



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

February 1st, 2024

Carter Triana
Town of the Blue Mountains
32 Mill Street
Thornbury, ON
N0H 2P0

RE: Zoning Bylaw Amendment Application P3370
Plan 562, Part Lot 34 & 35, RP 16R3199 Part 2 (178 Marsh Street)
Town of the Blue Mountains
Roll: 424200001224100
Owner: Annu Holdings Ltd
Applicant: Krystin Rennie

Dear Mr. Triana,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to amend Zoning By-law 2018-65 to construct a mixed-use residential and commercial building and requests the following amendments to the Zoning By-law to permit: an exterior side yard setback of 1.5m, whereas a minimum of 4.5m is required; a rear yard setback of 2.01m, whereas a minimum of 7.5m is required; dwelling units on the ground floor in a non-residential building; and the provision of 22 parking space, whereas a minimum of 24 are required.

Schedule A of the County OP designates the subject lands as 'Primary Settlement Area'. Section 3.5(3) states,

This Official Plan promotes the development of Primary Settlement Area land use types for a full range of residential, commercial, industrial, recreational, and institutional land uses. These areas will be the focus of the majority of growth within the County.

The proposed development would create growth as it would add 10 residential rental units to the property. It would also create growth through the proposed 2 new commercial units to the property. County Planning staff have no concerns.

Section 3.5(4) of the County OP states,

Where there are existing partially serviced or non-serviced areas in Primary Settlement Areas, development must proceed in accordance with approved local official plans or official plan amendment policies.

Further, Section 8.9.1(4) of the County OP states,

The following hierarchy of water or sanitary servicing options will be used to evaluate any development applications within the County, except where specific exclusions are made through this Plan or where more detailed policies have been developed in a local official plan or secondary plan. The feasibility of the options will be considered in the following order of priority which will be assessed through a Servicing Options Study in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-5-3 Series Guidelines, or any subsequent update to these Guidelines:

- d) Individual on-site sewage services and individual on-site water services in accordance with the policies contained in Section 8.9.1.*

Town staff shall ensure that the subject site can safely provide on-site sewage and on-site water servicing. The County would recommend that the field investigations recommended by the Preliminary Hydrogeological Assessment and the Functional Servicing Report are completed, if they have not been done yet, to ensure that intensification of the property can be adequately accommodated on private servicing. When municipal servicing is available, the landowner is responsible for connecting the property to the municipal services.

Section 3.5(6) of the County OP states,

- d) The expansion or conversion of existing buildings.*

New construction through intensification should occur in a manner that takes into account the existing built and physical environment and is compatible with the surrounding land uses.

The proposed development would intensify the lot, as it would increase from 4 units to 12 units. It is compatible with the surrounding land uses, as the number of floors is similar to the other nearby buildings. The proposed uses also are compatible with the many other residential and commercial buildings nearby. Therefore, County Planning staff have no concerns.

Appendix A of the County OP indicates the subject lands contain 'Intake Protection Zone 2'. The IPZ mapping designation is intended to protect the local water supplies. Potential impacts associated with industrial uses, include but are not limited to, fuel and/or chemical storage. The proposed development is residential and retail or service based commercial therefore, County Planning staff have no concerns.

Appendix B of the County OP indicates that the subject lands contain and/or is adjacent to 'Significant Woodlands', 'Significant Wildlife Habitat', potential 'Habitat for Threatened and/or Endangered Species', and 'Fish Habitat'. County Planning staff have reviewed the subject application and have a comment stating.

It is Grey County staffs understanding that the proposed development will be located within adjacent lands to the features on previously disturbed and developed lands. 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 Study (EIS) can be waived.

Further, it is Grey County Staffs understanding stormwater management infrastructure is not needed for the proposal.

In addition, it is Grey County Staffs understanding that the property is within an intake protection zone that is subject to policies of the Source Water Protection Act. As such, the Risk Management Official of Drinking Water Source Protection should be tagged for comments on this application, please contact rmo@greysauble.on.ca.

Should the applicant seek to injure or destruct trees on lands that extend more than 15 metres from the outer edge of which a Building Permit has been issued, staff recommend consulting the County's Forestry Management By-law <http://grey.ca/forests-trails>. An exemption to the by-law includes the injuring or destruction of trees required in order to install and provide utilities to the construction or use of the building, structure or thing in respect of which a Building Permit has been issued.

County Transportation Services have reviewed the subject application and have a comment stating,

The proposed entrance is not onto Grey Road 13. The proposed development is within an urban area; therefore, the County would not ask for a 0.3 metre conveyance. A setback exemption has been granted by County Transportation Services.

Provided the field investigations recommended by the Preliminary Hydrogeological Assessment and the Functional Servicing Report are done, if they have not been

conducted, and determine that the site can safely be serviced by on-site sewage and water servicing; County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,

A black rectangular box redacting the signature of Derek McMurdie.

Derek McMurdie
Planner
(548) 877 0857
Derek.McMurdie@grey.ca
www.grey.ca

February 12, 2024

GSCA File: 24041

Town of the Blue Mountains
32 Mill Street, Box 310
Thornbury, ON
N0H 2P0

Sent via email: planning@thebluemountains.ca

Re: Application for Zoning and Consent
Address: 178 Marsh Street
Roll No: 424200001224100
Town of the Blue Mountains
Applicant: Von Teichman

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application and the materials submitted in accordance with our mandate and policies for Natural Hazards and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

Subject Proposal

The proposal is seeking an amendment to Zoning By-law 2018-65 to construct a mixed-use residential and commercial building and requests the following amendments to the Zoning By-law to permit:

1. An exterior side yard setback of 1.5m, whereas a minimum of 4.5m is required;
2. A rear yard setback of 2.01m, whereas a minimum of 7.5m is required;
3. Dwelling units on the ground floor in a non-residential building;
4. The provision of 22 parking space, whereas a minimum of 24 are required.

Site Description

The subject site is a developed commercial property within Clarksburg. The surrounding land uses are also designated as commercial lands within the downtown of Clarksburg.

GSCA Regulations

The subject property is located within the regulated area under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

Under this regulation a permit is required from this office prior to the construction, reconstruction, erection or placing of a building or structure of any kind; any change to a building or structure that would have the effect of altering the use or potential use of the building or structures, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure; site grading; or, the temporary or permanent placing, dumping or removal of any material

Member Municipalities

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

originating on the site or elsewhere, if occurring within the regulated area. Also, a permit is required for interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek stream or watercourse.

Comments: Permits will be required from the GSCA prior to construction.

Provincial Policy Statement 2020

3.1 Natural Hazards

3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

- a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
- c) hazardous sites.*

3.1.2 Development and site alteration shall not be permitted within:

- a) the dynamic beach hazard;*
- b) defined portions of the flooding hazard along connecting channels (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);*
- c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and*
- d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.*

Comments:

The GSCA have reviewed the various studies provided with the application and are satisfied the proposal would meet the intent of section 3.1 of the PPS. There are no Hazards mapped on site but the subject lands are within the regulated area of a watercourse that flows through Clarksburg.


The Master Drainage Study indicates that there is flood inundation possible across Clark Street however, given the scale of the mapping and a review of the topography, it is unlikely to be a concern for this proposal.

Detailed comments on the stormwater management plan can be provided during the site plan approval and/or permitting stage of the development.

Recommendations

The GSCA has no concerns with the subject zoning application and finds the application is acceptable. Permits shall be obtained prior to construction commencing.

Regards,



Clinton Stredwick
Environmental Planner

Cc via email Alex Maxwell, GSCA Director, Town of the Blue Mountains

Carter Triana

From: Kyra Dunlop
Sent: February 8, 2024 1:19 PM
To: stella presthus
Cc: council; Aaron Roininen; Adam Farr; Adam Smith; Brian Worsley; Carter Triana; Karen Long; Nicole Schroder; Shawn Postma; SMT; Town Clerk
Subject: FW: Public Meeting RE: Feb.13th Zoning Byh-Law Amendment and site Approval at 178 Marsh Street in Clarksburg
Attachments: B-2-Notice of Complete Application and Public Meeting (178 Marsh Street)-P3370.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Stella,

On behalf of Corrina I acknowledge receipt of your email regarding the February 13, 2024 Council Public Meeting Item B-2-Notice of Complete Application and Public Meeting (178 Marsh Street)-P3370, as attached. Your below comments have been circulated by way of copy to Council and Planning staff for their information, and your comments will be read aloud at the Public Meeting as well as included in the followup staff report to Council.

Regarding your questions, I confirm that staff will take note of any comments you make during the meeting, but Council and staff cannot answer questions asked during the meeting. Council may only request a clarification from you regarding the comments if they require it. Accordingly, the Public Comment Period is meant for Council to receive comments and feedback on the matter only; there is no opportunity for back-and-forth during the Public Meeting. You are of course welcome to forward comments or ask questions directly of Planning staff, who are copied to this email.

If you would like to attend the meeting in person to provide your comments, you are welcome to do so and do not need to register your attendance. If you would like to attend the meeting virtually to provide comments, please let us know by responding to this email and we will ensure you are provided a meeting link to participate via Microsoft Teams.



Kyra Dunlop

Deputy Clerk, BA (Hons)

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

Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723

Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

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

From: stella presthus [REDACTED]
Sent: Thursday, February 8, 2024 11:59 AM

To: Corrina Giles <cgiles@thebluemountains.ca>

Subject: Public Meeting RE: Feb.13th Zoning By-Law Amendment and site Approval at 178 Marsh Street in Clarksburg

Hello Corrina:

As a permanent resident and private property owner in Clarksburg, I have several concerns and questions regarding this matter and would like to register to attend.

Can I ask questions during this public meeting?

Can I email my concerns directly to the Planning Department?

Although, we can all agree we need to address the need to provide more urgently needed housing, I have 3 main concerns that will affect the Village aesthetic character, traffic safety, and tree preservation as follows:

1.) Village aesthetics: a 3 storey building is excessive considering the Marsh

street current building height of 2 storeys.

This increased height density will detract from the charm of our downtown village.

Furthermore, the architecture proposed is questionable in style not in keeping with the Village type style. It does not add any character or improve the current Village aesthetics (i.e. no gables, no pitched roofing).

Unfortunately, it appears to me to resemble a Toronto downtown apt. warehouse.

2.) Concerns regarding the frontage setback:

- the proponent is asking for a minimal setback LESS THAN THE REQUIRED setback.

- this poses a vital traffic safety concern regarding visibility for vehicles stopped at the corner of Marsh Street and Clark Street, trying to cross Marsh street without a clear open wide view of oncoming traffic. This corner is already experiencing problems with cars parked on either side of Marsh Street that block the view, as well as the lack of speed signs that encourage most drivers, going down the hill and through the village, to drive fast.

Therefore, I ask that a traffic safety investigation/study be required for this Amendment Approval to: study increased traffic flow, by installing a speed monitor box, and to consider installing a 4 way stop sign and speed bumps.

3.) Concerns for Tree Preservation/Natural Heritage Feature:

The proposed development site description of a public open space for local residents at the south end, does NOT mention

any consideration for the 2 old, large Black Walnut trees that are situated there.

?Will these trees be SAVED for the public?

- This is a concern for the preservation of a Village natural heritage feature.

- These Black Walnut trees are old and iconic to the aesthetics and character of the Village and are part of the natural environment.

- Therefore, I ask that the Amendment Approval include:

an environmental assessment to designate these trees as a natural heritage

feature and a plan to redraft a site construction plan to include the preservation of these TREES.

Thank you for your attention in this matter to give it the consideration it deserves .

Sincerely,

Stella Juhasz, permanent resident, private property owner

File No: P3370

Von Tiechman Application

February 9, 2024

RECEIVED
FEB 09 2024
TOWN OF THE BLUE MOUNTAINS
PER: _____

To Whom it may concern:

The large development proposed on the corner of Marsh and Clark Street in downtown Clarksburg would just add to the

1. Parking Problems
2. Speeding issues
3. Safety concerns of cars and pedestrians at the Marsh St. and Clark St. Intersection

These 3 concerns should be addressed before a project of this intensity is added to the downtown area.

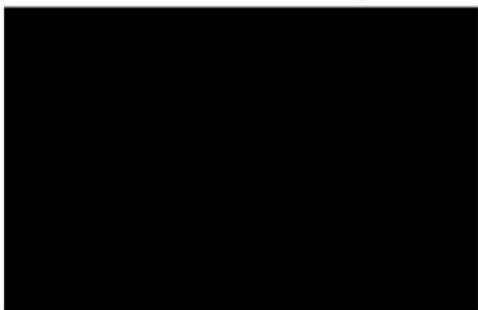
Clarksburg business people have been trying to rectify these 3 problems with Council for years without an outcome. This large development, or any development, would just add to the parking/speed and visibility issue at Clark and Marsh street that Clarksburg already has.

Addressing these issues would be the first step in inviting growth to the village. Allowing three stories of growth and not providing proper parking and space for garbage bins, recycling and snow removal is not a positive step forward. It is negative.

Sincerely,



Keri Lockhart



Carter Triana

From: Kyra Dunlop
Sent: February 12, 2024 8:54 AM
To: Chantale Kelly; Town Clerk
Cc: council; SMT; Planning Dept
Subject: RE: 178 Marsh street

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Chantale,

I acknowledge receipt of your below comments regarding the February 13, 2024 Council Public Meeting: 178 Marsh Street, and by way of copy I confirm your comments are circulated in full to Council and staff. Your comments will be included in the follow-up staff report.

Kyra Dunlop
Deputy Clerk, BA (Hons)
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 306 | Fax: 519-599-7723
Email: kdunlop@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing accessible customer service, please let me know if you have any accommodation needs, require communication supports or alternate formats.

-----Original Message-----

From: Chantale Kelly [REDACTED]
Sent: Saturday, February 10, 2024 12:35 PM
To: Town Clerk <townclerk@thebluemountains.ca>
Subject: 178 Marsh street

Hello

As a Clarksburg resident I would like to voice my concerns regarding the proposed plan to build a ten unit residential/commercial building in the town of Clarksburg.

Concerns:

- The proposed three story building would not fit the surrounding infrastructure (most commercial residential building max at two levels).
- The proposed design and finish more fitting for a suburban /city landscape.(cookie cutter) as opposed to a heritage small town -septic/environmental impact -loss of the few trees on the existing space -feasibility of re housing the existing tenants.
- more paved parking area vs green space

The current building is obviously in quite a state of disrepair and some people would even describe it as an “eyesore” although it’s still someone’s home and a part of our small town.

Thankyou

Chantale Kelly
-Sent from my iPad

**CLARKSBURG
HARDWARE**P.O. Box 8
Clarksburg, Ontario
N0H 1J0(519) 599-2031
FAX (519) 599-6541

Feb 2024

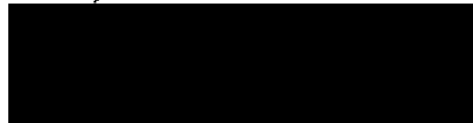
To Town of the Blue Mt Council

The proposed building For The Corner
of Marsh And Clark st. Does Not Fit
The Down Town of Clarksburg.

This Type of Building is what People Come
To Clarksburg To get Away From.

If Constructed The Province will Come in
within 5 years And demand the installation
of water And Sewer which is Not Needed
And Not affordable For the permanent
businesses And Residents

Respectfully



If Asked I will Read
At The Meeting JH

Ms. Corrina Giles
Town Clerk
32 Mill St., Box 310
Thornbury, ON., N0H 2P0

Ms. Giles

The following are our concerns regarding the proposed building at 178 Marsh Street and the request for amendments to the Zoning By-Law:

Issues:

- This would be the only three-story building in Clarksburg – totally out of character for the main commercial street
- Ten apartments & two commercial spaces (20-25 people living and working in the building daily) includes significant garbage and property maintenance.
- Asking for four amendments to the Zoning By-Law for this project, which include encroaching nearly 10 feet of the side setbacks and 17.7 feet to the rear setbacks seem very excessive.
- Asking for less than required parking is an issue for a town with inadequate parking currently.
- Ground floor apartments with bedroom windows facing the commercial street.
- Outside stairways are not practical for 20+ people to navigate daily
- The property, over a number of years, has been run down, there has been excessive outside garbage and debris, and the building has been in very poor repair. Quadrupling (or more) the density seems counter indicated.
- Building this level of density in a town without municipal water and sewage is questionable.

Recommendations:

1. First floor commercial only
2. Two storey limit of the building
3. Inside access to the apartments

Although affordable residential spaces are required in the Blue Mountains building a three-story building on the main street in Clarksburg seems like the least attractive option. There has been difficulty developing the property on King Street (old Foodland lot) for housing, but this should not lead to agreeing to over-building on lots in Clarksburg. The downtown of Clarksburg is a struggling commercial area for most of the existing small businesses and a project of this sort does not address the concerns of the business owners and operators. Although there seems to be real need province wide for towns and cities to look at residential development with the

existing residential land available in town it seems that a much more functional long term plan for housing could be developed.

The Town of the Blue Mountains has dedicated resources in making the Thornbury downtown core attractive and accessible (parking, lighting, attractive sidewalks, parkettes, etc.) and we would like the same consideration for downtown Clarksburg. This project seems to be poorly thought out for the businesses in Clarksburg. Our view is a strong and dynamic commercial center in Clarksburg with our arts, antiques, health and wellness providers, and the speciality shops is a positive balance to Thornbury's downtown offerings.

Although the broader Clarksburg community need to be consulted, we the undersigned ask for real consideration given to our concerns and suggested recommendations.

Sincerely and on behalf of the undersigned

[REDACTED]
Sue Tupy
The Cark
[REDACTED]
[REDACTED]

[REDACTED]
Dan Field
Danfield Antique Furnishings & Fine Art
[REDACTED]

[REDACTED]
Meagan Cordingley
Dogwood Flowers Inc.
[REDACTED]

[REDACTED]
Michael Pocock
Ironworks Arts & Event Centre
[REDACTED]


[REDACTED]
Bill Carty
Eldano Properties Inc.
[REDACTED]

[REDACTED]
Claudia Markworth
Hugo's Ice Cream
[REDACTED]


[REDACTED]
Kara Bowles
ReDiscovered on Marsh
[REDACTED]

[REDACTED]
C. Thunder Martel
Resident
[REDACTED]


[REDACTED]
Steve Cordingley
Universal Robots
[REDACTED]





Jeff Gillmor
ArtBank Collective




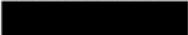
Chantelle Brown
Code Red Salon




Leslie LaCombe
Jeweler




Cassidy Dinsmore
Daisy Market



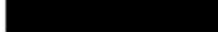
Don Kilby
The Kilby Gallery




Jen Fawcett
Bayside Wellness on Grey 13




Kerrie Muschalla
Marketing Services



Cindy Gillmor
ArtBank Collective



James Hindle
Hindle's Clarksburg Hardware



Carter Triana

From: Corrina Giles
Sent: February 13, 2024 9:01 AM
To: Riverside Press, Linda
Cc: council; SMT; Carter Triana; Karen Long
Subject: RE: Letter for 174 Marsh Street

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Linda,

I acknowledge receipt of your email and confirm I have forwarded the same to Council for their information and consideration as it relates to today's Public Meeting. As your comments were received after the deadline to receive comments, they will not be included in the summary of comments read at today's meeting, but will be attached to the followup staff report regarding this matter.

Kind regards,



Corrina Giles, CMO

Town Clerk

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

Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723

Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

From: Riverside Press, Linda [REDACTED]

Sent: Monday, February 12, 2024 9:31 PM

To: Corrina Giles <cgiles@thebluemountains.ca>

Subject: Letter for 174 Marsh Street

Council of The Blue Mountains

Regarding the application for a housing unit in Clarksburg I think it is a great idea

#1 Will improve the corner from what is there and if he is following the town planning rules then he should be allowed to build on his land.

#2 The County, the Town and the Province want density and housing in the core areas so this is a great initiative

#3 Many of the buildings on the street have had a makeover in the past few year and this will just add to the improvement of the core as well as space for 2 more businesses

#4 He has offered green space for the community, which he can take away if he needs 2 more parking spaces.

#5 For setbacks he needs the space to fit the build on the property and most of the buildings in this area are next to the sidewalk.

#6 A taller building at the corner might be a reason for traffic to slow down, since it gives the impression of being a more closed in area.

#7 Having had a business on that intersection for a number of years, the corner is not easy to navigate unless you only need to turn right. The speed of vehicles and more pedestrian traffic needs to be addressed. A request to the County asking for stoplights would solve numerous issues and concerns from those that live and work there. Durham has a stoplight on Hwy 4 which is at least 2 or 3 car lengths from the corner to allow trucks to turn. It might be possible to have a stoplight at the top of the hill with the other 3 at the bottom.

Thank you
Linda Wykes, Clarksburg

—

NEW ADDRESS

Linda Wykes, [REDACTED]
Riverside Press - Graphics, Printing, Signs
www.riversidepress.ca