



Notice of Complete Application and Public Meeting

Application for Zoning Bylaw Amendment, Consent, Easement

Property Location: 357069 Blue Mountains – Meaford Townline Road

The application was deemed **complete** as of June 27, 2025.

A **Public Meeting** to consider this application has been scheduled for **September 09, 2025, at 9:30 am**, Hybrid Format (In-person AND Virtual/Online)

Location: Council Chambers, Town Hall
 32 Mill Street, Thornbury, ON N0H 2P0
 OR Virtual - Online format using Microsoft Teams

What is being proposed?

The purpose of these applications is to consider the following:

1. A request for consent to create one new farm parcel;
2. A request for consent to establish a new access easement in favour of the new farm parcel;
3. A zoning by-law amendment to permit a reduced lot frontage.

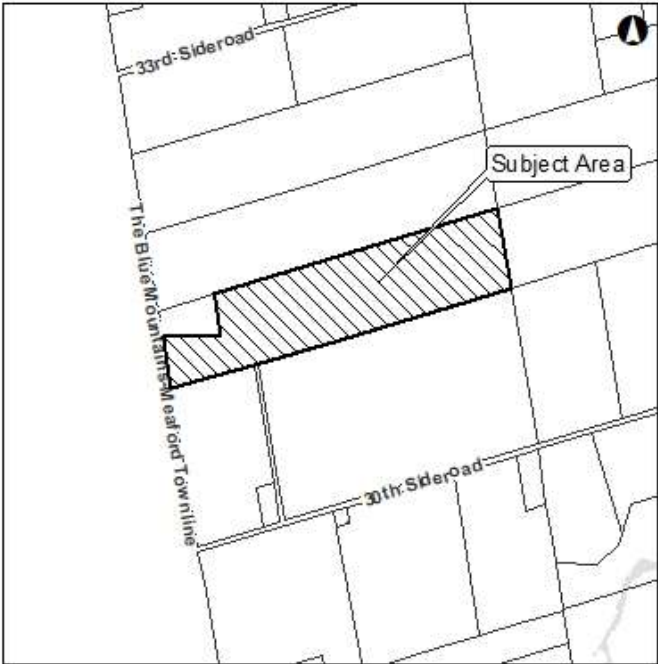
The effect of the proposed severance is to create one new farm parcel with a lot area of 11.3 ha and a lot frontage of 198.7 m.

An easement is also proposed to provide access to the new farm parcel. The easement will cover an area of 9,175.5 m², benefiting the newly created farm parcel.

The retained parcel will have a lot area of 26.6 ha and a proposed reduced frontage of 20.1 m, necessitating a zoning by-law amendment.

The legal description of the subject lands is COLLINGWOOD CON 12 PT LOT 32 AND RP 16R11205 PART 1

Key Map



What happens at the Public Meeting?

The public meeting is your chance to hear more about the proposal and make your views about it known. You may also speak at the meeting or submit written comments. Information from the public will help Council in their decision-making process, so make sure to have your say! Any person or agency may attend the Public Meeting and/or make verbal or written comments either in support or in opposition to the proposed amendments.

Where do I find more information?

Our website contains background studies, reports, plans and drawings. They are available for viewing or download at www.thebluemountains.ca/Botden or by scanning the QR code.



Or come visit us in Planning Services, Town Hall during regular office hours Monday to Friday 8:30 a.m. to 4:30 p.m. or contact the planner for this file.

How do I submit my comments?

Written Comments – You are encouraged to provide your comments or questions in writing using email or regular letter mail to the Town Clerk. Written comments received by **Friday, September 5, 2025**, will be read by the Town Clerk at the Public Meeting for the benefit of everyone in attendance and will be included in the record of the Public Meeting. Any submitted comments become part of the public record, including names and addresses.

Verbal Comments – This Public Meeting is a hybrid meeting, allowing the public to attend the meeting in person or virtually. Those that wish to make verbal comments virtually are required to pre-register with the Town Clerk, no later than **Tuesday, September 2, 2025**. Anyone wishing to provide their verbal comments in person at the Public Meeting, can attend the Town Hall, Council Chambers.

When will a decision be made?

A decision on this proposal has NOT been made at this point and will NOT be made at the Public Meeting. After reviewing the application and any comments received, Town staff will bring recommendations on this project to a future council meetings.

Want to be notified of a decision?

You must make a request in writing if you wish to receive a notice of any decision of Town Council on this proposal.

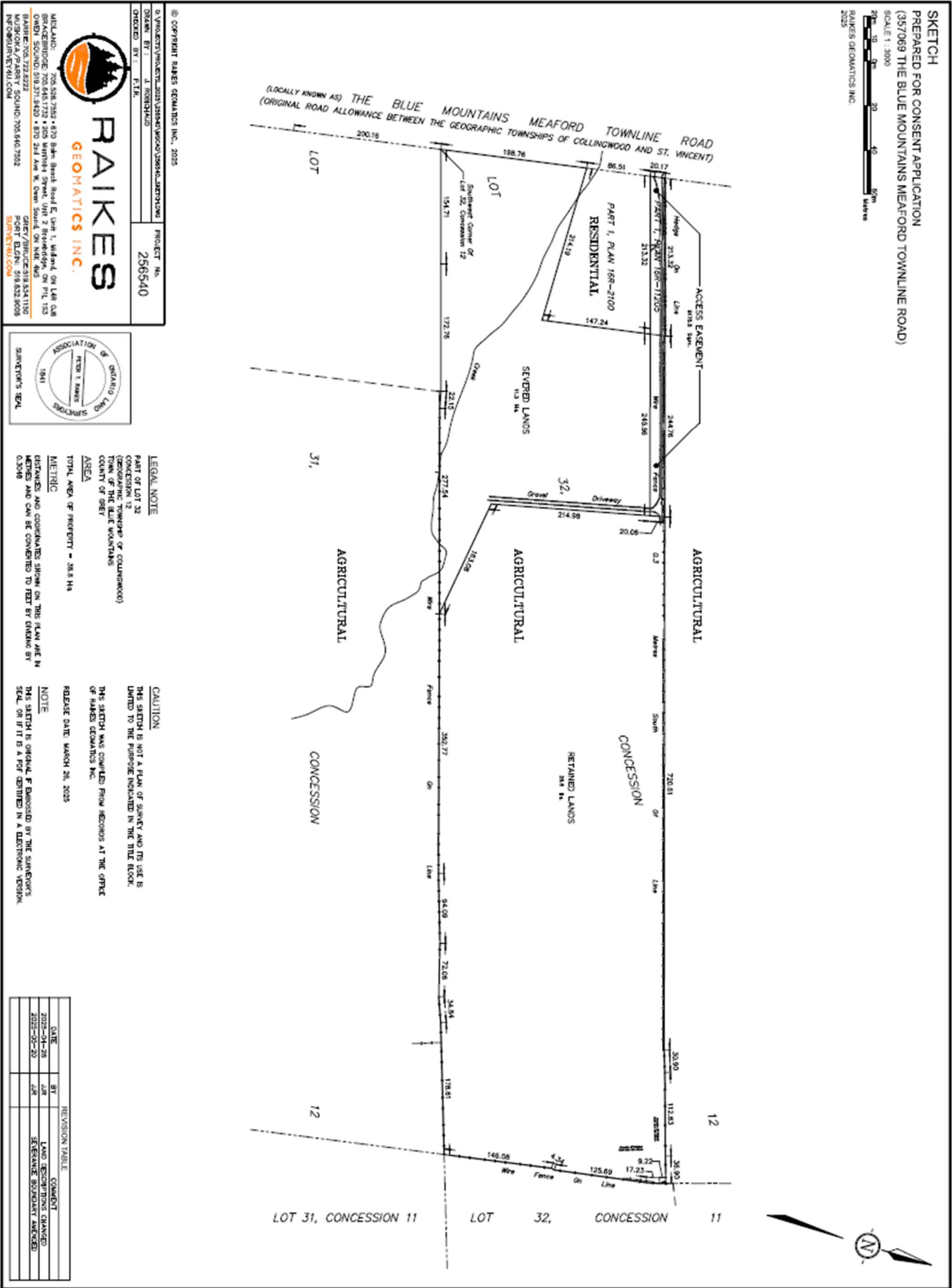
Questions? Want more information? Ask the Planner!

Manuel Rivera, Planner I
Phone: (519) 599-3131 ext. 308 or Toll Free (888) 258-6867
Email: mrivera@thebluemountains.ca

A Note about information you may submit to the Town or County:

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for, or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record, including resident deputations. This information may be posted on the Town's website, and/or made available to the public upon request. This document can be made available in other accessible formats as soon as practicable upon request.

Applicant's Proposed Site Plan



Your rights to appeal a decision:

- Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment.
- If a person or public body would otherwise have an ability to appeal the decisions of the Town of The Blue Mountains to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Town of The Blue Mountains before the Zoning By-law Amendment is approved or refused, the person or public body is not entitled to appeal the decisions.
- If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of The Blue Mountains before the Zoning By-law Amendment is approved or refused, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.
- If you wish to be notified of the decision by the Town of The Blue Mountains in respect to the approval or refusal of the Zoning By-law Amendment, you must make a written request to the Town at the addresses noted on the previous page. Please note the file numbers noted above when directing correspondence to the Town.