



Staff Report

Planning & Building Services – Planning Division

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

A. Recommendations

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

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

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.

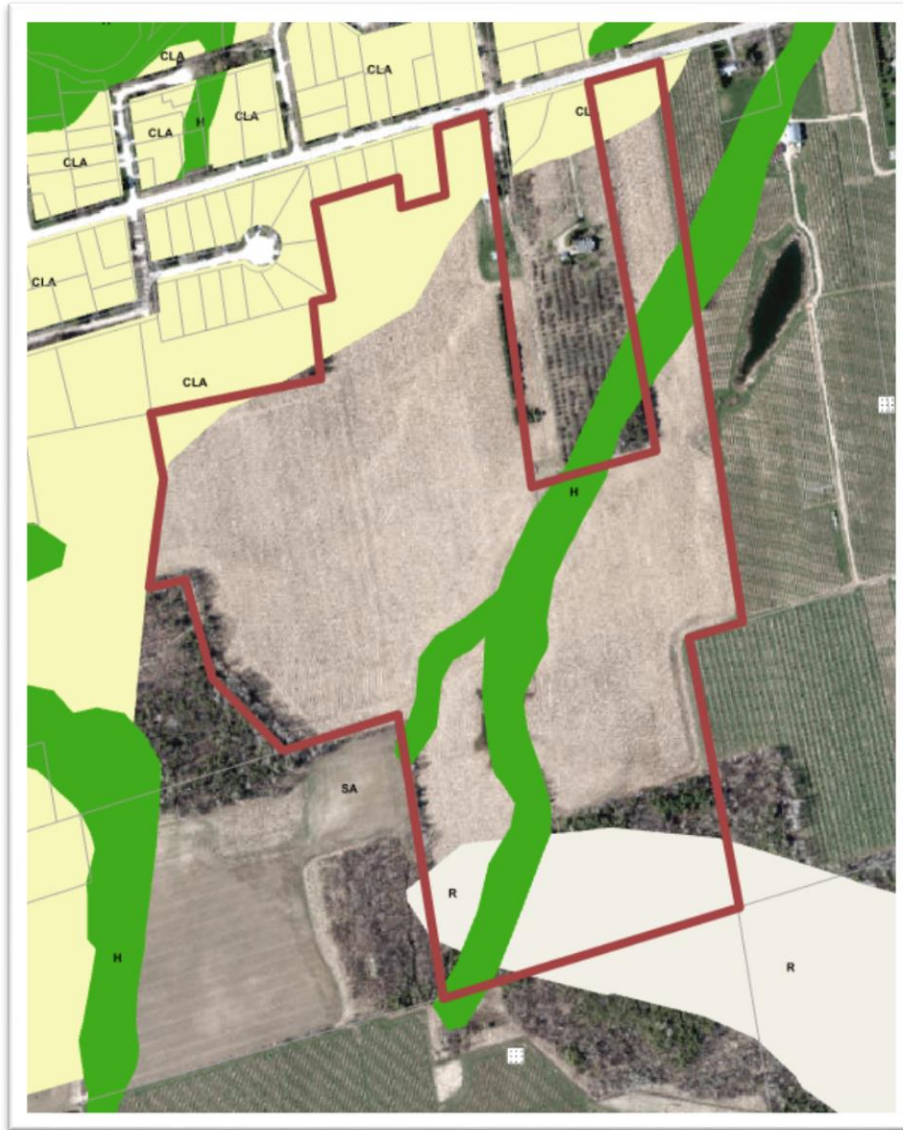


Figure 1. The subject lands

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

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.

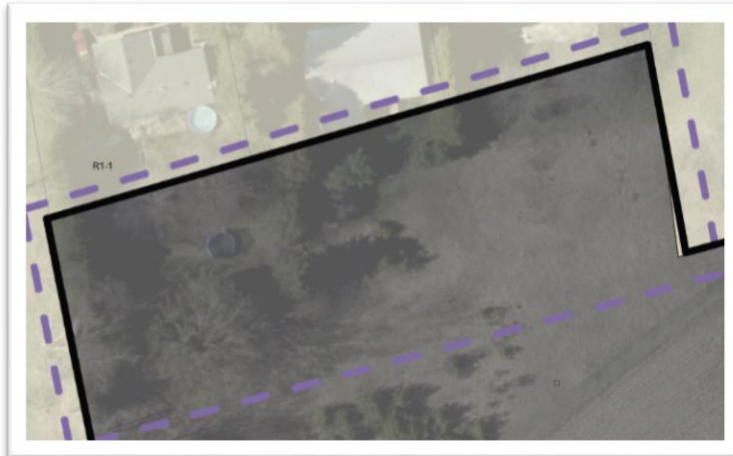


Figure 5. The existing Development "D" Zone.



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

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

Nil.

G. Financial Impacts

Nil.

H. In Consultation With

Relevant Town Departments and External Agencies.

I. Public Engagement

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

J. Attached

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

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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:	- PBS-25-075-Attachment-1.pdf - PBS-25-075-Attachment-2.pdf - PBS-25-075-Attachment-3.pdf
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