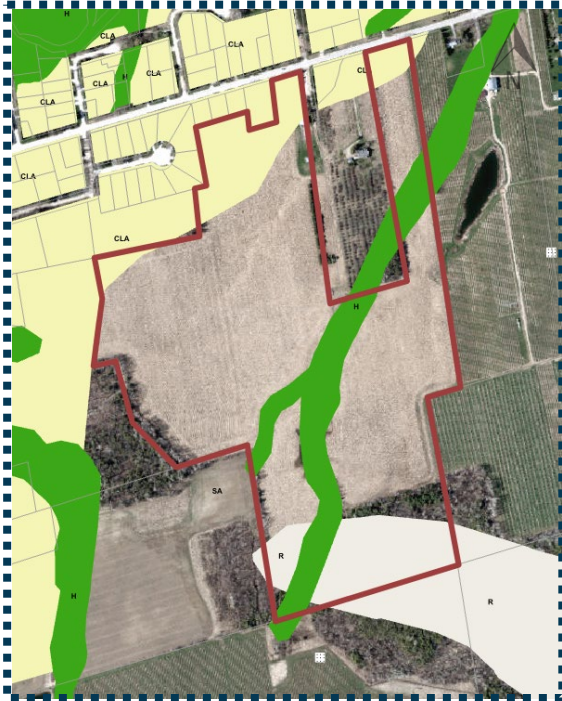
Proposal Overview

- Condition of consent that was granted of delegated authority in 2024.
- The is properties are to be added and merged onto 206, 212 and 214 Clark Street



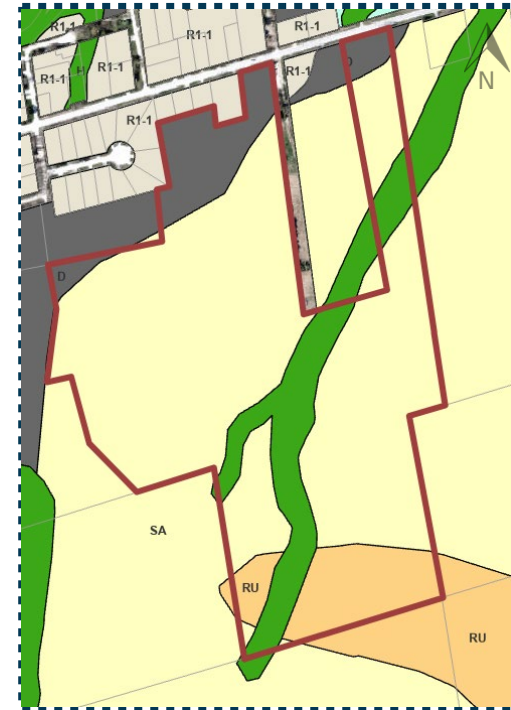
Existing Land Use and Zoning

Official Plan



Community Living Area 'CLA', Special Agriculture 'SA', Hazard 'H', Rural 'R'

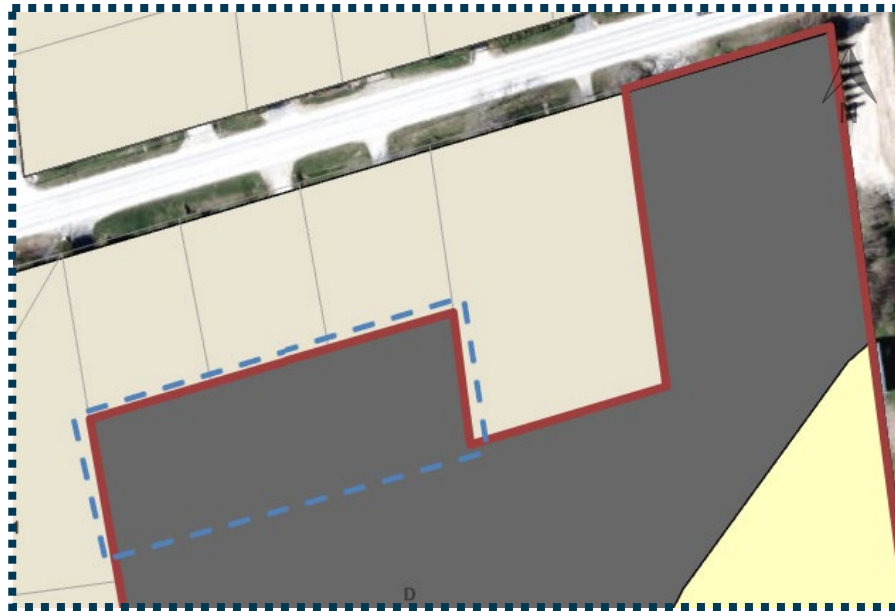
Zoning By-law



Development 'D', Special Agriculture 'SA', Hazard 'H', Rural 'R'

Zoning

Existing



Development 'D'

Proposed



Residential One 'R1-1'

Overview of Applications and Effects

Document	Effect	Existing	Proposed
Official Plan, 2016	No change	Community Living Area, Special Agricultural, Hazard lands, Rural	Community Living Area, Special Agricultural, Hazard lands, Rural
Zoning By-law 2018-65	Amendment	Development 'D'	Residential One 'R1-1'

Application Supporting Material

- Zoning By-law Amendment Application
- Zoning By-law Amendment Application Cover Letter
- Zoning By-law Amendment Cover Letter
- Reference Plan

Thank you for your time



Project Website:

www.thebluemountains.ca/kadwell-crouch



Staff Contact:

Manuel Rivera, Planner I

mrivera@thebluemountains.ca | 519-599-3131 ext. 308