



# Staff Report

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## Planning & Building Services – Planning Division

**Report To:** COW - Operations, Planning and Building Services  
**Meeting Date:** October 7, 2025  
**Report Number:** PBS.25.074  
**Title:** Recommendation Report – Zoning By-Law Amendment, East Part Lot 156, Plan 529 (Dagneau)  
**Prepared by:** Adam Farr, Senior Planner

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### A. Recommendations

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THAT Council receive Staff Report PBS.25.074, entitled “Recommendation Report – Zoning By-Law Amendment – East Part Lot 156, Plan 529 (Dagneau)”;

AND THAT Council enact a By-law to re-zone the subject property, East Part Lot 156., Plan 529 from Open Space ‘OS’ Zone to Hazard (H), Residential One – Special (R1-1) and Open Space (OS).

### B. Overview

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The purpose of this report is to provide Council with a recommendation regarding an application for a zoning by-law amendment for the subject property located at on the south side of HWY 26 east of Lakeshore Road in Craigleith otherwise described as East Part Lot 156, Plan 529.

### C. Background

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The subject property is located on the south side of Highway 26 just east of the eastern intersection of Lakeshore Road and Highway 26 and next to the Craigleith Pump Station.

The subject re-zoning application was deemed complete in January 2023 and a public meeting was held on March 7, 2023. The intent of the application was to identify and re-zone a portion of the property for residential development.

**Figure 1:** Subject Lands, East Part Lot 156, Plan 529



 Subject Lands

In April 2023 Council approved a deferral decision on an application for a Zoning By-law Amendment via [Staff Report PDS.23.033](#) until a number of conditions could be met. These included completion of Floodplain and Archeological Assessments for which clearances were required from the Grey Sauble Conservation Authority and both the provincial Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) and Saugeen Ojibway Nation respectively. On April 8, 2025 Council approved a further deferral to October 31, 2025 via [Staff Report PBS.25.028](#) to provide additional time to complete the studies and to provide the Town with the related clearances.

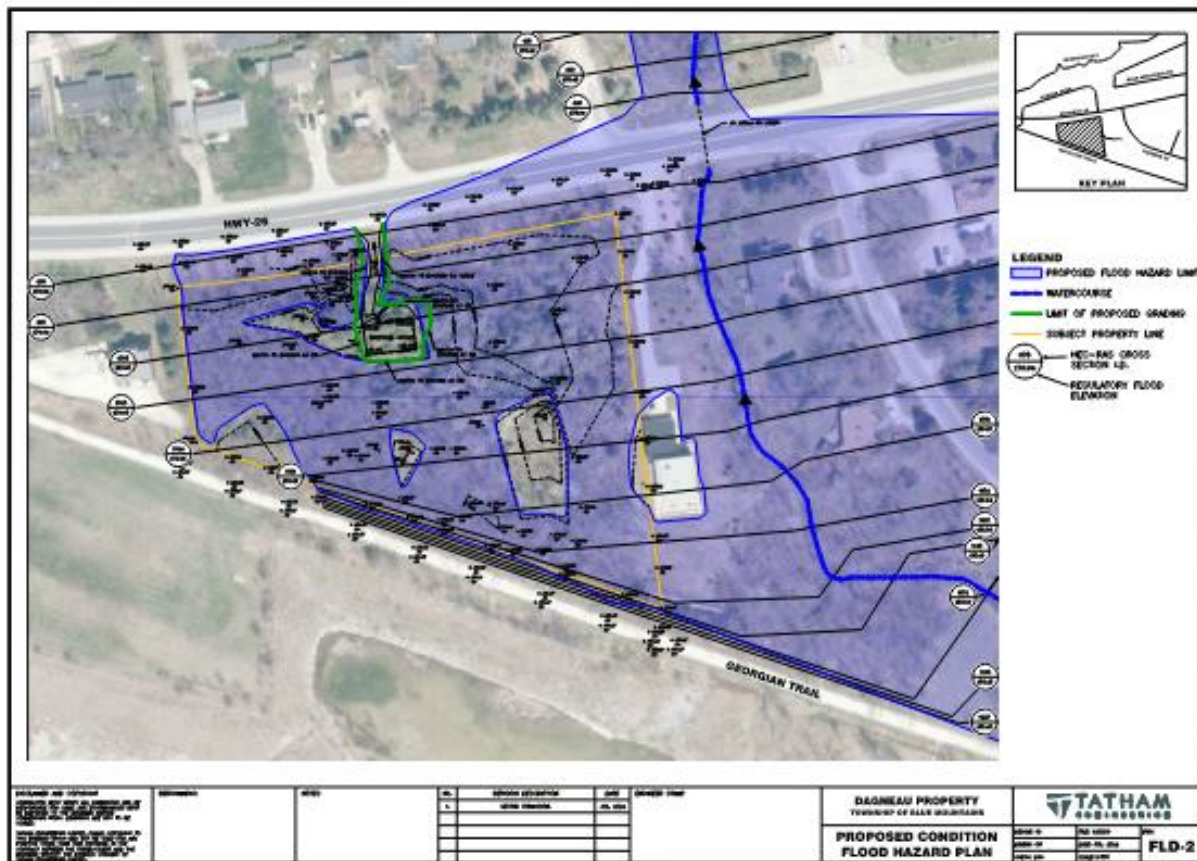
The Town received the required clearance letter from GSCA on September 27, 2024 confirming the viability of a proposed building envelope subject to the surrounding flood prone lands being re-zoned to Hazard 'H' Zone and future development being subject to GSCA permit

requirements. Figure 2 below shows the outcome of the floodplain assessment and identifies both flood prone hazard lands and those portions of the site that are not flood prone. An access road, lot and building envelope were identified as viable for residential development.

The remainder of the site including both flood prone and not flood prone areas are to remain in a treed condition by way of Hazard and Open Space zoning respectively.

The Zoning By-law includes a provision that applies to split zoned properties (more than one zone on the same lot) that ensures lot coverage (total area that can be covered by buildings) does not expand beyond the zoned areas. In this case the R1-1 provision applies to a small portion of the property. Lot coverage within that area is permitted and will fall well below the 30% coverage that would otherwise apply to a single, non-split zoned, property. Combined with GSCA permit requirements and the Hazard and Open Space zoning of the bulk of the remainder of the property development would be restricted to within the R1-1 zone.

**Figure 2:** Flood mapping of subject property and identification of flood prone and non-flood prone areas



## D. Analysis

The proposed re-zoning conforms or complies as applicable with the documents of the provincial planning framework comprised of the Planning Act, Provincial Planning Statement, County of Grey Official Plan, and Town of The Blue Mountains Official Plan. A more detailed

analysis which is intended to form part of this report is provided in Attachment 1 Policy Framework Review.

The Grey Sauble Conservation Authority has authority through the related generic regulations under the Conservation Authorities Act over these lands and has supported the proposed development subject to re-zoning of flood prone lands to a Hazard zone and future development being subject to GSCA permit approval.

The Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) has registered the related Archaeological Assessment of the subject lands and Saugeen Ojibway Nation has indicated no concerns.

Staff have are satisfied that there are adequate safeguards limiting the extent of development to achieve the necessary protections on the remainder of the property that meet Town and agency policies and regulations.

The proposed Zoning By-law Amendment is provided as Attachment 2.

## **E. Strategic Priorities**

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### **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**

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There are no environmental impacts associated with the recommendations contained within this report.

## **G. Financial Impacts**

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Development of the lot for a single detached residential dwelling will result in collection of development charges and expand the residential tax base of the Town.

## **H. In Consultation With**

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Shawn Postma, Manager of Community Planning

Tim Murawsky, Acting Director of Planning and Development Services

## **I. Public Engagement**

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The topic of this Staff Report has been the subject of a Public Meeting and/or Public Information Centre which took place on **March 7, 2023**. 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 Adam Farr, [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

## **J. Attached**

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1. Attachment 1: Policy Framework Review
2. Attachment 2: Draft Zoning By-law Amendment

Respectfully submitted,

Adam Farr  
Senior Planner

For more information, please contact:  
Adam Farr, Senior Planner  
[planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)  
519-599-3131 extension 283

**Report Approval Details**

Document Title:	PBS.25.074 Recommendation Report - Zoning By-Law Amendment - East Part Lot 156, Plan 529 (Dagneau).docx
Attachments:	- PBS-25-074-Attachment-1.docx - PBS-25-074-Attachment-2.docx
Final Approval Date:	Sep 19, 2025

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

**Shawn Postma - Sep 19, 2025 - 9:38 AM**

**Tim Murawsky - Sep 19, 2025 - 9:56 AM**