



Staff Report

Planning & Building Services – Planning Division

Report To: COW - Operations, Planning and Building Services
Meeting Date: April 8, 2025
Report Number: PBS.25.028
Title: Recommendation Report: Zoning By-law Amendment Decision
Deferral East Part Lot 156, Plan 529 (Dagneau)
Prepared by: Adam Farr, Senior Planner

A. Recommendations

THAT Council receive Staff Report PBS.25.028, entitled “Recommendation Report: Zoning By-law Amendment Decision Deferral East Part Lot 156, Plan 529 (Dagneau)”.

AND THAT Council defer a decision on Zoning By-law Amendment for East Part of lot 156 Plan 529 (Dagneau) to a lapsing date of October 31, 2025.

B. Overview

The purpose of this report is to provide an update to Council on an earlier deferral decision issued by Council on an application for Zoning By-law Amendment known as (Dagneau, Highway 26 Craigleith).

The deferral implemented certain conditions to be met prior to formally enacting a Zoning By-law Amendment to permit a new single detached dwelling plus accessory uses on a property that is currently zoned entirely Hazard in the Zoning By-law. Preliminary information submitted by the Owner indicated that a suitable building envelope could be placed on the property, however comments from the Conservation Authority requested that additional work through a floodplain assessment be completed and a request for an Archaeological Assessment also be completed.

On June 11, 2024, Council provided an extension to April 24, 2025 of a deferral to allow the owner of the subject lands additional time to meet the related conditions.

The applicant has provided a submission (Attachment 1) advising that they have made progress toward fulfilling conditions but require additional time to finalize the required studies. While the applicant seeks additional time to fulfill the conditions to August 31, 2025 staff are recommending an extension to October 31, 2025 to ensure that there is sufficient time for the owner to satisfy the related conditions and to bring the matter back to Council for final consideration.

C. Background

In April 2023 Council approved a deferral decision on an application for Zoning By-law Amendment via [Staff Report PDS.23.033](#). This Zoning By-law Amendment application was one of the first applications to be considered under the now withdrawn (Bill 185) mandatory fee refund requirements imposed by Bill 109 More Homes for Everyone Act. One of the intentions of the mandatory fee refunds was to ensure quicker decisions on planning applications. This particular application had merit but could not be supported until certain conditions could be met. Council at that time issued a decision essentially deferring approval of the Zoning By-law Amendment until those conditions could be satisfied. The decision also placed a maximum one year time period to fulfill those conditions to ensure timely responses are provided to those conditions.

In 2024 Council approved report PDS.24.066 that provided a one year extension of the deferral to April 24, 2025.

At the March 24, 2025 Council meeting a delegation was received including a submission (Attachment 1) advising that the owners have completed the necessary flood hazard study to demonstrate fulfillment of the related condition but, they require the additional time to complete the required archaeological study and gain clearance from the Province and have requested an extension to August 31, 2025.

For this application, the conditions required the owners to complete a Floodplain Assessment and Archaeological Assessment. The owners required confirmation of the viability of the development from the Grey Sauble Conservation Authority with respect to the flood plain to assess the viability of the project before spending the money to initiate the Archaeological Assessment. GSCA provided a letter (Attachment 2) and confirmed the viability of a building envelope on the property subject to delineation of the developable area in the proposed Zoning By-law Amendment and fulfillment of GSCA development permit requirements. The owner is now satisfied that they have a sufficient basis to retain a consultant for the archaeological work which includes field work best undertaken after wet spring conditions. Following completion of field work further engagement with First Nations may be required and submission to the Province is required to gain the related clearance.

D. Analysis

Zoning By-law Amendment revisions are required to reflect the results of the flood plain assessment and define the building envelope. Confirmation of completion of the archaeological study to the satisfaction of the Province is also required.

While the owner has requested an extension to August 31, 2025 staff are recommending an extension to October 31, 2025 to ensure there is sufficient time for the applicant to fulfill conditions and the matter to be brought forward for consideration by Council before lapsing.

E. Strategic Priorities

The content of this report fulfills the following strategic priorities:

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

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

Subject to fulfillment of the Conservation Authority permit requirements and implementation of hazard land delineation through the subject Zoning By-law Amendment, there are no negative environmental impacts associated with the recommendations of this report.

G. Financial Impacts

The development of the subject lands will yield development charges and expand the tax base of the Town of The Blue Mountains.

H. In Consultation With

Tim Murawsky, Acting Director of Development and Building Services
Shawn Postma, Manager of Planning

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting which took place on **March 7 2023**. Any comments regarding this report should be submitted to Adam Farr, planning@thebluemountains.ca

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J. Attached

1. Attachment 1: March 6, 2025 Owner request for extension of deferral decision
2. Attachment 2: September 27, 2024 Grey Sauble Conservation Authority Letter

Respectfully submitted,

Adam Farr
Senior Planner

For more information, please contact:
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Report Approval Details

Document Title:	PBS.25.028 Zoning By-Law Amendment decision deferral - East Part Lot 156, Plan 529 (Dagneau).docx
Attachments:	- PBS-25-028-Attachment-1_Redacted.pdf - PBS-25-028-Attachment-2_Redacted.pdf
Final Approval Date:	Mar 28, 2025

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

Shawn Postma - Mar 28, 2025 - 11:48 AM

No Signature - Task assigned to Adam Smith was completed by delegate Tim Murawsky

Adam Smith - Mar 28, 2025 - 12:09 PM