



THE CORPORATION OF THE TOWN OF BLIND RIVER

NOTICE OF PUBLIC MEETING CONCERNING A TOWN INITIATED ZONING BY-LAW AMENDMENT APPLICATION NO.: ZBL2025-001

TAKE NOTICE that the Corporation of the Town of Blind River Planning Department has initiated a Zoning By-law Amendment Application (File no. ZBL2025-001) to undertake a 'Zoning By-law Housekeeping Exercise' to Comprehensive Land Use Zoning By-law 16-49, as amended, under Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13.

This proposed Housekeeping Zoning By-law Amendment applies to the lands indicated within the 'Notice' per the indicated zoning designation.

AND TAKE FURTHER NOTICE that the Council of the Corporation of the Town of Blind River will hold a Public Meeting on Monday, November 17, 2025, at 5:00 p.m. in the Council Chambers, located at 11 Hudson Street, to consider the following Town initiated By-law Amendment application.

THE PURPOSE AND EFFECT of the Zoning By-law Housekeeping Exercise is to eliminate building and development barriers; thereby promoting building within the Town borders. The housekeeping exercise proposes to make the following changes:

Remove the minimum floor area requirements for all residential zones where minimum floor areas exist (R1, R2, RR, LSR)
Decrease the minimum lot area for an interior lot in the R1 zone from 510m ² to 360m ²
Decrease the minimum lot area for a corner lot in the R1 zone from 600m ² to 420m ²
Increase the permitted lot coverage in the R1 zone from 30% to 40%
Decrease the required lot frontage for an interior lot in the R1 zone from 15m to 12m
Decrease the required lot frontage for a corner lot in the R1 zone from 19m to 15m
Decrease the minimum front yard depth in the R1 zone from 7.5m to 6m
Decrease the minimum interior side yard depths from 1.2m on one side and 3.0m on the other side to 1.2m on both sides for one-storey dwellings in the R1 zone
Decrease the minimum interior side yard depths from 1.8m on one side and 3.0m on the other side to 1.5m on both sides for 1.5-storey dwellings in the R1 zone
Decrease the minimum interior side yard depths from 2.4 on one side and 3.0m on the other side to 1.8m on both sides for two-storey dwellings in the R1 zone

Decrease the minimum required exterior side yard depth in the R1 zone from 4.5m to 4.0m

Remove the maximum residential density restrictions for single detached dwellings

Anyone interested in this matter may attend the 'Public Meeting' at which time additional information regarding the application will be available for inspection.

Date: Monday November 17, 2025

Time: 5:00 p.m.

Location: 11 Hudson St., Council Chambers

Representation by the Public for Public Hearings

Any person may make written or verbal representation in support of or in opposition to the proposal.

- **Submit comments in writing:** to Kathryn Scott, CAO/Clerk Town of Blind River, 11 Hudson St, Box 640, Blind River, Ontario, P0R 1B0, or by e-mail to info@blindriver.ca . Comments must be received by 3:00 p.m. on **November 12, 2025 and will be provided to Council prior to the meeting.**

Members of the public are encouraged to provide written comments prior to the hearing date above, even if they choose to register to speak at the meeting.

Information and guidance for participation in the meeting

- Public delegations will be provided five (5) minutes in which to make comments once called upon by the meeting Chair. Questioning or debating with Council and staff is not permitted. If you have questions, you may state them during your five minutes. Your comments must be directly related to the content of the report(s) to which you are speaking. Council may choose to ask you follow-up questions following your remarks, comment, or ask staff to respond to what you have said.
- You are encouraged to send written comments for Council's consideration in addition to your oral presentation. Please refer to the information provided above on how to submit written comments/presentations.

Comments submitted on the matter, including the originators name and address become part of the public record, may be viewed by the public and published in Council minutes. By submitting information, including print information or electronic information, you are indicating that you have obtained consent of the persons whose personal information is included in the information disclosed to the public.

A certified copy of the decision will be sent to each person who files with K. Scott CAO/Clerk a written request for notice of the decision. This will also entitle you to be notified of any appeal of the decision to the Ontario Land Tribunal.

Additional information relating to the proposal is available for inspection between 10:00 a.m. and 4:00 p.m. Monday to Friday (except holidays) at the Municipal Office, 11 Hudson Street, Blind River, Ontario, by appointment.

K. Scott, CAO/Clerk
Town of Blind River

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