



Notice of Complete Application and Public Meeting

Application for Zoning Bylaw Amendment

Property Location: 192 Hidden Lake Rd

The application was deemed **complete** as of July 27, 2026.

A Public Meeting to consider this application has been scheduled for **September 1, 2026, 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

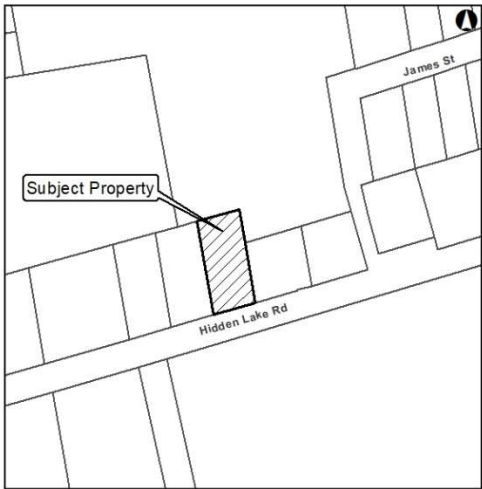
What is being proposed?

The subject lands are currently zoned Residential “R1-1” and Hazard “H”. The purpose of the proposed Zoning By-law Amendment is to rezone the Hazard “H” portion of the lands to Residential “R1-1” to permit a proposed septic system.

The proposed septic system would service the expanded single detached dwelling and attached two-storey garage, located within the existing Residential “R1-1” Zone.

The legal description of the subject lands is PLAN 772 LOT 19 CON 4 PT LOT 25

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.

Questions? Want more information? Ask the Planner!
Manuel Rivera, Planner I
Phone: (519) 599-3131 ext. 308 or Toll Free (888) 258-6867
Email: planning@thebluemountains.ca

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, August 28, 2026**, 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, August 25, 2026**. Anyone wishing to provide their verbal comments in person at the Public Meeting, can attend the Town Hall, Council Chambers.

Where do I submit my comments?

Your written comments may be sent to the Town Clerk, Corrina Giles:

By Mail or in Person:
32 Mill St. Box 310, Thornbury ON, N0H 2P0
Fax: (519) 599-7723
Email: townclerk@thebluemountains.ca

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 meeting.

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.

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/HiddenLake 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.



Applicant's Proposed Site Plan



Who can File an Appeal?

Pursuant to Section 34(19) of the Planning Act, R.S.O. 1990, c. P.13, a Notice of Appeal may be filed with the Ontario Land Tribunal (OLT) by the following parties:

- The applicant;
- A specified person* who, prior to Council's decision, made oral submissions at a public meeting or written submissions to the Council of the Town of The Blue Mountains;
- A public body* who, prior to Council's decision, made oral submissions at a public meeting or written submissions to the Council of the Town of The Blue Mountains;
- The registered owner who, prior to Council's decision, made oral submissions at a public meeting or written submissions to the Council of the Town of The Blue Mountains; or
- The Minister.

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 OLT, there are reasonable grounds to add the person or public body as a party.

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

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.