



## LOFT PLANNING

P.O. Box 246, STN MAIN  
Collingwood, Ontario  
L9Y 3Z5

705.446.1168  
kristine@loftplanning.com  
loftplanning.com

June 16, 2025

Ms. Corinna Giles  
Clerk  
Town of The Blue Mountains  
32 Mill Street, P.O. Box 310  
Thornbury, ON  
N0H 2P0

By email only: [townclerk@bluemountains.ca](mailto:townclerk@bluemountains.ca)

Dear Ms. Giles:

Re: Disposition of Lands Request – Portion of Railway Street (Unopened Road Allowance)  
Blue Birch Properties

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We act as planners for Blue Birch Properties Inc., (“Blue Birch”) owner of Part Lot 25 Concession 4 and being Part 1 Plan 16R-1936, in the Town of the Blue Mountains. Please accept this letter as a formal request on behalf of Blue Birch Properties Inc., to purchase the unopened road allowance known as Railway Street.

**Figure 1** identifies the location of the Railway Street unopened road allowance which has a total lot area of approximately 1398 m<sup>2</sup> and a width of 30.6 m. **Figure 2** is a Concept Plan prepared by Akb Architects which identifies the Blue Birch Properties Inc. lands as well as the portion of the road allowance that Blue Birch is requesting to purchase. The unopened road allowance that Blue Birch requests to purchase would provide access from the municipal open and maintained portion of Railway Street and Barclay Boulevard to the Blue Birch lands. **Figure 3** is a boundary survey of the Blue Birch lands and highlighted is the unopened portion of the Railway Road allowance that Blue Birch is requesting to purchase.

The Ontario Land Tribunal provided a settlement decision on March 20, 2025, and as such the Blue Birch lands in part are zoned for residential development which are proposed to be accessed via Railway Street. It is noted that the settlement was the result of lengthy negotiations with the Town of the Blue Mountains, the Grey Sauble Conservation Authority and the Niagara Escarpment Commission and all parties including the Town endorsed the settlement.

Since the Ontario Land Tribunal decision, Blue Birch has engaged in discussions with municipal staff regarding the process of purchasing municipal lands, the requirements of the appraisal and the Town’s process for the disposition of municipal lands. From these discussions, it is our understanding that Council will require the appraisal to consider the road allowance lands at the highest and best use, which is anticipated to be for residential purposes. The appraisal is currently underway and will be provided to the Town upon its completion.

Accordingly, we are formally requesting the Town to consider selling the unopened road allowance (Railway Street) to Blue Birch Properties (**Figure 1**)(**Figure 2**), on the basis that it is surplus to the Town’s needs, and with knowledge that the recent Ontario Land Tribunal decision contemplated Blue Birch utilizing Railway Street road allowance for access to Railway Street and Barclay Boulevard.



## LOFT PLANNING

Yours truly,

**LOFT PLANNING INC.**



Kristine Loft, BES, BAA, MCIP, RPP  
Principal

Copy:

Blue Birch Properties, Landowner  
Jason Park, KSLLP, LLP

Attachments:

Figure 1 – Location Map

Figure 2 – Concept Plan (Akb Architect)

Figure 3 – Boundary Survey

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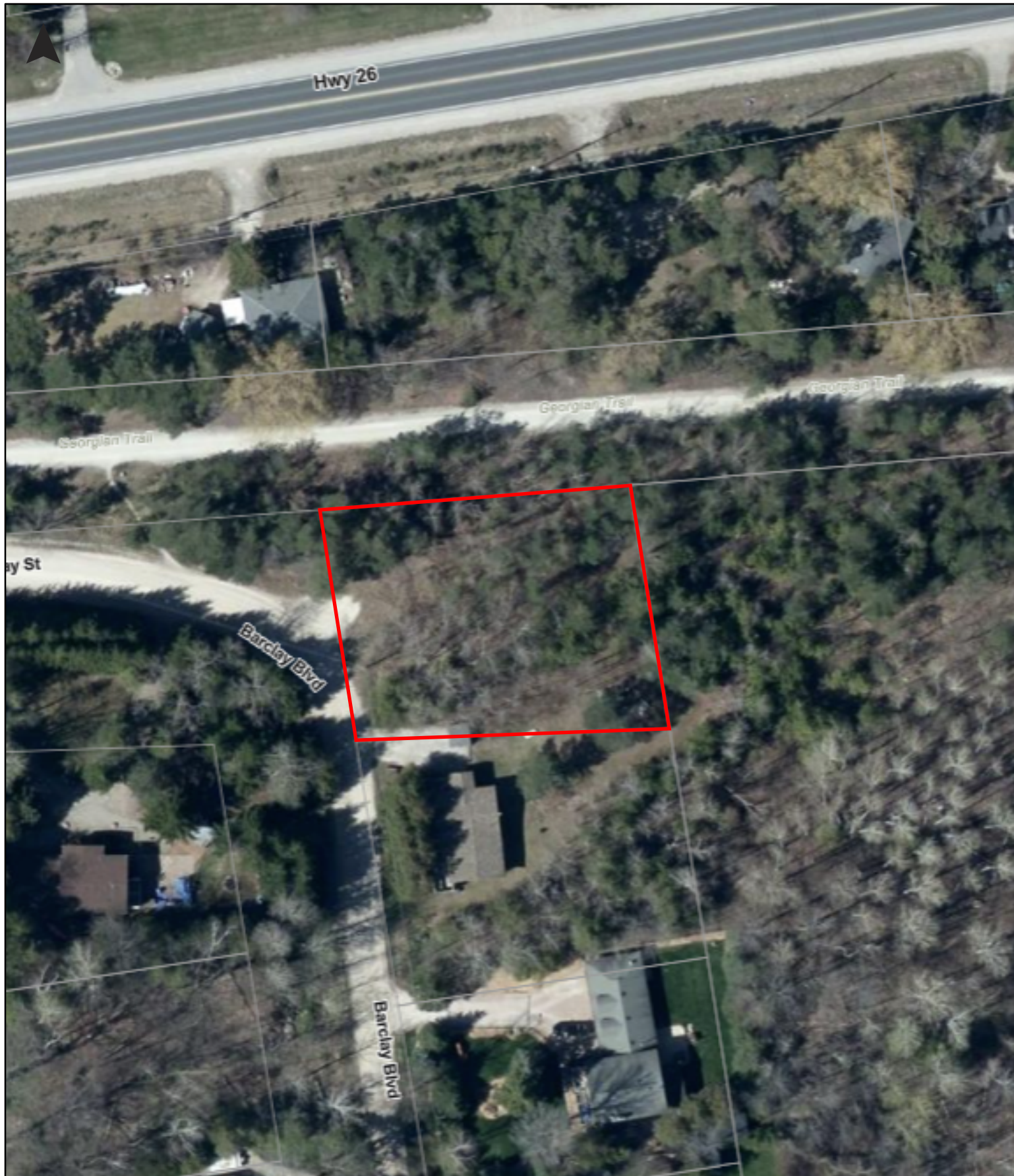


Figure 1  
**Railway Street - Unopened  
 Road Allowance**  
 PT LT 25 CON 4  
 Town of The Blue Mountains

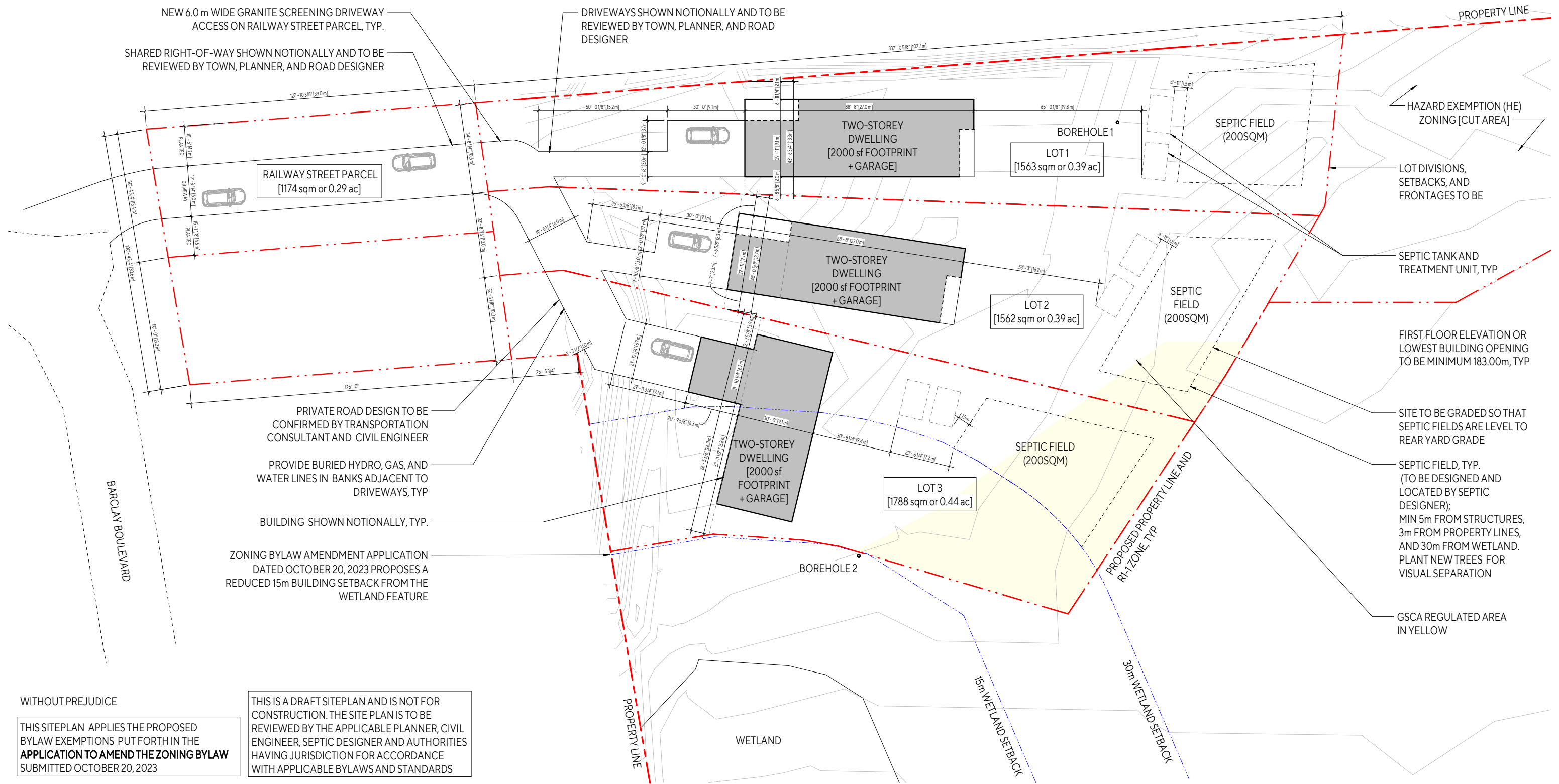
 **Railway Street - Unopened Road  
 Allowance**



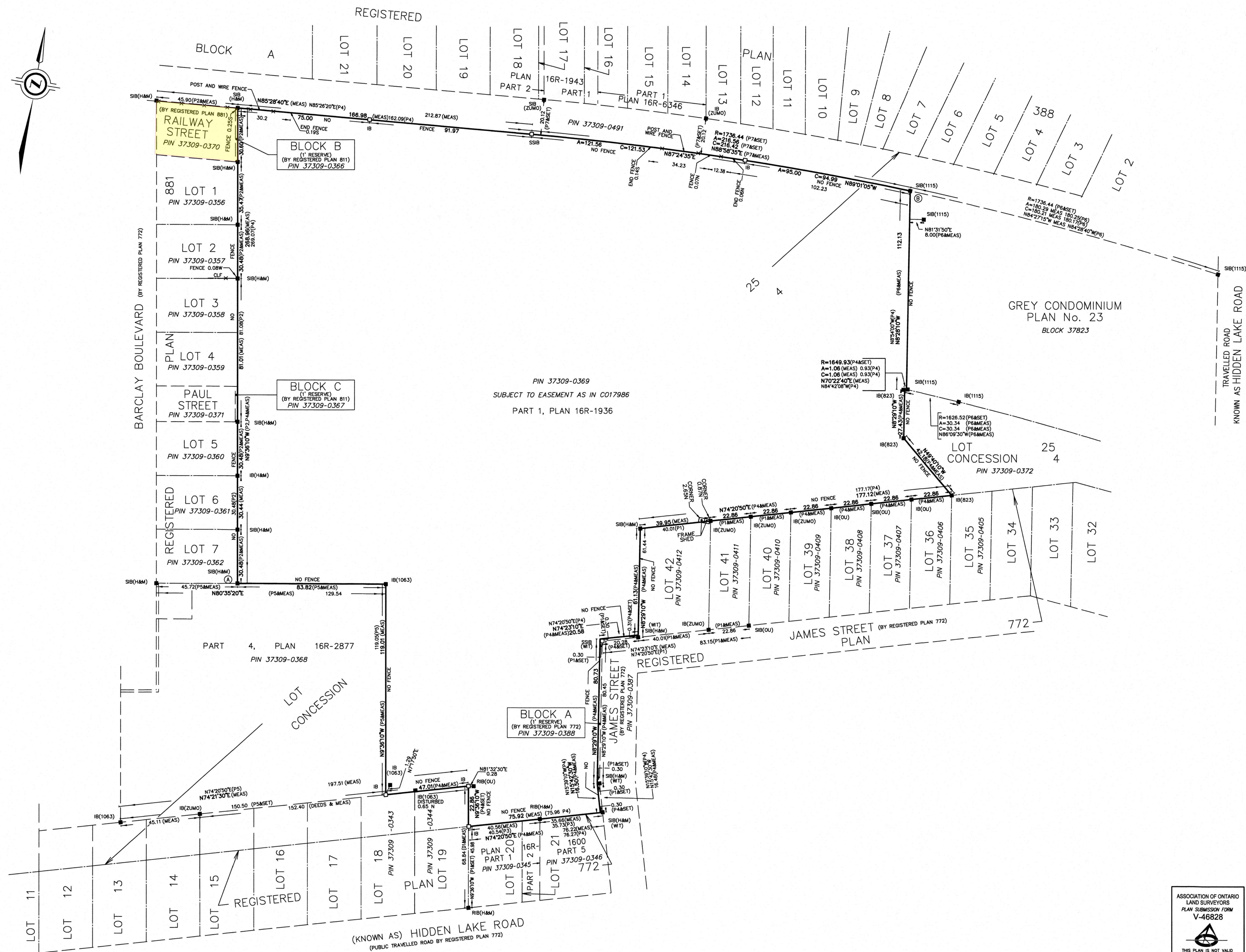
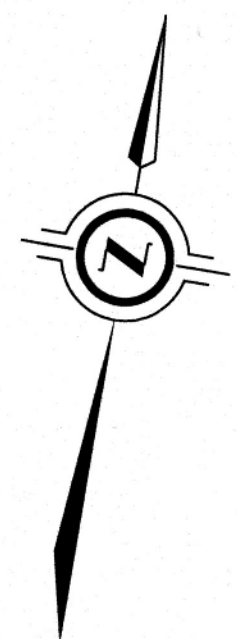
**LOFT PLANNING**

May 13, 2025



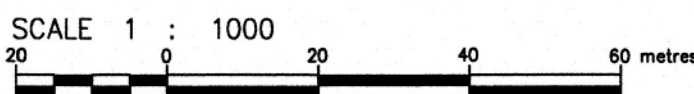






PLAN OF SURVEY OF  
**PART OF LOT 25**  
**CONCESSION 4**  
GEOGRAPHIC TOWNSHIP OF COLLINGWOOD  
NOW IN THE  
**TOWNSHIP OF THE BLUE MOUNTAINS**  
COUNTY OF GREY

J.D. BARNES LIMITED  
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996073.  
FOR BEARING COMPARISONS, A ROTATION OF 0°25'40" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN P1, P2, P4, P5, D1.  
A ROTATION OF 0°25'00" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 23.

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURNED AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.G. 525/91.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.R.G. 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	550 814.62	4 931	446.55
ORP (B)	551 152.46	4 931	728.67
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 440.31 N 50°08'10" E			

LEGEND	
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
RIB	DENOTES ROUND IRON BAR
NI	DENOTES NOT IDENTIFIABLE
OU	DENOTES ORIGIN UNKNOWN
WT	DENOTES WITNESS
MEAS	DENOTES MEASURED
JDB	DENOTES J.D. BARNES LIMITED
H&M	DENOTES HEWITT AND MILNE, O.L.S.
ZUM	DENOTES ZUBEK, EMO, PATTEN & THOMSEN, O.L.S.
823	DENOTES I.C. DINSMORE, O.L.S.
1063	DENOTES R.W. WACKY, O.L.S.
1115	DENOTES R. J. EMO, O.L.S.
P1	DENOTES REGISTERED PLAN 772
P2	DENOTES REGISTERED PLAN 811
P3	DENOTES PLAN 16R-1600
P4	DENOTES PLAN 16R-1936
P5	DENOTES PLAN 16R-2877
P6	DENOTES GREY CONDOMINIUM PLAN No. 23
P7	DENOTES PLAN 16R-2214
D1	DENOTES INSTRUMENT R120474
CLF	DENOTES CHAIN LINK FENCE

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON JUNE 2, 2023.

JULY 19, 2023  
DATE  
LAURENCE J. KUBZING  
ONTARIO LAND SURVEYOR



**J.D. BARNES LIMITED**  
SURVEYING  
MAPPING  
GIS  
LAND INFORMATION SPECIALISTS  
142 COMMERCE PARK DRIVE, UNIT V, BARRIE, ON L4N 8W8  
T: (705) 739-6770 F: (705) 739-6771 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
MW	LJK	23-11-077-00
PLOTTED: 07/19/2023	DATED: 07/19/2023	