



September 9, 2025

Planning and Building Services

Public Meeting

Request for Disposition of Municipal Lands

Railway Street Unopened Road Allowance (Blue Birch Properties Inc.)

Town File No.: P3508

Planning Process

☒ Application Received

☐ Notice of Public Meeting Circulated, Public Meeting Held (We Are Here)

The public meeting is to inform members of the public about the application and provide them with an opportunity to share their views for consideration in the decision-making process

☐ Staff Review of Application and Public Comments

☐ Staff Recommendation to Committee of the Whole

☐ Council Decision

☐ Completion of Land Transfers

Application and Site Location

Applicant	Blue Birch Properties Inc.
Agent	Kristine Loft c/o Loft Planning Inc.
Location	Railway Street Unopened Road Allowance
Applications	Land Purchase Inquiry
Lot Area	Approx. 1398 sq. m. (0.34 acres)



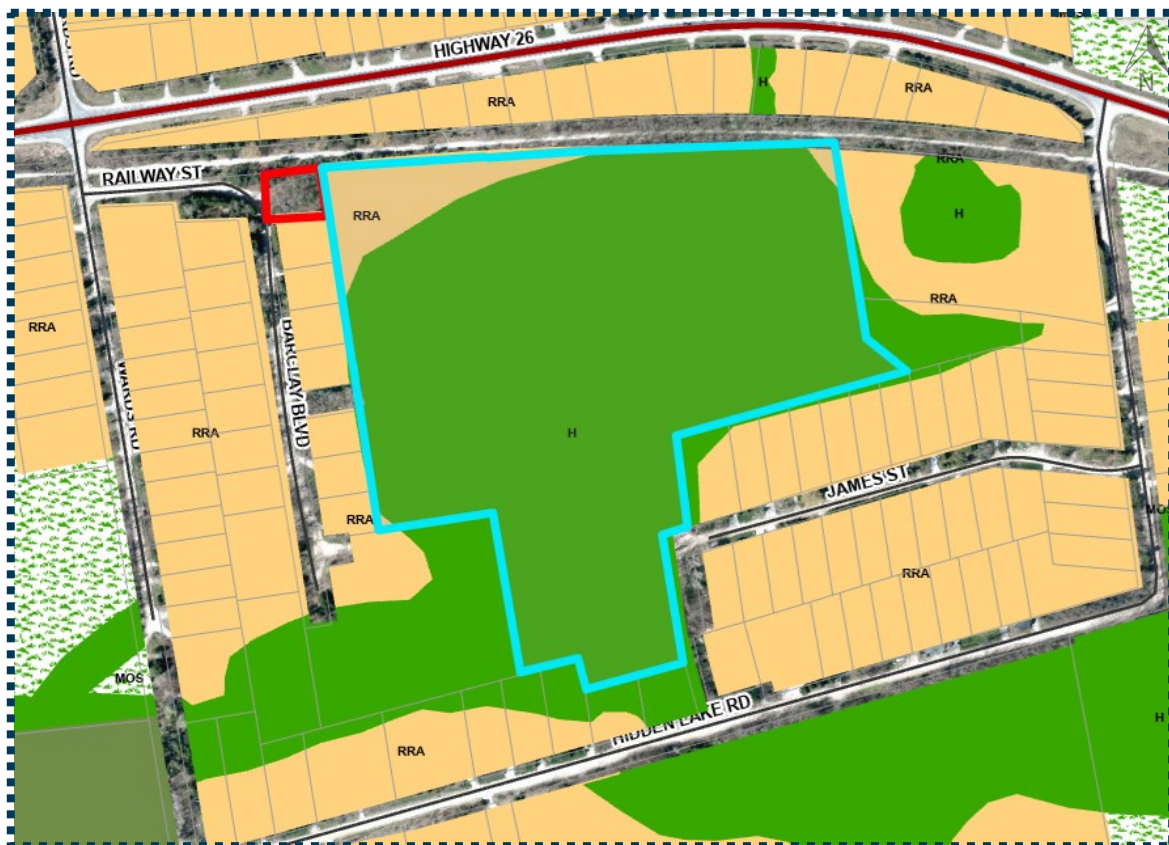
Proposal Overview

- To stop up and close a portion of the Railway Street unopened road allowance to transfer to the landowner to the east (Blue Birch Properties Inc.).
- If transferred, the unopened road allowance would provide access from Railway Street and Barclay Boulevard to the Blue Birch lands.
- This request is connected to the former zoning by-law amendment application for Blue Birch. The Ontario Land Tribunal's settlement decision on that application contemplated providing access to the lands from Railway Street.
- In support of the application two appraisals regarding the unopened portion of Railway Street have been submitted.



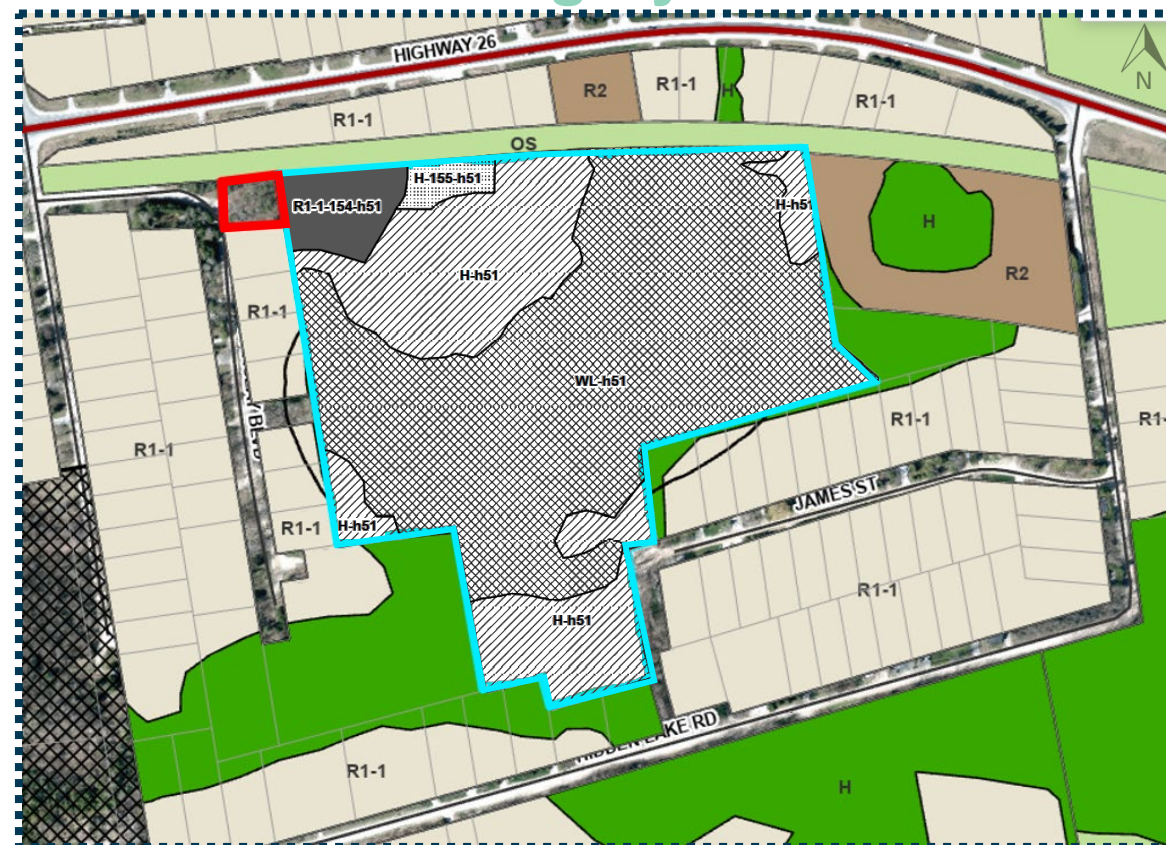
Existing Land Use and Zoning

Official Plan



Surrounding Lands - Residential Recreational Area

Zoning By-law



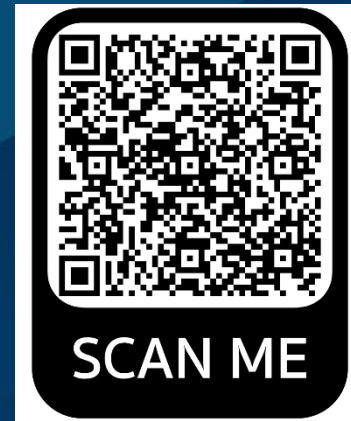
Surrounding Lands - Residential One (R1-1), Open Space (OS), Residential One-Exception (R1-1-154-h51)

Thank you for your time



Project Website:

www.thebluemountains.ca/BlueBirch



Staff Contact:

Diksha Marwaha, Senior Planner,

dmarwaha@thebluemountains.ca | 519-599-3131 ext. 262