



Notice of Public Meeting

Application for Zoning Bylaw Amendment September 30, 2025 at 9:30 a.m. Hybrid Format In-Person AND Virtual/Online

Town Hall, Council Chambers
32 Mill Street, Thornbury, ON N0H 2P0

The application was deemed complete as of August 26, 2025.

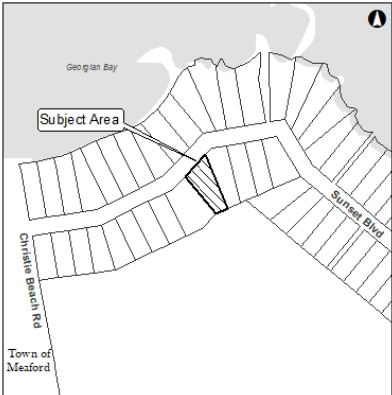
What is being proposed?

The proposal seeks to amend Zoning By-law 2018-65 in order to permit the construction of a two-storey single-detached dwelling with an integrated garage, wraparound deck, and porch on the subject property. The property is currently zoned Hazard (H) and Residential One (R1-1). The amendment proposes to:

- Redefine the boundaries of the Hazard (H) Zone and Residential One (R1-1) Zone on the property to accommodate the proposed development.
- Apply a site-specific exception to the Residential One Zone to permit an interior side yard setback of 1.6 metres, whereas a minimum of 2.0 metres is required.

The applicant is also proposing to construct a retaining wall, which the applicant indicated will be less than 1.0 metre in height. The Zoning By-law requires retaining walls under 1.0 metre to be set back at least 0.3 metres from a lot line. Retaining walls over 1.0 metre must be set back no closer to the front lot line than the main building, and no closer than 1.2 metres from the rear lot line.

Key Map



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/SunsetBlvd 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.



Questions? Want more information? Ask a Staff Member!

Diksha Marwaha, Senior Planner, Planning and Development Services, 519-599-3131 ext. 262 or planning@thebluemountains.ca

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 and upon request.

When will a decision be made?

It is important to note that a decision on this has NOT been made at this point and will NOT be made at this Public Meeting. After reviewing the comments from the public, Staff will bring its recommendations to a future Committee of the Whole Meeting.

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. Any person or agency may provide comments on this matter in writing or verbally at the Public Meeting. Comments at the Public Meeting assist the Town and Council in their decision-making process, so be sure to have your say!

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 1:00pm on **September 26, 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. Comments can be faxed to 519-599-7723 or emailed townclerk@thebluemountains.ca. Any submitted comments become part of the public record, including names and addresses.

Verbal Comments – Those that wish to make verbal comments virtually are required to pre-register with the Town Clerk, no later than five business days in advance of the Public Meeting, by **September 23, 2025**.

Anyone wishing to provide their verbal comments in person at the Public Meeting, can attend the Town Hall, Council Chambers.

Want to be notified of a decision?

You must make a request in writing to the Town Clerk if you would like to be notified of a decision on this proposal to:

Corrina Giles, Town Clerk
Town Hall, 32 Mill Street, Thornbury, ON
Fax: 519-599-7723
townclerk@thebluemountains.ca

Who Can File an Appeal?

Any of the following may appeal the decision to the OLT: the owner, the applicant, a specified person* or public body*, who before the by-law was passed, made oral submissions at a public meeting or written submissions to The Blue Mountains Council.

*As defined under Section 1(1) of the Planning Act.

(Continued on next page)

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Applicant's Proposed Concept Plan (Excerpt Only)



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