



September 1, 2026

Planning and Building Services

Public Meeting

Application for Zoning By-law Amendment

192 Hidden Lake Road

Town File No.: P3599

Planning Process

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

Application and Site Location

Owners	Michael Black & Elizabeth Blake
Agent	Redplay Studios Inc. c/o Jo Redman
Location	192 Hidden Lake Road
Applications	Zoning By-law Amendment
Lot Area	Approx. 1,973.32 sq. m. (0.49 acres)



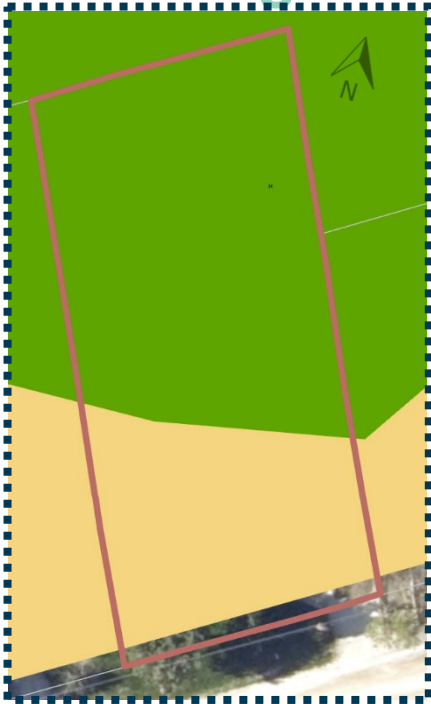
Proposal Overview

- Proposal to rezone the existing hazard lands to residential one (R1-1).
 - To permit a proposed septic system to be located on the proposed hazard lands along the rear portion of the property.



Land Use and Zoning: Existing and Proposed

Existing Official
Plan Designation



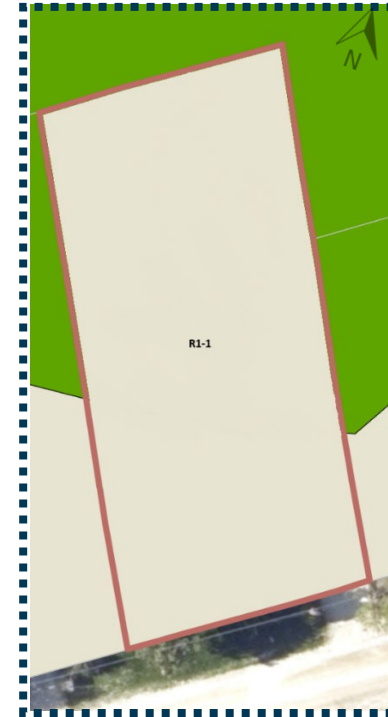
Resort Residential Area 'RRA',
Hazard 'H'

Existing Zoning



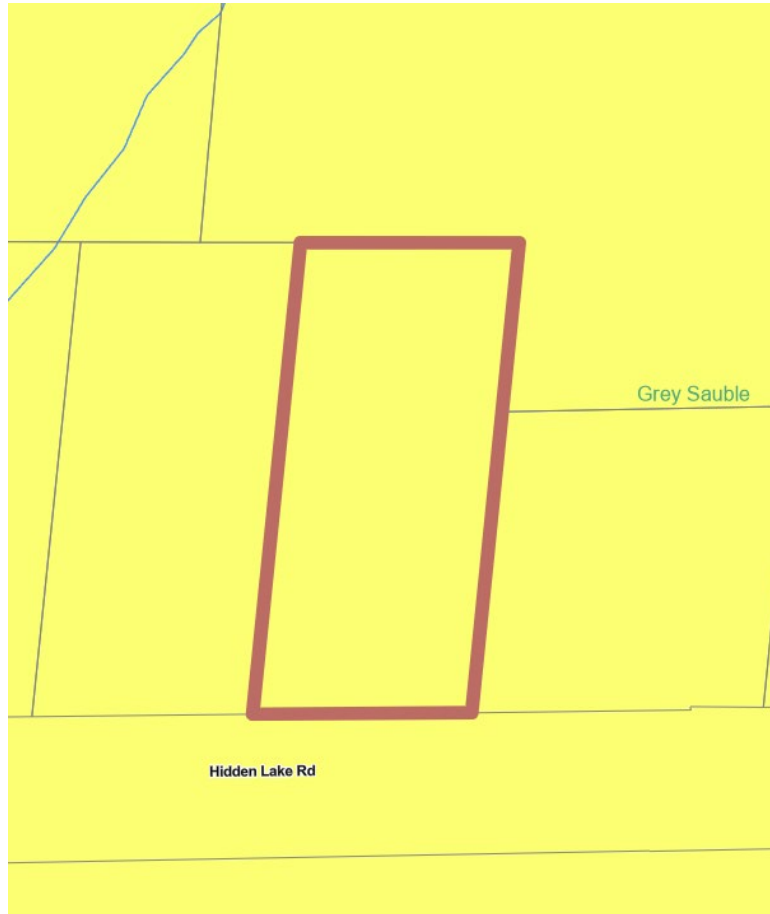
Residential One 'R1-1', Hazard 'H'

Proposed Zoning



Residential One 'R1-1'

Outstanding Item(s)



- GSCA comments are outstanding to confirm the Hazard Lands boundary and any required permits. The Official Plan allows minor Hazard Lands mapping adjustments without an OPA, following Town and GSCA review.



Overview of Applications and Effects

Document	Effect	Existing	Proposed
Official Plan, 2016	No change	Resort Residential Area 'RRA', Hazard 'H'	Minor Hazard Lands boundary adjustment may be considered through Town and GSCA review.
Zoning By-law 2018-65	Amendment	Residential One 'R1-1' & Hazard 'H'	Entire property as Residential One 'R1-1'



Application Supporting Material

- Zoning By-law Amendment Application
- Cambium Slope Stability Assessment;
- Proposed Rezoning Site Plan by Capes Engineering dated July 10, 2026;
- D-26-06-Blake-Black-Redman-Jan 2026 by Mountainside Design dated July 9, 2026; and
- Designer Information & Proposed Septic Drawing

Thank you for your time



Project Website:

www.thebluemountains.ca/HiddenLake



Staff Contact:

Manuel Rivera, Planner I

mrivera@thebluemountains.ca | 519-599-3131 ext. 308