File: P3510 Sunset Blvd (Macchia)
PLAN 515 LOT 51

Date of this Notice: October 16, 2026

Notice of Passing of a Zoning By-Law Amendment

This is a notice about a decision of Council on a Zoning By-law Amendment application for a portion of the property legally known as PLAN 515 LOT 51.

Council approved the application and passed By-law 2026-67 on October 13, 2026

What was the purpose and effect of the By-law?

The purpose of the application is to rezone the existing Residential One (R1-1) Zone and Hazard (H) Zone to the Residential One - One - Site Specific Exception 163 Holding 56 (R1-1-163-h56) Zone and Hazard (H-h56).

The effect of the proposed amendment is to permit the construction of a two-storey single-detached dwelling with an integrated garage, wraparound deck, and porch on the subject property.

Feedback from the Public

Feedback from public agencies and area residents was considered in the decision of Council. Further details on comments received and how they were responded to can be found under Planning Staff Report PBS.26.068 Staff Report.

Rights to Appeal the Decision

If you disagree with this decision and you have appeal rights, you may file an appeal to the Ontario Land Tribunal (OLT) regarding all or part of this Zoning By-law Amendment. To do so, you must file a notice of appeal with the Town Clerk no later than 4:30 p.m. on **November 5, 2026**

Appeals can be submitted:

- Online via the OLT e-file service (first-time users must register for a My Ontario Account) at https://olt.gov.on.ca/e-file-service by selecting Town of The Blue Mountains as the Approval Authority;

- In person or by registered mail to the Clerk of the Town of The Blue Mountains:

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

Appeals filed after 4:30 p.m., either in person or electronically, will be deemed to have been received on the next business day. If the e-file portal is unavailable, you may submit your appeal to townclerk@thebluemountains.ca.

The appeal fee of $1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the OLT or request a fee reduction, forms are available on the OLT website at www.olt.gov.on.ca.

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.