



# Notice of Public Hearing

## Committee of Adjustment

### Application for a Minor Variance to Zoning By-law 2018-65

Property Location: 165 Lakewood Dr

Public Meeting: October 22, 2025 at 1:00pm  
Virtual Hearing via Microsoft Teams & In-person

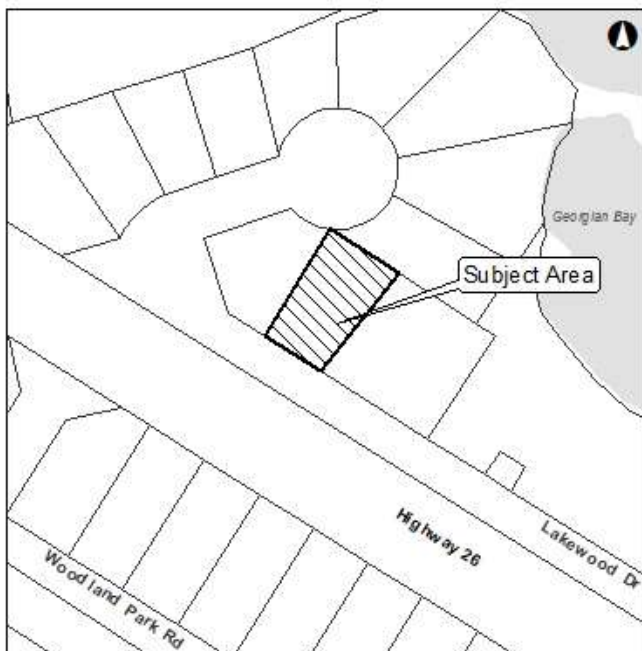
### What is being proposed?

The purpose of this application is to request permission to reconstruct and relocate the existing single detached dwelling, increasing its area to 281.42 m<sup>2</sup>. The proposed location will be closer to the rear lot line, while maintaining a rear yard setback that is slightly greater than that of the existing dwelling.

The effect this application is to request a minor variance from Table 6.2.1:

1. To reduce the minimum rear yard setback from 9 m to 5.53 m

The legal description of the subject lands is PLAN 925 LOT 56



### What happens at the Public Hearing?

The public hearing is your chance to make your views about the proposal known. Information from the public will help the Committee in their decision-making process, so make sure to have your say!

**Written Comments:** You are encouraged to provide your comments or questions in writing using email or regular letter mail. Written comments received before 9:00am on October 20, 2025 will be read aloud at the Public Meeting. Comments received after this deadline will not be read aloud but all comments will be circulated to Staff and the Committee. To ensure enough time for circulation and review of your comments, please submit them prior to the day of the meeting. Comments can be faxed to 519-599-7723, or emailed [secretarytreasurer@thebluemountains.ca](mailto:secretarytreasurer@thebluemountains.ca).

**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 Secretary Treasurer, no later than five days in advance of the Public Meeting, by October 17, 2025.

Anyone wishing to provide their verbal comments in person at the Public Meeting, can attend at Town Hall Council Chambers and are required to follow the Public Health Guidelines of the Town, as recommended by the Grey Bruce Health Unit.

### Where do I find more information?

Additional information is available during regular office hours in the Planning Division of the Planning & Development Services Department at Town Hall. You may also request a copy of this notice by contacting:

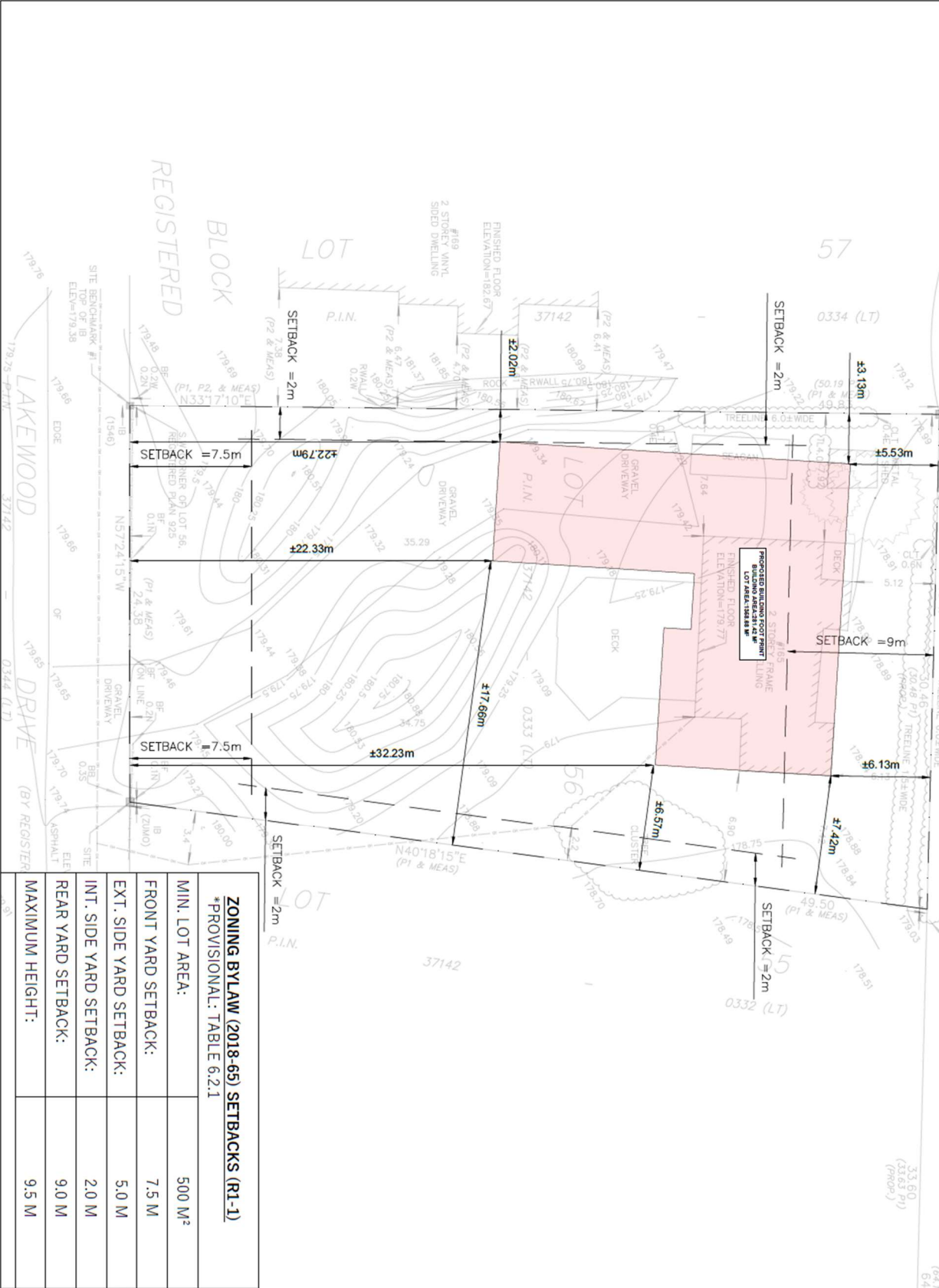
Secretary-Treasurer,  
Committee of Adjustment  
Town of The Blue Mountains  
32 Mill Street, PO Box 310  
Thornbury, ON N0H 2P0  
Phone: (519) 599-3131 ext.263  
Toll Free: (888) 258-6867  
Fax: 519-599-7723  
Email: [secretarytreasurer@thebluemountains.ca](mailto:secretarytreasurer@thebluemountains.ca)

### Questions? Ask the Planner!

Manuel Rivera, Planner I  
Phone: (519) 599-3131 ext. 308  
Toll Free (888) 258-6867  
Email: [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

Applicant's Site Plan Sketch

ADDRESS: 165 LAKE WOOD DRIVE, BLUE MOUNTAINS  
 TOWNSHIP: THE BLUE MOUNTAINS  
 LOT AREA: 1358.68 M<sup>2</sup>  
 PROPOSED AREA: 281.42 M<sup>2</sup>  
 LOT COVERAGE: 20.7%  
 PROPOSED HEIGHT: 7.95M



|  |                    |
|--|--------------------|
| <b>ZONING BYLAW (2018-65) SETBACKS (R1-1)</b><br>*PROVISIONAL: TABLE 6.2.1 |                    |
| MIN. LOT AREA:   | 500 M <sup>2</sup> |
| FRONT YARD SETBACK:  | 7.5 M              |
| EXT. SIDE YARD SETBACK:  | 5.0 M              |
| INT. SIDE YARD SETBACK:  | 2.0 M              |
| REAR YARD SETBACK:   | 9.0 M              |
| MAXIMUM HEIGHT:  | 9.5 M              |

|   |                                     |      |
|---|-------------------------------------|------|
| <p>Goodhand Building<br/>DESIGN SERVICES</p>  |                                     |      |
| <p>21 SHIPLEY AVENUE COLLINGWOOD, ONT L4Y 4R7<br/>                 TEL: 905.477.2001<br/>                 ALER@GOODHANDDESIGN.COM</p>   |                                     |      |
| DESIGNED BY   | ALER                                |      |
| DRAWN BY  | ALER                                |      |
| SIGNATURE   |                                     |      |
| <p><b>GENERAL NOTES:</b><br/>                 CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND BYLAW REQUIREMENTS.<br/>                 ALL WORK SHALL BE DONE TO SATISFACTORY STANDARDS AND SHALL BE SUBJECT TO INSPECTION BY THE TOWN ENGINEER.<br/>                 ALL DIMENSIONS AND SPECIFICATIONS ARE IN METERS UNLESS OTHERWISE NOTED.<br/>                 ALL DIMENSIONS AND SPECIFICATIONS ARE TO FACE UNLESS OTHERWISE NOTED.<br/>                 ALL DIMENSIONS AND SPECIFICATIONS ARE TO FACE UNLESS OTHERWISE NOTED.<br/>                 ALL DIMENSIONS AND SPECIFICATIONS ARE TO FACE UNLESS OTHERWISE NOTED.<br/>                 ALL DIMENSIONS AND SPECIFICATIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> |                                     |      |
| #   | REVISION                            | DATE |
|   |                                     |      |
|   |                                     |      |
|   |                                     |      |
| <p>PROJECT ADDRESS:<br/>                 165 LAKEWOOD DRIVE,<br/>                 TOWNSHIP BLUE MOUNTAIN, N0M 1J0</p>   |                                     |      |
| DATE:   | JULY 4 2025                         |      |
| PROJECT:  | HENRY LAKE HOUSE PROPOSED SITE PLAN |      |
| SCALE:  | 1:100                               |      |
| SHEET NUMBER:   | S1.1                                |      |

**A note about information you may submit to the Town:**

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. All public meetings may also be recorded, and the information may be posted on the Town's website, and/or made available to the public upon request.