



# Staff Report

Planning and Development Services – Planning Division

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**Report To:** Committee of Adjustment  
**Meeting Date:** October 22, 2025  
**Report Number:** PBS.25.063  
**Subject:** Recommendation Report – Lot Creation Consent B10-2025 – 122 Barclay Blvd. (Monid, Bennett, Ciardullo)  
**Prepared by:** Manuel Rivera, Planner I

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## A. Recommendations

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THAT the Committee of Adjustment receive Staff Report PBS.25.063, entitled “Recommendation Report – Lot Creation Consent B10-2025 – 122 Barclay Blvd. (Monid, Bennett, Vaughn, Ciardullo)”;

AND THAT the Committee of Adjustment GRANT provisional consent to application B10-2025, subject to the following conditions:

1. That the Owner meets all the requirements of the Town, financial or otherwise, for the Certificate of Consent to be issued;
2. That the Owner ensures that tree removal shall not occur between March 15 and November 30 of any given year;
3. That the Owner shall ensure that trees shall be removed for what is necessary to accommodate development;
4. That the Applicant provides a survey of the existing buildings and structures on the subject lands to confirm that they will meet the minimum yard standards of the R1-1 zone. If these standards cannot be met, then the Applicant shall either obtain the appropriate planning application to address the deficiencies or shall demolish the structures as required to ensure conformity with the applicable zoning for the severed and retained lands. The survey shall also confirm if and where a watercourse may be present on the subject lands;
5. That the Applicant provide payment of cash-in-lieu of parkland dedication for the severed lot, or 5% of its appraised value, to the satisfaction of the Town of The Blue Mountains;
6. That the Applicant provide payment of applicable Development Charges for the severed lot, as required by the Town;
7. An entrance permit to be obtained from the Town to accommodate the newly created parcel;

8. That the two existing well water systems be decommissioned, that water laterals be confirmed or constructed to the property line, so that the lands are available to be connected to municipal water;
9. That the owner provides proof of mortgage details updated for both the severed and retained lands;
10. That the Owner provides a description of the land which can be registered in the Land Registry Office;
11. That all above conditions be fulfilled within two years of the Notice of Decision so that the Town Clerk is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act.

## **B. Overview**

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The purpose of the application is to consider a request for consent for the creation of one new residential lot. The severed lands will have a lot frontage of 30.5 m (100 ft) on Barclay Blvd with a lot area of 1,393.6 m<sup>2</sup> (15,000 ft<sup>2</sup>). The retained land will have a lot frontage 30.5 m (100 ft) on Barclay Blvd with a lot area of 1,393.6 m<sup>2</sup>.

## **C. Executive Summary**

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**Application File #:** P3521

**Application Received Date:** May 29, 2025

**Application Deemed Complete Date:** August 20, 2025

**Official Plan Designation:** Residential Recreational Area

**Zoning Bylaw Category:** Residential One (R1-1)

**STA Permissions:** None

**Location:** 122 Barclay Blvd.

## **D. Background**

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The subject lands are located at 122 Barclay Blvd and are surrounded by residential uses in all directions. The site contains mature vegetation in various locations and features a watercourse that runs diagonally through the rear portion of the property. The land gently slopes upwards toward Barclay Blvd, with the subject lands situated at the top of this small slope. The subject lands contain the following buildings and/or structures:

- i. Single detached dwelling with an attached porch
- ii. Detached garage
- iii. Detached shed

iv. Detached privy

The subject lands have a lot area of approximately 2,787.09 m<sup>2</sup> (30,000 ft<sup>2</sup>), with a lot frontage of 61 m (200 ft) along Barclay Blvd. These buildings and/or structures are situated on the flat portion of the subject lands. The land gently slopes downward toward the rear of the property. The subject lands are currently serviced privately for both water and wastewater; however, municipal water service is available and can be accessed.

The subject lands were originally surveyed and purchased as two separate lots (Lots 8 and 9), which were part of a registered plan of subdivision (Registered Plan Number 424), by the current owner's parents in 1963. Please see Figure 1. Figure 2 illustrates the original parcel fabric of Lots 8 and 9, outlined in red and green respectively, from the registered plan of subdivision. Since then, the properties had merged together at some point in time as reflected in the parcel registry and confirmation provided by the Owners lawyer.

Conversations were held between the Municipal Property Assessment Corporation (MPAC) and the Town of The Blue Mountains. From these discussions, it was explained that when MPAC was established and began assigning Roll Numbers, if two adjacent lots had the same owner, they were assigned a single Roll Number and Property Identification Number (PIN). It was confirmed by the owner's agent that this property has only a single PIN, and that the lots had merged together at some point in time and therefore requires a severance in order to revert the subject lands back to the two original lots.

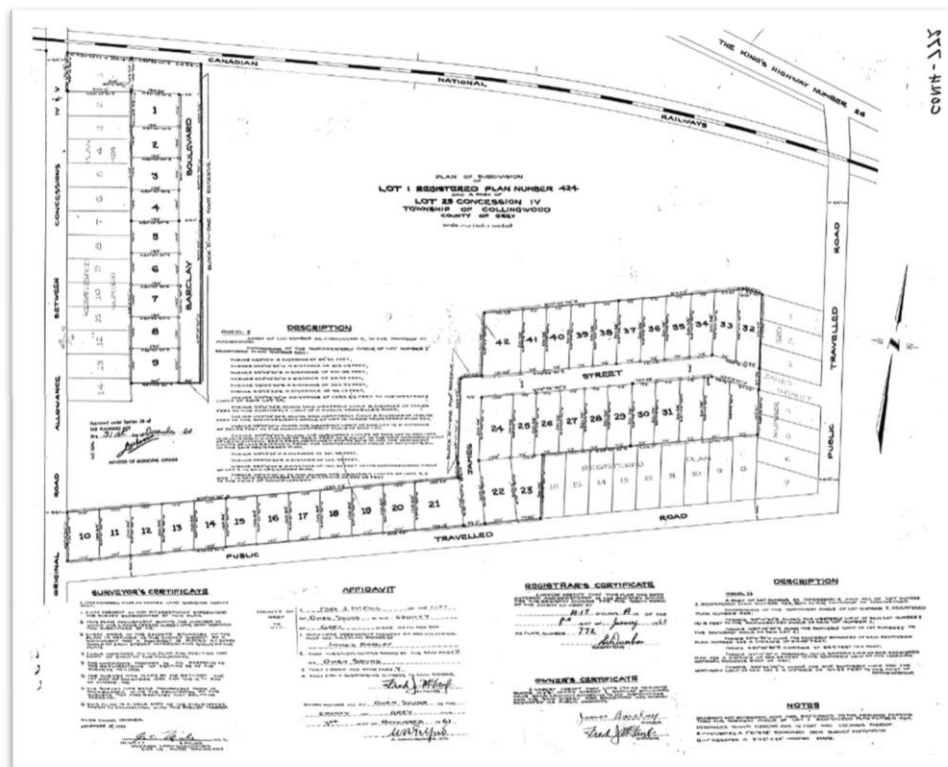


Figure 1. Original Registered Plan of Subdivision

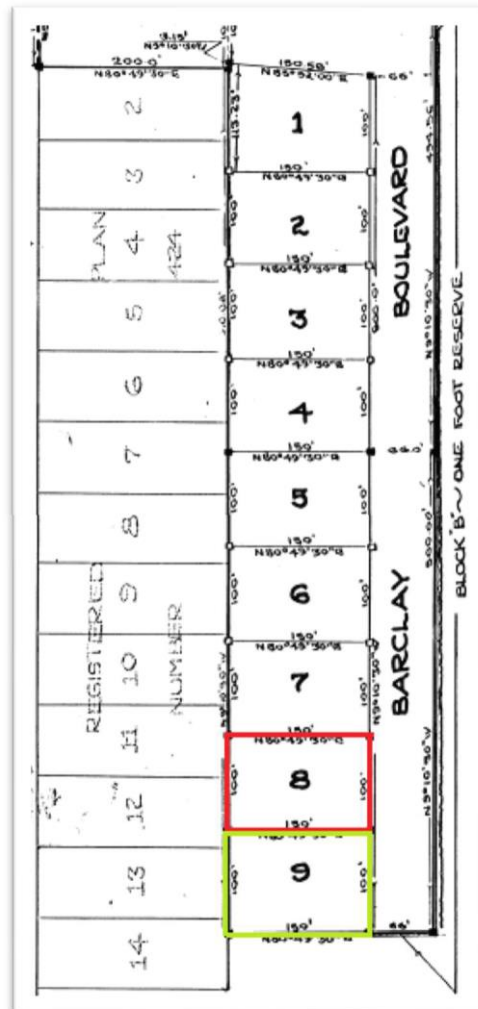
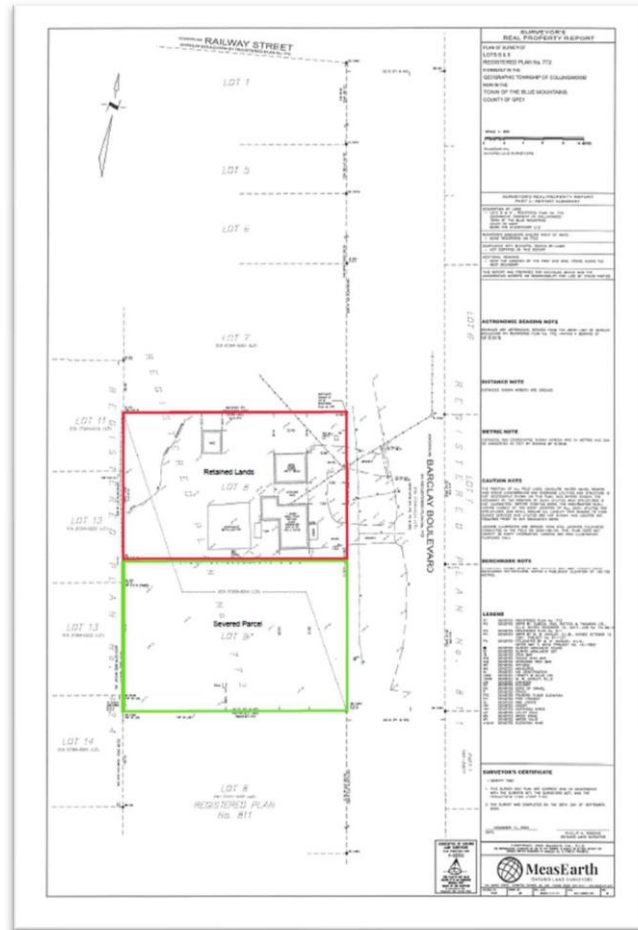


Figure 2. Close-up of the original lots that make up the current lot fabric

The purpose of this application is to consider one new residential lot from the subject lands that will have an approximate area of 1,393.6 m<sup>2</sup> (15,000 ft<sup>2</sup>) and approximately 30.5 m (100 ft) of frontage on Barclay Blvd. The retained lot will contain the existing single detached dwelling, detached garage and shed. There is no change of use that is being proposed. Figure 3 illustrates the proposed severance on the subject lands with the red outline representing the retained lands and the green outline representing the severed lands.



**Figure 3. Consent Sketch**

Comments were received from the following agencies:

**Historical Saugeen Metis:** Have no objection to the proposed consent application as presented.

**Saugeen Objiway Nation:** An archaeology assessment will be required from our office. Please have the proponent reach out for further details.

**Grey County:** Tree removal shall not be permitted from March 31 to November 30 for any given year. Trees shall be removed for what is necessary to accommodate development.

**Grey Sauble Conservation Authority:** The potential hazards associated with the subject lands are adjacent to a river, stream, and small inland lake system, which are impacted by flooding hazards and/or erosion hazards. It should be verified if a watercourse is present. If it is part of a piped stormwater system, no further investigation is needed. If a watercourse is present, then additional work will be required to ensure the newly created vacant lot is suitable for development.

## **E. Analysis**

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### **Planning Act**

The Ontario Planning Act gives municipal councils the grant provisional consent under Section 53. The Act requires that, in making planning decisions, a municipal council must have regard for the list of matters of provincial interest, as outlined by Section 2 of the Act.

### **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 as Settlement Areas, based on the framework of the Provincial Policy Statement (PPS). Settlement Areas, as outlined in the PPS, are intended to be the focus for growth and development (section 2.3.1.1). Land use patterns within these areas should support a mix of land uses and densities that efficiently use land and resources (Section 2.3.1.2(a)).

The subject lands front onto Barclay Boulevard, a year-round maintained road which has sufficient and direct access for the severed and retained lots. Both the retained and severed parcels will be privately serviced. The proposed creation of a new lot will contribute to the efficient use of land and resources by permitting an additional residential lot, thereby supporting intensification and development within the Settlement Area.

Planning Staff are satisfied that the proposal is consistent with the policy direction of the PPS.

### **Niagara Escarpment Plan**

The subject lands are designated as Escarpment Recreational Area under the Niagara Escarpment Plan (NEP). Section 1.8.4 addresses lot creation within this designation and notes that such proposals are subject to the Development Criteria outlined in Part 2, as well as the Development Objectives, provided the applicable Official Plan, Secondary Plans, and/or Zoning By-laws do not conflict with the NEP.

Section 2.4 of the NEP provides direction that new lots should be created in areas that are least environmentally sensitive. This includes, but is not limited to, the following criteria:

- i. Lot creation within Escarpment Recreational Areas must conform to the applicable Official Plan and/or Secondary Plans, and where applicable, Zoning By-laws, and must align with the criteria set out in Part 2 – Development Criteria.
- ii. New residential lots should be created primarily in designated Urban Areas, Minor Urban Centres, and Escarpment Recreation Areas (Section 2.4.2).

- iii. The size and configuration of new lots must comply with the requirements of the Official Plan and/or Secondary Plans, applicable Zoning By-laws, and the objectives of the designation (Section 2.4.4).
- iv. New lots must:
  - a. Maintain and enhance the existing community character and/or open landscape character of the Escarpment; and
  - b. Protect and enhance existing natural heritage and hydrologic features and functions (Section 2.4.5).

Except for new lots permitted under Section 2.4.12, new lots created by consent must front onto an existing public road that is of a reasonable standard of construction and maintained year-round (Section 2.4.8).

The proposed new lot demonstrates compliance with the policies of the Escarpment Recreational Area designation and the applicable Part 2 Development Criteria, particularly those related to lot creation.

Therefore, the proposed lot creation is consistent with the policies of the Niagara Escarpment Plan (NEP).

### County of Grey Official Plan

The subject lands are located within the Recreational Resort Settlement Area as designated in the Grey County Official Plan. The Official Plan states that where a property is located within the Niagara Escarpment Plan (NEP) area, the policies of Section 6.1 must also apply. The Escarpment Recreation Area and Recreational Resort Settlement Area land use designations are intended to align with the Escarpment Recreation Area designation under the NEP (section 6.1.1). In addition, Section 6.1.2 of the Grey County Official Plan notes that local official plans and/or secondary plans will provide more detailed land use policies and development criteria for these areas, provided they do not conflict with the policies of the NEP.

A more detailed analysis of applicable local policies and development criteria will be provided in the following section of this report.

Planning Staff are satisfied that the proposal is consistent with the Grey County Official Plan.

### Town of The Blue Mountains Official Plan

The subject lands are designated as Resort Residential Area (RRA) in the Town of The Blue Mountains Official Plan. The objective of this designation is to recognize areas within the Town that contain a mix of seasonal and permanent residential and recreational uses, as well as areas where some residential uses support and provide access to resort and recreational amenities (B3.7.1). Permitted uses within this designation include single detached dwellings (B3.7.3).

Section B3.7.4.2 notes that lot creation shall be prohibited within registered plans of subdivision. However, individual consent for residential purposes may be considered in accordance with the Infill Development policies outlined in Section B3.1.5 of the Community Living Area. As previously noted, the intent of the proposed lot creation is to revert the subject

lands back to their original configuration as two separate parcels, as noted in the original registered plan of subdivision.

Section B3.1.5 outlines the Infill Development policies for single detached or semi-detached dwellings on existing residential lots, provided that the proposed development fits the character of the surrounding neighbourhood. The proposed development must be compatible in terms of character, height (maximum of two storeys), building mass, architectural features, and the density of surrounding homes. It must also reflect similar lot coverage, setbacks, and yard spacing as neighbouring properties. Furthermore, lot frontages should not be too narrow—requiring a minimum of 70% of the average for interior lots and 80% for corner lots.

The lots along Barclay Boulevard in the original plan of subdivision each have a frontage of 30.5 metres (100 feet). The average lot frontage for interior lots is 21.4 metres, and 24.4 metres for corner lots. The severed and retained lots will each maintain a lot frontage of 30.5 metres, which exceeds the average frontage for both interior and corner lots and maintains the original planned lot fabric when the subdivision was first created.

Section D1.2 identifies full municipal water and sewage services as the preferred means of servicing. As previously noted, the subject lands are currently serviced by private well and septic systems for both water and wastewater. The property contains two existing wells—one located near the existing detached dwelling, and the other situated in the northeast corner of the lot.

The subject lands have frontage and access to the Town's municipal watermain, and infrastructure mapping indicates that a water lateral is already available to both the severed and retained lots, allowing both proposed parcels to be serviced by municipal water. Confirmation should be obtained that the water laterals do in fact exist, if not it will be the full responsibility of the Owner to install the required lateral(s) at their sole cost. In accordance with Section D1.2, both lots will be required to connect to the Town's water supply. Wastewater will continue to be provided by private septic systems as municipal sewers are not available in the area.

Regarding the existing wells on the property, there is a potential conflict between the well water supply and sanitary septic systems. To avoid conflicts such as contamination, it is recommended that both existing wells be decommissioned and the lots be connected to the municipal water system.

Additionally, the proposed development must provide a usable rear yard and limit impacts on neighbour privacy and enjoyment. It should avoid issues related to drainage, grading, access, and traffic. The development should also preserve trees and landscaping to help it blend with the surrounding environment.

The subject lands contain significant woodlands throughout the property. Section B5.5.2 outlines the criteria for identifying significant woodlands. A woodland is considered significant if it meets the following size requirements:

- i. The woodland is 40 hectares or larger if located outside of a settlement area, or
- ii. The woodland is 4 hectares or larger if located within a settlement area.

As the subject lands are located within a settlement area and the woodland exceeds 4 hectares in size, and would qualify as significant. As such, development and site alteration must conform to the policies in Section B5.2.1.

Section B5.2.1 states that development and site alteration shall not be permitted in the habitat of endangered or threatened species, significant wetlands, or significant coastal wetlands (B5.2.1 a)). Additionally, development and site alteration shall not be permitted in significant woodlands (B5.2.1 b i)) or within 120 metres of them unless it is demonstrated, through an Environmental Impact Study (EIS), that there will be no negative impacts on the natural features or their ecological functions. The requirement for an EIS may be waived by the Town with support from the applicable conservation authorities, the County of Grey, and/or the Ministry of Natural Resources.

Based on the above commentary, Planning Staff are satisfied that the proposed severance maintains the intent and purpose of the Official Plan.

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

The subject lands are zoned Residential One (R1-1) under the Town of The Blue Mountains Zoning By-law 2018-65. The proposed severed and retained lots must comply with the minimum lot area and lot frontage requirements of the R1-1 zone, as set out in Section 6.2 of the Zoning By-law.

A condition has been included requiring the completion of a survey to confirm the location of the existing single detached dwelling and any accessory buildings in relation to the proposed new lot lines. This will ensure compliance with the relevant zoning standards. If the existing buildings or structures do not meet the minimum required setbacks, an appropriate planning application will be required to address the deficiency. Alternatively, the buildings or structures will be required to be demolished as necessary to achieve compliance with the zone standards for the severed and retained lands.

#### **Conclusion**

Based on the staff review above, it appears that the proposed consent application for a new lot addition has regard for the Planning Act, is consistent with the Provincial Policy Statement, conforms with County Official Plan and Town Official Plan policy, and the intent and direction of The Blue Mountains Zoning By-law.

Based on the foregoing, Planning Staff recommend approval of this application as outlined in this report.

### **F. Strategic Priorities**

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#### **1. Communications and Engagement**

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

## **2. Organizational Excellence**

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

## **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.

## **G. Environmental Impacts**

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Tree removal shall not be permitted from March 31 to November 30 for any given year. Trees shall only be removed to accommodate the necessary development.

## **H. Financial Impact**

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No adverse financial impacts are anticipated as a result of the recommendations contained in this report. Financial impact may be incurred should the decision of the Committee of Adjustment be appealed to the Ontario Land Tribunal.

## **I. In consultation with**

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Relevant Town departments and external agencies

## **J. Public Engagement**

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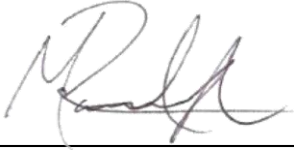
The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. Comments regarding this report should be submitted to Manuel Rivera, [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

## **K. Attached**

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1. B10-2025 Draft Decision

Respectfully submitted,



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Manuel Rivera  
Planner I



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Shawn Postma, MCIP RPP  
Manager of Community Planning



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Tim Murawsky  
Acting Director of Planning and Development Services

For more information, please contact:

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**Report Approval Details**

Document Title:	PBS.25.063 Recommendation Report - Lot Creation Consent B10-2025 - 122 Barclay Blvd.docx
Attachments:	- Draft Decision - B10-2025.pdf
Final Approval Date:	Oct 17, 2025

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

**Shawn Postma - Oct 17, 2025 - 2:47 PM**