

Public Meeting Stop up and Close Proposal

Portion of Railway Street

Application Number: P3508
Presentation on behalf of Blue Birch Properties

September 9, 2025



LOFT PLANNING

Location

**Railway Street
Unopened Road
Allowance**

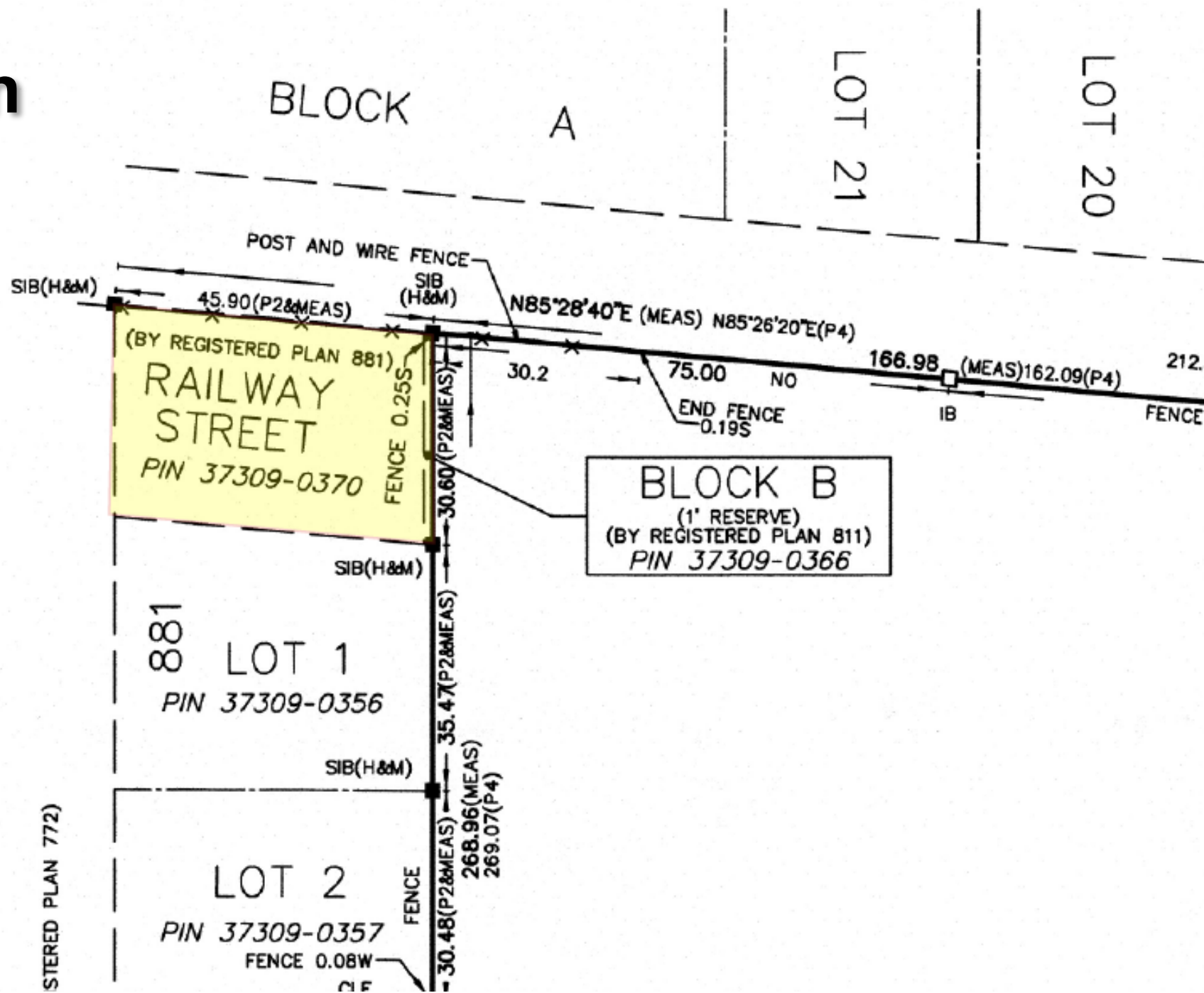
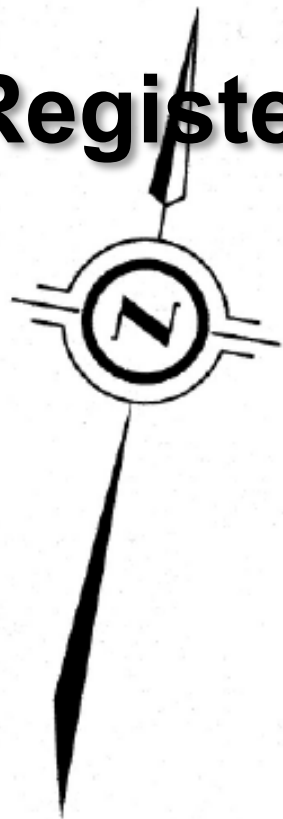
**Blue Birch
Properties
Lands**





Barclay Street/Railway Street ROW

Registered Plan



Blue Birch File History

Formal Preconsultation – Seeking a site-specific rezoning for a portion of the lands and to re-define the existing Hazard and Wetland zones. **(April 2023)**

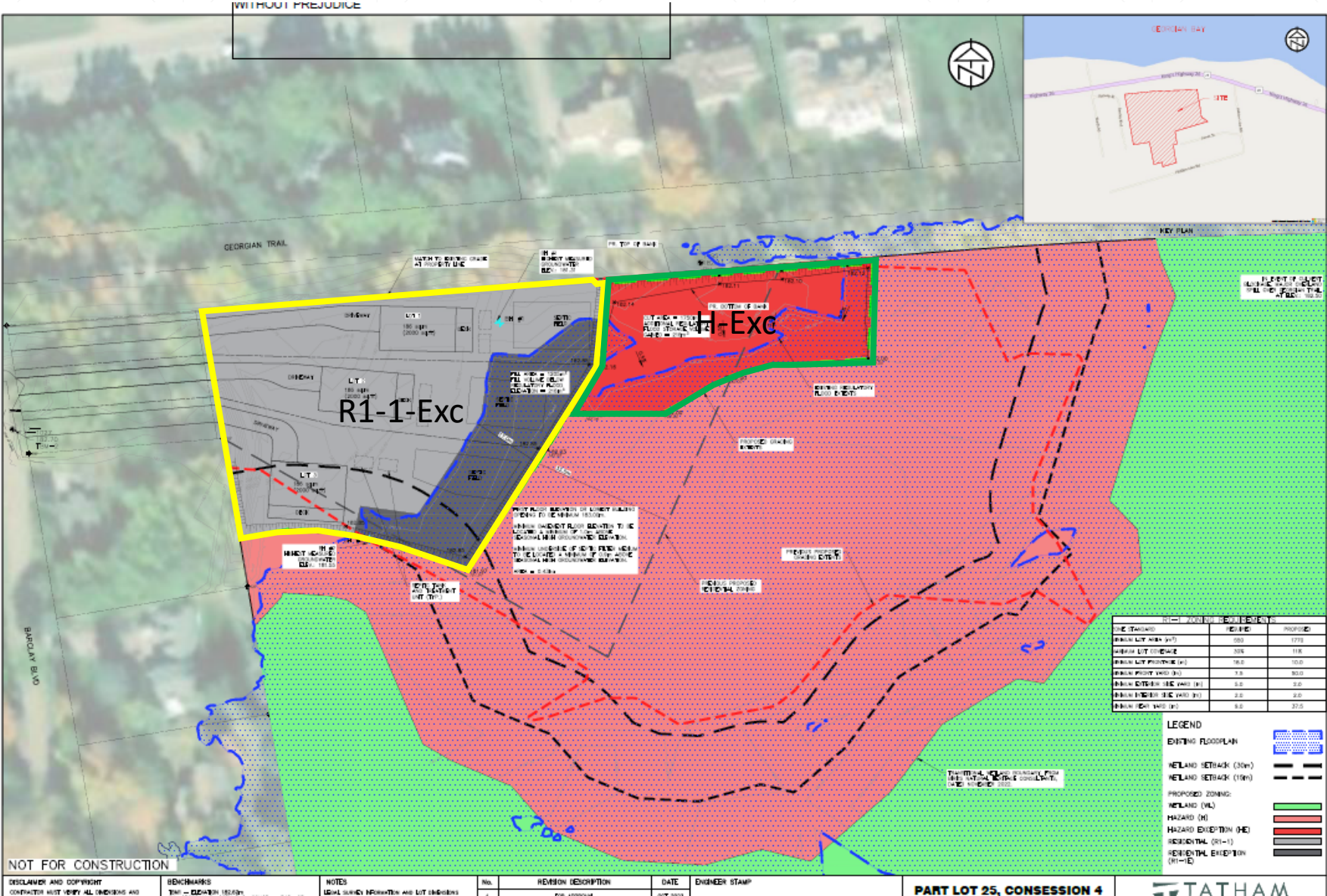
Technical Reports to establish Development Envelope.

Submission of ZBA to establish Developable Area. To rezone a portion of the lands from Development (D) to Residential Type 1 (R1-1-X), and to re-define the Wetland (W) and Hazard (H) zones. Exception to reduce lot frontage to 10 m. **(October 2023)**

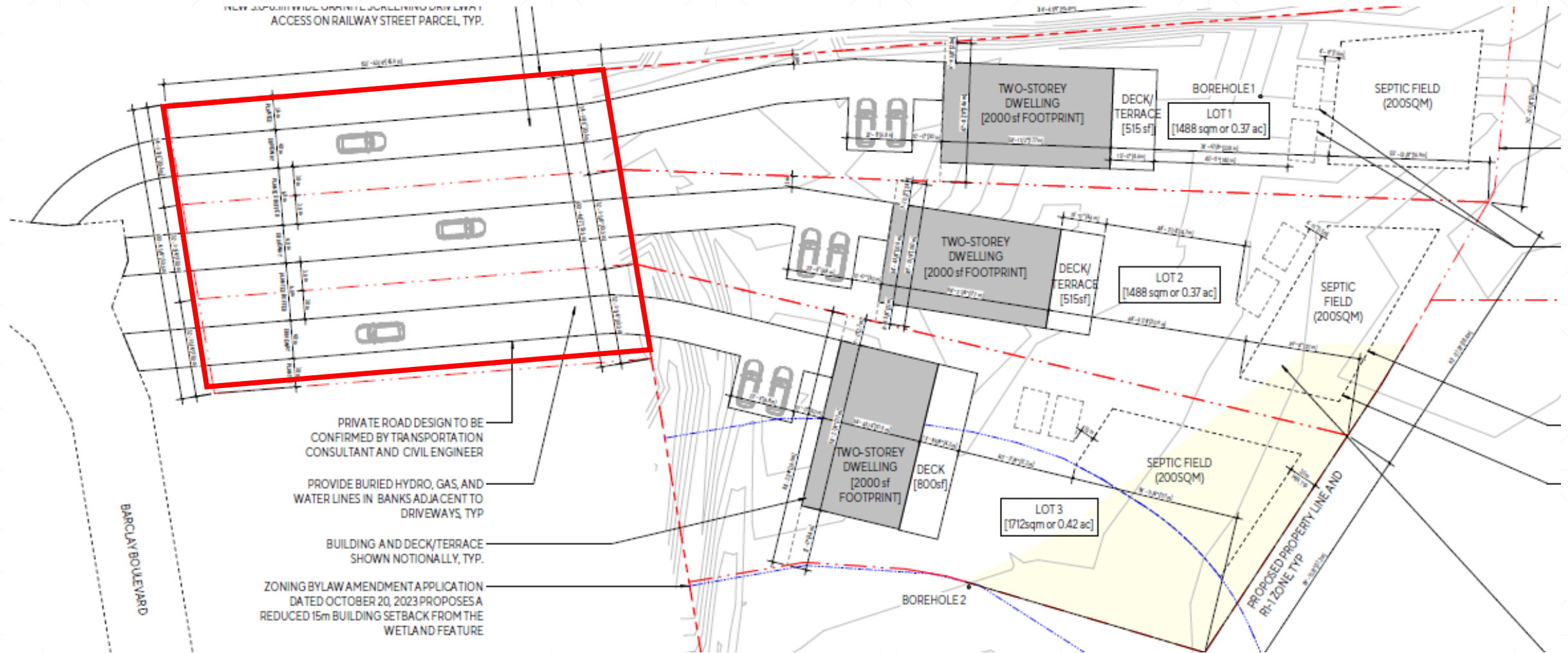
OLT Settlement – Established a 0.46 ha Development Envelope by way of a R1-1-X Zone, Wetland (W) and Hazard (H-XX) zones. Exceptions for Lot Frontage – 10 m and to permit Site Grading and Restoration. **(March 2025)**

Request to Purchase a Portion of Railway Street Unopened Road Allowance **(June 2025)**

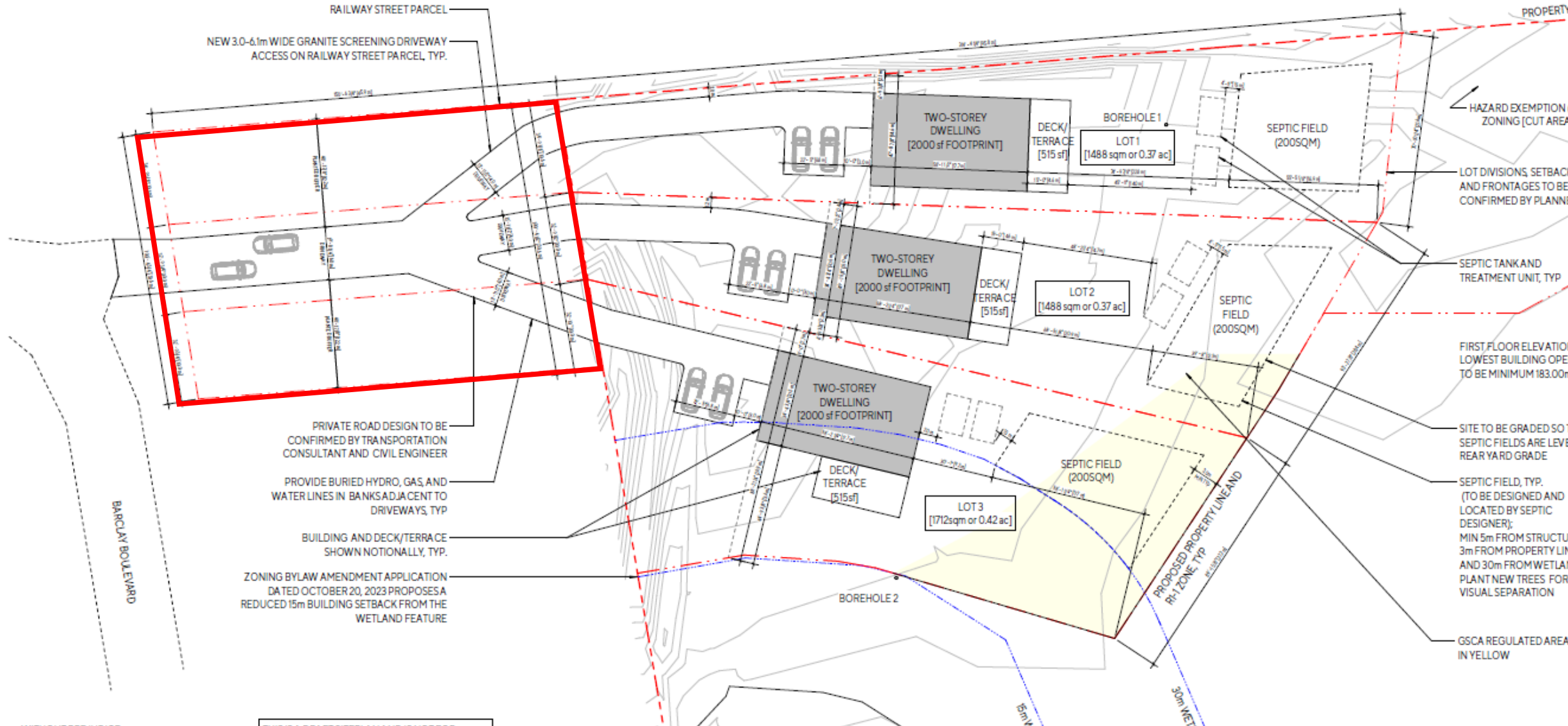
Basis of Approved Schedule A



Concept Plan – Akb Architects



Concept Plan – Akb Architects



Considerations

- Environmental Impacts
 - Tree Buffers
 - Tree Removals
 - Municipal & Utility Services
 - Access
 - Lot Grading & Ditch along Georgian Trail
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Request for Disposition of Portion of Railway Street

- Blue Birch request is to purchase the 30 m width of Railway Street that abuts Blue Birch lands.
 - Access to the Blue Birch lands was contemplated during the ZBA and OLT processes.
 - Appraisals have been submitted to Town.
 - Discussions with staff on access.
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