

Property Roll: 000003346500000

Date of this Notice: October 22, 2025



Notice of Passing of a Zoning By-law

This is a notice about a decision of Council on a Zoning By-law Amendment Application with respect to the property located at East Part of Lot 156 Plan 529.

Council approved the application and passed By-law 2025-62 on October 20, 2025.

What was the purpose of the By-law?

The purpose and effect of the By-law is to re-zone the subject lands from the current Open Space (OS) Zone to Residential One (R1-1), Hazard (H) and Open Space (OS) Zone in order to allow development of a single detached residential dwelling within a prescribed non-flood prone portion of the site, and to zone the remainder of the property in Hazard and Open Space both of which will restrict further development of the property.

Feedback from the Public

Council considered comments received from public agencies and the general public throughout the public process. This feedback was considered in Council's approval of the application.

Rights to Appeal the Decision

If you wish to file an appeal to the Ontario Land Tribunal, the appeal must include the required **Appellant Form** and **Applicable Fees** in a Certified Cheque or Money order, made out to the Minister of Finance. The Appellant Form must state the reasons for the appeal.

The Appellant Form and fees must be delivered in person or by registered mail to the Clerk of the Town of The Blue Mountains:

Corrina Giles, Clerk
Town of The Blue Mountains
PO Box 310, 32 Mill Street
Thornbury, Ontario N0H 2P0

The last date for filing an appeal is **November 11, 2025**.

More information about how to file an appeal, including the forms and fees, is available on the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>

Only individuals, corporations and public bodies may appeal a Zoning By-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

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.

The Corporation of the Town of The Blue Mountains

By-Law Number 2025 - 62

Being a By-law to amend Zoning By-law No. 2018-65 which may be cited as "The Blue Mountains Zoning By-law"

Whereas the Council of The Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 2018-65;

And Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. That Schedule 'A' to The Blue Mountains Zoning By-law 2018-65 is hereby amended by rezoning certain lands from Open Space to the Residential 'R1-1' Zone, Open Space 'OS' Zone, and Hazard 'H' Zone in accordance with Schedule 'A-1' to this By-law
2. That Schedule 'A-1' is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this 20 day of October, 2025


Andrea Matrosovs, Mayor


Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2025-62 as enacted by the Council of The Corporation of the Town of The Blue Mountains on the 20 day of October, 2025.

Dated at the Town of The Blue Mountains, this 20 day of October, 2025.

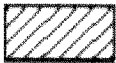

Corrina Giles, Clerk

Town of The Blue Mountains

Schedule A-1

By-Law No. 2025-62

Legend

-  Subject Lands Of This Amendment
-  Area to be rezoned from OS to R1-1
-  Area to be rezoned from OS to H
-  OS

