

Tax Roll #: 424200001510100



Notice of Public Hearing

Committee of Adjustment

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

Property Location: 155 Lake Dr.

Public Meeting: April 15, 2026 at 1:00pm
Virtual Hearing via Microsoft Teams & In-person

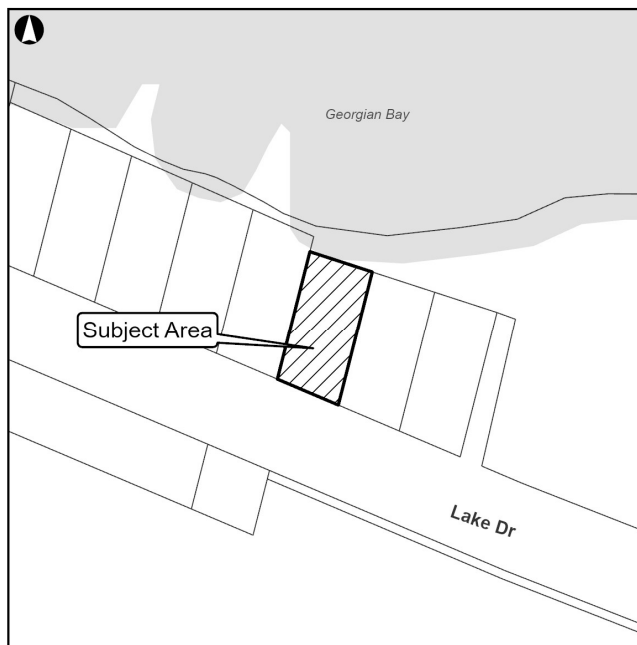
What is being proposed?

The purpose of this application is to remove the existing dwelling and construct a new single detached dwelling that is located within the wave uprush zone of Georgian Bay. The proposal also includes the removal of the existing shed and to construct a 1.5 storey detached garage with a loft above.

The effect of this application is to request a minor variance from sections 4.34.2 a) i) and Table 6.2.1:

1. To reduce the 15 m setback from the 177.9 m G.S.C. elevation adjacent to Georgian Bay to 9 m; and
2. To increase the maximum lot coverage from 30% to 31.77%

The legal description of the subject lands is PLAN 346 LOT 14 INC ROW OVER BLK A



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 April 13, 2026 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.

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 April 10, 2026.

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

Questions? Ask the Planner!

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

