



September 30, 2025

Planning and Building Services

Public Meeting

Zoning By-law Amendment

Lot 51, Plan 515 - Sunset Blvd (Macchia)

Town File No.: P3510

Planning Process

- ☒ Pre-Consultation
- ☒ Application Received
- ☒ Application Deemed Complete
- ☒ Notice of Public Meeting Circulated, Public Meeting Held (We are Here)
- ☐ Staff Review of Application and Public Comments
- ☐ Staff Recommendation to Committee of the Whole
- ☐ Council Decision
- ☐ Appeal Period

Application and Site Location

Applicant	Humphries Planning Group Inc.
Owner	Vincenzo Macchia and Nella Macchia
Location	Sunset Boulevard Plan 515 Lot 51
Applications	Zoning By-law Amendment
Lot Area	Approx. 1670.19 sq. m. (0.41 acres)



Existing Land Use and Zoning

Official Plan



Land Use Designation

- Residential Recreational Area (RRA)
- Hazard (H)



Constraint Mapping Appendix 1

- Significant Woodlands
- Stream / River

Zoning By-law



- Residential One (R1-1)
- Hazard(H)

Proposal Overview

- To permit the construction of a two-storey single-detached dwelling with an integrated garage, a wraparound deck, and a porch.
- The site-specific amendment proposes to:
 - Redefine the boundaries of the Hazard (H) Zone and the Residential One (R1-1) Zone to accommodate the proposed development.
 - Apply a site-specific exception to the Residential One (R1-1) Zone to permit an interior side yard setback of 1.6 metres, whereas a minimum setback of 2.0 metres is otherwise required.

Proposed Zoning



- Residential One Exception (R1-1-X)
- Hazard (H)

Overview of Application and Key Consideration

Document	Effect	Existing	Proposed
Official Plan, 2016	No change	Residential Recreational Area (RRA) and Hazard (H)	Residential Recreational Area (RRA) and Hazard (H)
Zoning By-law 2018-65	Amendment	Residential (R1-1-X) and Hazard (H)	Residential One Exception (R1-1-X) and Hazard (H) To permit the minimum interior side yard of 1.60 metres

Key Consideration

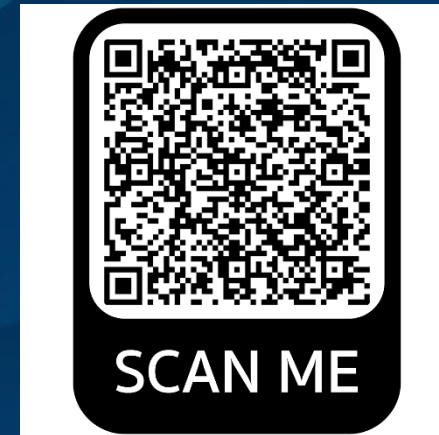
Presence of significant woodlands and a watercourse. the property contains natural features and is regulated by Grey Sauble Conservation Authority. Approval from GSCA is required.

Thank you for your time



Project Website:

www.thebluemountains.ca/SunsetBlvd



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