



# Staff Report

## Planning & Building Services – Planning Division

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**Report To:** COW - Operations, Planning and Building Services  
**Meeting Date:** October 7, 2025  
**Report Number:** PBS.25.075  
**Title:** Recommendation Report – Follow up to the Public Meeting –  
Zoning By-Law Amendment for 224 Clark Street  
**Prepared by:** Manuel Rivera, Planner I

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### A. Recommendations

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THAT Council receive Staff Report PBS.25.075, entitled “Recommendation Report – Follow up to the Public Meeting – Zoning By-Law Amendment for 224 Clark Street”;

AND THAT Council enact a By-law to rezone a portion of the subject lands from the Development “D” Zone to Residential “R1-1” Zone in accordance with the Draft Zoning By-law Amendment found under Attachment 1 to Staff Report PBS.25.075.

### B. Overview

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The purpose of this report is to provide a summary and recommendation regarding a Zoning By-law Amendment Application. The application is to re-zone the severed parcels of the subject lands from Development “D” zone to Residential One “R1-1” zone. This rezoning is to fulfill a condition of consent that was granted through delegated approval on July 17, 2024. These severed parcels are to be added to and merged with each of the respective existing R1-1 zoned residential properties at 206, 212 and 214 Clark Street.

Planning Staff recommend approval of the rezoning as requested.

### C. Background

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Planning Staff received a Zoning By-law Amendment application on April 24, 2025. The application was deemed complete on May 2, 2025, and notice of complete and scheduled public meeting was circulated on June 2, 2025.

The subject lands are located at 224 Clark Street with a frontage both on Clark Street and Forest Avenue. The land has a total lot area of approximately 25.5 ha in size; it is currently used for agricultural purposes and contains several accessory structures. The surrounding land uses are mostly agricultural and residential uses. Please refer to Figure 1 outlined in red of the subject lands.



Figure 1. The subject lands

A recommendation report was forward for delegated approval on July 17, 2024, for a consent on the subject lands. The proposal is to sever three small parcels from the subject lands that are to be added to and merged with each of the respective existing R1-1 zoned residential properties at 206, 212 and 214 Clark Street. These lot additions effectively 'square off' the rear lot lines with the existing deeper lot to the east. Consent approval was granted on July 17, 2024, with conditions to be fulfilled which included the re-zoning of the existing Development 'D' zone to Residential 'R1-1' zone. Please refer to Figure 2, where purple dash line represents the area the property that is being discussed.



Figure 2. The portion of the subject lands of the area that is being discussed.

Commentary was received from Saugeen Obijway Nation (SON) Archaeology noting that they required that applicants conduct an archeological assessment to be completed. The applicant agent reached out to SON regarding more details for this request. After various conversations between the SON and the applicant agent, it was confirmed by the SON that an archeological assessment would not be required.

### Public Comments

A statutory public meeting was held on June 2, 2025, for the subject application. In response, the Town received commentary from external agencies. No public comments, written or verbal, were received prior to and up to the public meeting. All comments received to date have been summarized as Attachment 2 and full versions of all written comments are included as Attachment 3 to this report.

## D. Analysis

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### Planning Act

Planning Act In making planning decisions, the Planning Act requires approval authorities to have regard for matters of Provincial Interest, as outlined by Section 2 of the Act and the Provincial Policy Statement. Council must also have regard for the policies of the Official Plan which apply to the lands. S.34 of the Act provides authority to municipal councils to enact land-use zoning by-laws. Additional commentary is provided below regarding the policies of the PPS and Official Plan.

### Provincial Planning Statement

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development and provides for appropriate development while protecting the resources of the province, public health and safety, and the

quality of the natural and built environment. Decisions on planning matters made by a planning authority must be consistent with the PPS.

The subject lands are designated in the settlement area based on the framework of the PPS. The objective of the settlement areas are to focus on growth and development (2.3.1 1.). It notes that land use patterns are to be based within the settlement areas that efficiently use land use and resources (2.3.1 2. a)) along with existing and planned infrastructure and public services facilities (2.3.1 2. b)). The proposed re-zoning will be consistent with the abutting lands that will be added on to 204, 206, 212 Clark Street as per the recommendation report.

In addition, the proposed re-zoning of the subject lands will be consistent with the remaining policy direction of the PPS.

Planning Staff are satisfied that the proposed Zoning By-law Amendment is consistent with the PPS.

### Niagara Escarpment Plan

The subject lands are not designated under the Niagara Escarpment Plan.

### Grey County Official Plan

The subject lands contain the following designations: Primary Settlement Area, Special Agriculture, Rural and Hazard. The location of the rezoning on the subject lands will be taken place in the Primary Settlement Area. Please refer to Figure 3, where purple dash line represents the area the property that is being discussed.



Figure 3. County of Grey Official Plan Land Use Designation

Section 3.5 of the County of Grey Official Plan discusses the Primary Settlement Areas. It notes for residential development densities that are located within the Primary Settlement Area are to ensure that they are meeting County and Municipal needs (3.5). This includes meeting the land use policies and development standards that are designated Primary Settlement Area will

be in accordance with local official plans and/or secondary plans (3.5 2)). This will be discussed in further detail in the upcoming section.

Planning Staff are satisfied that the proposed Zoning By-law Amendment is consistent with the Grey County Official Plan.

### Town of The Blue Mountains Official Plan

The subject lands contain the following designations: Community Living Area (CLA), Special Agricultural (SA), Hazard (H) and Rural (RU). The location of the rezoning on the subject lands will be taken place in the CLA area. Please refer to Figure 4, where purple dash line represents the area the property that is being discussed.



Figure 4. Town of The Blue Mountains Official Plan Land Use Designation.

Section B3.1 of the Official Plan discusses the overall vision of the CLA. This includes the CLA designation to maintain the small-town character and feel of the Thornbury – Clarksburg area through the community low profile and low density (B3.1.1). Section B3.1.3 lists the permitted use in the CLA designation but, it states that residential development that do not have full municipal services (water and wastewater) are limited to single detached dwellings on existing lots. The proposed rezoning is keeping in character with the CLA designation, and which will be added on the abutting developed lots facing Clark Street which are already developed.

Planning Staff are therefore satisfied that the proposed Zoning By-law Amendment conforms to the policies of the Town's Official Plan.

### Town of The Blue Mountains Zoning By-law 2018-65

The subject lands contain the following zones: Special Agricultural (SA), Hazard (H), Rural (RU) and Development (D). The location of the rezoning will take place in the D portion of the property. Please refer to Figure 3, where the purple dashed lines indicate the area of the property under discussion. In Figure 4, the purple dashed lines show the area of the property changing from the existing D zone to the proposed Residential One (R1-1) zone.



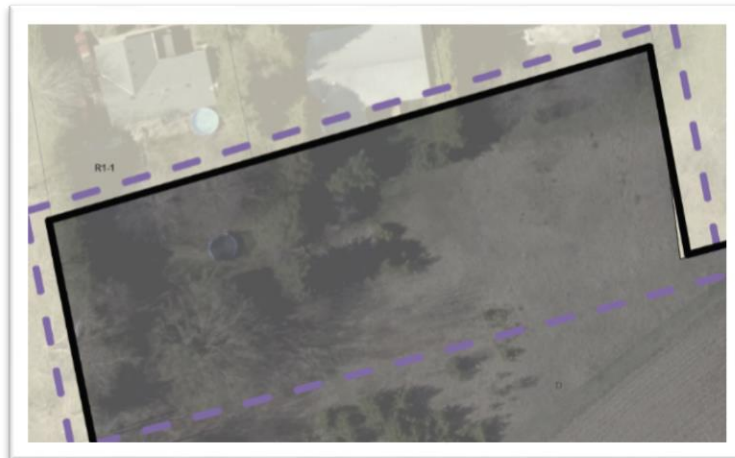


Figure 5. The existing Development "D" Zone.



Figure 6. The proposed re-zone Residential One "R1-1".

In Section 1.5 (g) of the By-law 2018-65 notes the former Township of Collingwood Zoning By-law 83-40 would note the permitted uses and zoning standards for the D zone portion of the subject lands. Under the former Township of Collingwood By-law 83-40 are the zone as General Rural 'A1'.

The purpose of the rezoning is to fulfill the conditions of consent as per the delegated decision issued on July 17, 2024. These lots are to be added to and merged with each of the respective existing R1-1 zoned residential properties at 206, 212 and 214 Clark Street. Each of these lots have been developed with single detached dwelling on each parcel of lands with private services. The purpose of the re-zoning will create a uniform zoning, expand the existing parcels of lands and have the same permitted uses as the existing abutting R1-1 parcels.

## **Conclusion**

Based on the forgoing, Planning Staff have no further concerns or objections. It is Staff's opinion that the proposed Zoning By-law Amendment is consistent with the PPS, the Grey County and Town of The Blue Mountains Official Plan and Zoning By-law and is appropriate for the lands.

Planning Staff therefore recommend that Council enact the Zoning By-law Amendment as attached to this Staff Report.

## **E. Strategic Priorities**

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### **3. Community**

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

### **4. Quality of Life**

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

## **F. Environmental Impacts**

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Nil.

## **G. Financial Impacts**

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Nil.

## **H. In Consultation With**

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Relevant Town Departments and External Agencies.

## **I. Public Engagement**

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The topic of this Staff Report has been the subject of a Public Meeting which took place on **June 2, 2025**. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report. Any comments regarding this report should be submitted to Manuel Rivera, [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

## **J. Attached**

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1. Attachment 1: 224 Clark Street – Draft Zoning By-law
2. Attachment 2: Public Meeting Comments (Summary)
3. Attachment 3: Public Meeting Comments (Original)

Respectfully submitted,

Manuel Rivera  
Planner I

For more information, please contact:  
Manuel Rivera, Planner I  
[planning@thebluemojntains.ca](mailto:planning@thebluemojntains.ca)  
519-599-3131 extension 308



### Report Approval Details

Document Title:	PBS.25.075 Recommendation Report - Follow Up to the Public Meeting - Zoning By-Law Amendment for 224 Clark Street.docx
Attachments:	<ul style="list-style-type: none"><li>- PBS-25-075-Attachment-1.pdf</li><li>- PBS-25-075-Attachment-2.pdf</li><li>- PBS-25-075-Attachment-3.pdf</li></ul>
Final Approval Date:	Sep 25, 2025

This report and all of its attachments were approved and signed as outlined below:

**Shawn Postma - Sep 25, 2025 - 12:25 PM**

**Tim Murawsky - Sep 25, 2025 - 1:19 PM**

224 CLARK STREET

**The Corporation of the Town of The Blue Mountains**

**By-Law Number 2025 –**

**Being a By-law to amend Zoning By-law No. 2018-65 which may be cited as "The Blue Mountains Zoning By-law".**

**Whereas** the Council of The Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 2018-65 ;

**And Whereas** pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

**Now Therefore** Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

- 1. **That** Schedule ‘A’ to The Blue Mountains Zoning By-law 2018-65 is hereby amended by rezoning A PORTION OF those lands known as Collingwood Con 9 Pt Lot 30 Plan 562 Lot 56 Pt Lots 54 And 57 from Development ‘D’ Zone to Residential One ‘R1-1’ Zone as shown in Schedule A1 of this By-law.
- 2. **That** Schedule ‘A-1’ affixed hereto is declared to form part of this By-law.

**And Further** that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Andrea Matrosovs, Mayor

\_\_\_\_\_  
Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2025 - \_\_\_\_\_ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Dated at the Town of The Blue Mountains, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

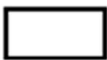

\_\_\_\_\_  
Corrina Giles, Clerk

# Town of The Blue Mountains

## Schedule

By-Law No. \_\_\_\_\_

### Legend

-  Subject Lands Of This Amendment
-  Area to be rezoned from D to R1-1



## PLANNING STAFF COMMENT Matrix

Project File: P3490 224 Clark Street ZBA

Public Meeting Date: June 3, 2025

Comments Received By:	Date Received:	Comments / Concerns / Questions Summary:	Staff Response:
<b>Agency Comments</b>			
<b>Grey County</b>	May 20, 2025	<ul style="list-style-type: none"> <li>The subject lands is located in the Primary Settlement Area, County Planning staff have no concerns.</li> <li>The subject lands contains 'Hazard Lands' and the location of the development is outside these lands. County Planning staff have no concerns.</li> <li>The subject lands is located outside the Intake Protection Zone and is residential in nature. County Staff Planning staff have no concerns.</li> <li>County Planning Staff opinion that an Environment Impact Study can be waived.</li> <li>County Staff note that stormwater management infrastructure is not required.</li> <li>The property does not contain protection areas that are subject to policies of the Source Water Protection Act.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
<b>Historical Saugeen</b>	May 26, 2025,	<ul style="list-style-type: none"> <li>Have no concerns of objection of the proposed application.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>
<b>Public Comments</b>			

PLANNING STAFF COMMENT Matrix

Project File: P3490 224 Clark Street ZBA

Public Meeting Date: June 3, 2025

Comments Received By:	Date Received:	Comments / Concerns / Questions Summary:	Staff Response:

## Manuel Rivera

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**From:** Carrie Fairley  
**Sent:** May 26, 2025 3:39 PM  
**To:** hsmrcc; Planning General  
**Cc:** Town Clerk  
**Subject:** RE: Request for Comments - Town of the Blue Mountains (Kadwell/Crouch) - Proposed Zoning By-law Amendment

Good afternoon, Neala,

I acknowledge receipt of your email and comments regarding Planning File number P3490, with thanks. I confirm that your comments have been circulated to Planning Staff for information.

Hope you have a great day!



**Carrie Fairley**

Acting Deputy Clerk

Secretary-Treasurer to Committee of Adjustment

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

Tel: 519-599-3131 ext. 219 | Fax: 519-599-7723

Email: [cfairley@thebluemountains.ca](mailto:cfairley@thebluemountains.ca) | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication support or alternate formats.

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**From:** hsmrcc <hsmrcc@bmts.com>  
**Sent:** May 26, 2025 3:35 PM  
**To:** Town Clerk <townclerk@thebluemountains.ca>  
**Subject:** Re: Request for Comments - Town of the Blue Mountains (Kadwell/Crouch) - Proposed Zoning By-law Amendment

## Town of the Blue Mountains

### Re: File number P3490

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no objections to the proposed Zoning By-law Amendment as presented.

Thank you for the opportunity to review this matter.

Regards,

Neala

Neala MacLeod Farley  
Coordinator, Lands, Waters & Consultation



Historic Saugeen Métis  
204 High Street  
Southampton, ON  
[saugeenmetis.com](http://saugeenmetis.com)  
519-483-4000



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**From:** planning@grey.ca  
**Sent:** May 20, 2025 11:05 AM  
**To:** Planning General  
**Subject:** County comments for P3490 Kadwell & Crouch

## County comments for P3490 Kadwell & Crouch



Hello TBM,

Please see below for the County comments for Zoning application P3490 Kadwell & Crouch - Kadwell & Crouch.

County Planning staff have reviewed the subject application. Schedule A of the County OP designates the subject lands as 'Primary Settlement Area', 'Rural', and 'Special Agricultural'. The proposed development is located entirely within the Primary Settlement Area; therefore, County Planning staff have no concerns.

Schedule A of the County OP indicates that the subject lands contain 'Hazard Lands'. The proposed development is located outside of the Hazard Lands; therefore, County Planning staff have no concerns.

Appendix A of the County OP indicates that the subject lands contain 'Intake Protection Zone 2'. The proposed development is located outside of the Intake Protection Zone and is residential in nature; therefore, County Planning staff have no concerns.

County Planning Ecology staff have reviewed the subject application and have a comment stating,

### *Natural Heritage*

*The property contains and/or is adjacent to significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, and fish habitat. It is Grey County staffs understanding that the proposed development will be located adjacent to the features. As such, it is Grey County Staffs opinion that the potential impact to natural heritage would be negligible and the requirement for an Environmental Impact Assessment (EIS) can be waived.*

### *Stormwater Management*

*It is Grey County Staffs understanding that stormwater management infrastructure is not needed for the proposal.*

*Source Water Protection*

*It is staffs understanding that the properties do not contain protection areas that are subject to policies of the Source Water Protection Act.*

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Derek McMurdie

County of Grey, Owen Sound, ON