



Agenda

The Blue Mountains, Committee of Adjustment

Date: Wednesday, August 17, 2022
Time: 1:00 p.m.
Location: Town Hall, Council Chambers - Virtual Meeting
32 Mill Street, Thornbury, ON
Prepared by:
Kyra Dunlop, Secretary/Treasurer

Pages

A. Call to Order

A.1. Traditional Territory Acknowledgement

We would like to begin our meeting by recognizing the First Nations, Metis and Inuit peoples of Canada as traditional stewards of the land. The municipality is located within the boundary of Treaty 18 region of 1818 which is the traditional land of the Anishnaabek, Haudenosaunee and Wendat-Wyandot-Wyandotte peoples.

A.2. Committee Member Attendance

A.3. Approval of Agenda

Recommended (Move, Second)

THAT the Agenda of August 17, 2022 be approved as circulated, including any additions to the agenda.

A.4. Declaration of pecuniary interest and general nature thereof

NOTE: In accordance with the *Municipal Conflict of Interest Act*, the Town Committee of Adjustment By-Law 2019-5, and the Town Procedural By-law 2021-76, Committee of Adjustment Committee Members must file a written statement of the interest and its general nature with the Clerk for inclusion on the Registry.

B. Deputations/Presentations

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town's website and/or made available to the public upon request.

C.	Minor Variance Applications	
C.1.	Application No. A40-2022 Owner: Tyrolean Property Ltd. Applicant/Agent: Municipal Address: 151 Birch View Legal Description: PLAN 824 LOT 22	4
C.2.	Application No. A41-2022 Owner: Hopf Applicant/Agent: Municipal Address: 120 Creekwood Court Legal Description: PLAN 16M59 LOT 10	7
C.3.	Application No. A42-2022 Owner: Derksen Applicant/Agent: Municipal Address: 027536 30th Sideroad Legal Description: Collingwood Concession 11, Part Lot 30, Registered Plan 16R-9274, Part 1.	10
C.4.	Application No. A43-2022 Owner: Van Allen Applicant/Agent: Municipal Address: 119 Hoover Lane Legal Description: Concession 7, Part Lot 27	12
C.5.	Application No. A44-2022 Owner: Carbon Holdings Ltd. Applicant/Agent: Municipal Address: 222 Bay Street East Legal Description: Plan 410 Lot 67 & 68	14
D.	Consent Applications None.	
E.	Sign Variances None.	
F.	New and Unfinished Business	
F.1.	Previous Minutes Recommended (Move, Second) THAT the Minutes of July 20, 2022 be approved as circulated, including any revisions to be made.	
F.2.	Business Arising from Previous Minutes	

G. Notice of Meeting Date

September 21, 2022

Town Hall, Council Chambers and Virtual

and

October 12, 2022

Town Hall, Council Chambers and Virtual

H. Committee Member Expenses

- Peter Franklyn
- Jim Oliver
- Bill Remus
- Chair Waind

I. Adjournment

Recommended (Move, Second)

THAT the Committee of Adjustment does now adjourn at (time) p.m. to meet again at the call of the Chair.

Tax Roll#: 4242000003328000000



Notice of Public Hearing

Committee of Adjustment

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

Property Location: 151 BIRCH VIEW TRAIL

Public Meeting: August 17, 2022 at 1:00 PM
Hybrid format (Virtual Hearing & In-person)

What is being proposed?

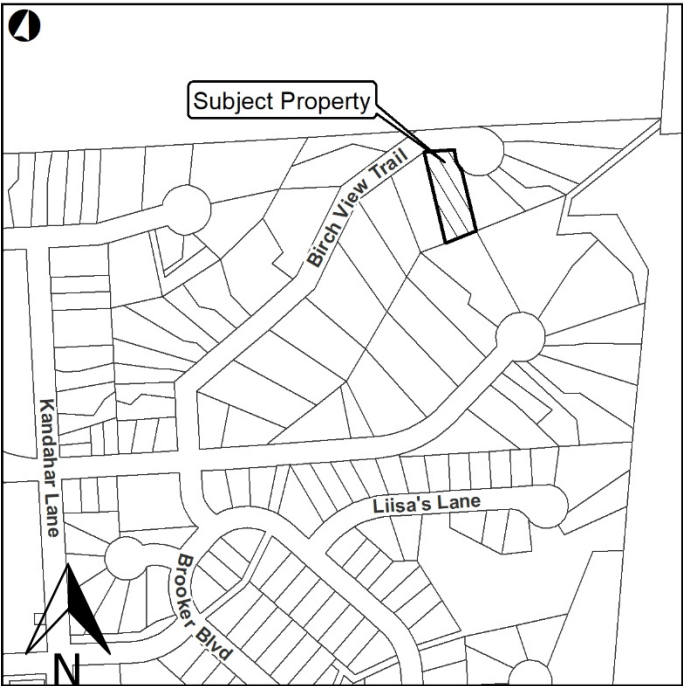
The purpose of this application is to consider a request for minor variance to General Provision 5.4 Required Parking for Non-Residential Uses and General Provision 5.3 e) of Zoning By-law 2018-65, as amended.

The effect of the application is to permit a surface parking area to be setback 4 metres from the front lot line, whereas Part 5.3 e) requires a setback of 7.5 metres from the front lot line when cars are proposed to be parked parallel to the street.

The application also requests relief to permit a total of 17 general parking spaces to service the proposed Short Term Accommodation, whereas the General Provision 5.4 requires a total of 18 general parking spaces to service the proposed use. Note: There is one additional parking space provided to accommodate barrier free parking.

The legal description of the lands is PLAN 824 LOT 22

This Notice shall be posted by the Owner of any property containing seven or more residential units, in a location that is visible to all residents.



The public meeting 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 to the Secretary Treasurer. Written comments received before the meeting will be read by the Secretary Treasurer at the Public Meeting for the benefit of everyone in attendance and will be included in the record of the Public 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 business days in advance of the Public Meeting, by August 12, 2022.

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Where do I find more information?

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

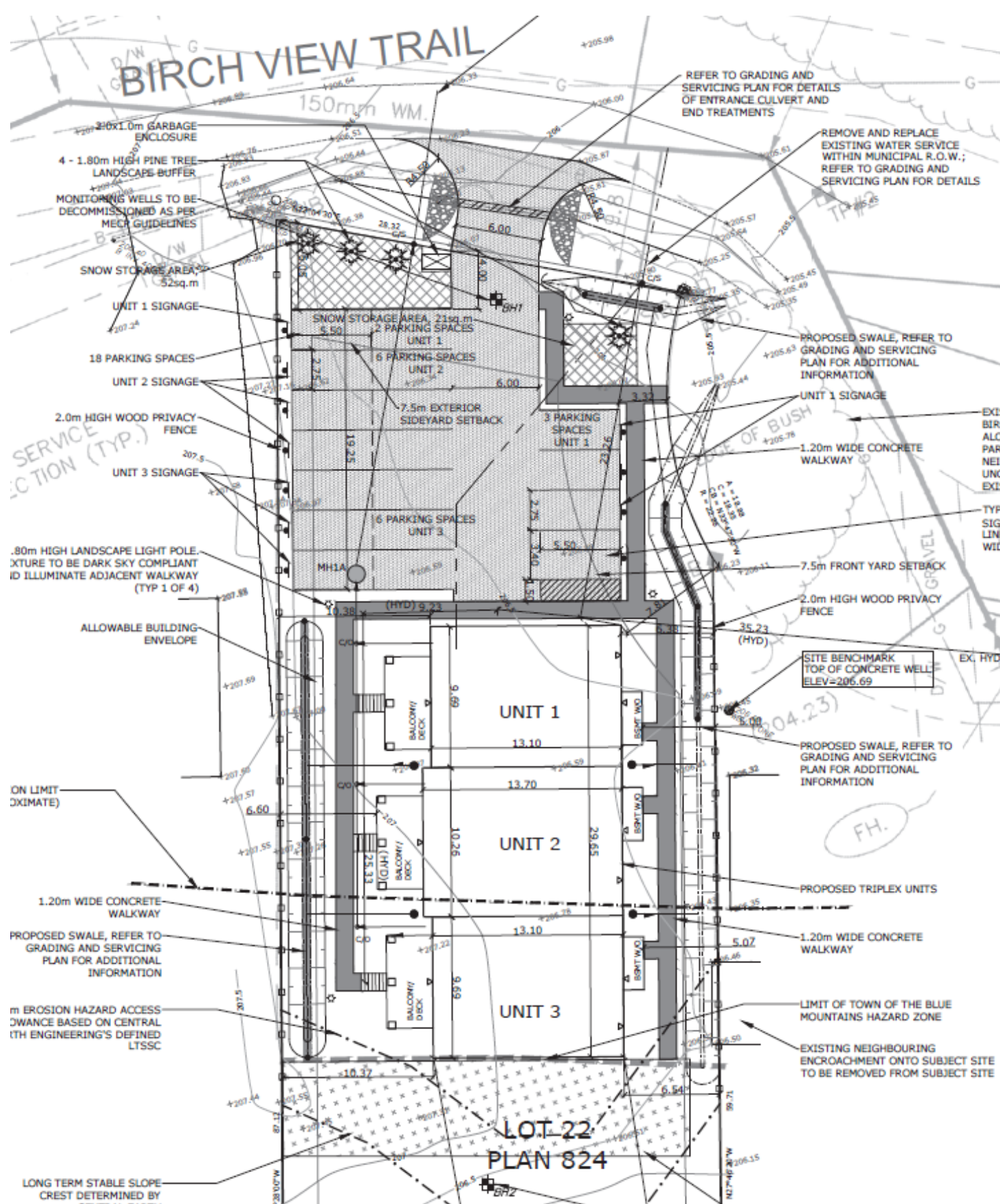
Secretary-Treasurer,
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H 2P0
Phone: (519) 599-3131 ext. 307
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Questions? Ask the Planner!

Natalya Garrod
Phone: (519) 599-3131 ext. 288 or
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Email: planning@thebluemountains.ca

Applicant's Site Plan Sketch:



A note about information you may submit to the Town:

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Tax Roll#: 4242000003004620000



Notice of Public Hearing

Committee of Adjustment

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

Property Location: 120 CREEKWOOD CRT

Public Meeting: August 17, 2022 at 1:00 PM
Virtual Hearing via Microsoft Teams & In-Person

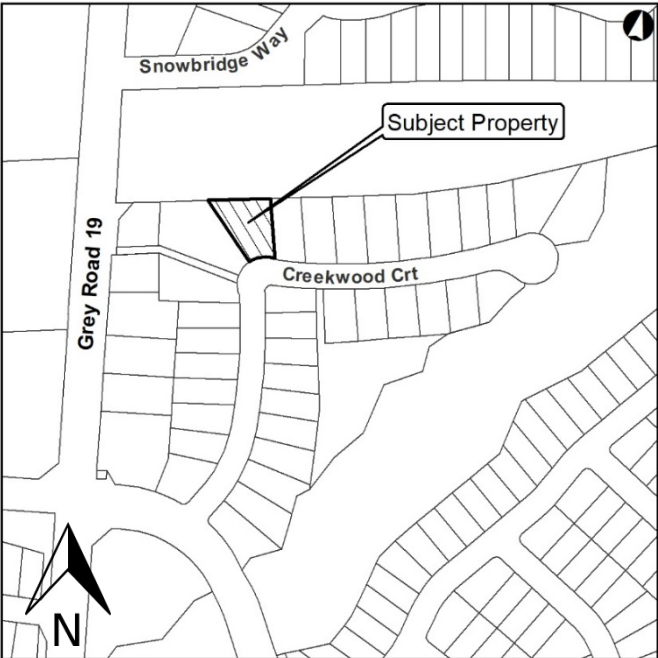
What is being proposed?

The purpose of this application is to consider a request for minor variance to General Provision 4.12 Decks and 4.13 Encroachments into Required Yards (stairs) of Zoning By-law 2018-65, as amended.

The effect of the application is to permit an uncovered deck to project 4.3 metres into the rear yard, whereas Part 4.12 permits a maximum projection of 1.5 metres into the rear yard. The application would also permit exterior unenclosed stairs to project 5.5 metres into the rear yard, whereas Part 4.13 permit a maximum projection of 1.5 metres into the rear yard.

The legal description of the lands is PLAN 16M59 LOT 10

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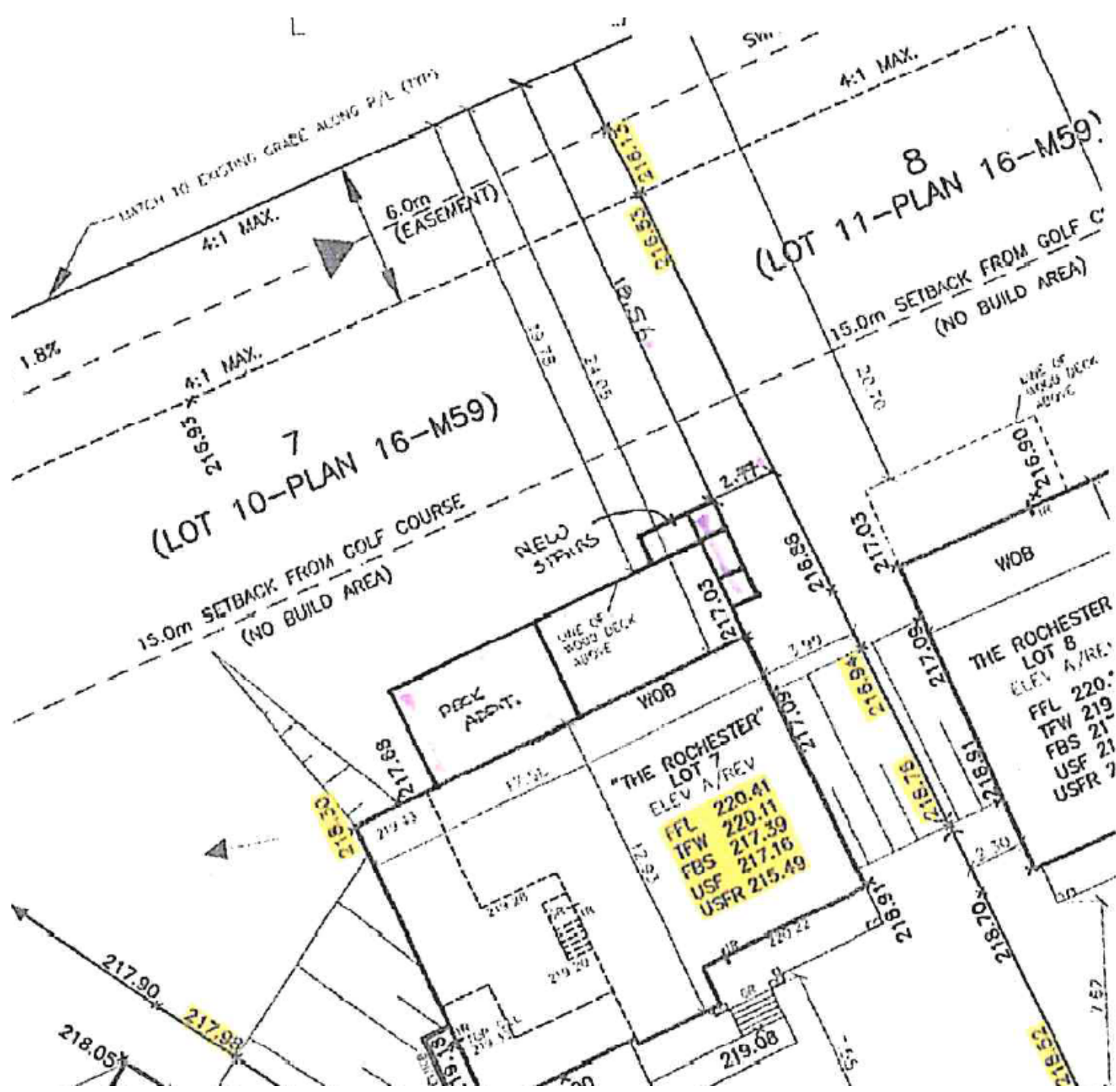
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Tax Roll#: 4242 00001119410



Notice of Public Hearing

Committee of Adjustment

Application for a Minor Variance to Zoning By-law 83-40.

Property Location: 027536 30th Sideroad

Public Meeting: August 17, 2022 at 1:00 PM
Hybrid Format
(In-Person AND Virtual/Online)

What is being proposed?

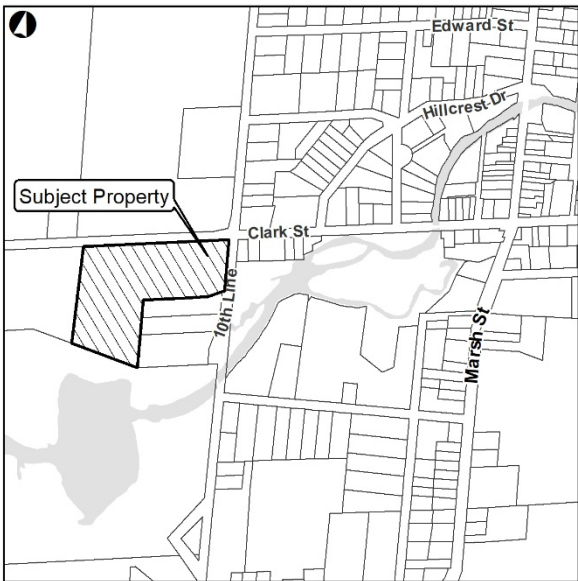
The purpose of this application is to consider a request for minor variance to the *Village Residential (VR)* zone provisions of the former Township of Collingwood Zoning By-law 83-40, including:

- 1. To permit the existing agricultural uses to continue as permitted uses in the VR zone, notwithstanding that agricultural uses are not included as permitted uses in the VR zone, per Section 10.10.1; and
- 2. To permit a minimum rear yard setback of 5.0m, whereas a minimum of 9.0m is required per Schedule “AA” of the By-law.

The effect of the application is to permit the existing orchard, barn, and horses to continue as permitted uses in VR zone and to provide zoning compliance for the existing barn upon registration of a new lot, as provisionally approved by the Committee of Adjustment via Consent Application B03-2019.

The legal description of the subject lands is Collingwood Concession 11, Part Lot 30, Registered Plan 16R-9274, Part 1.

Key Map



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Questions? Ask the Planner!

Travis Sandberg, Intermediate Planner
Phone: (519) 599-3131 ext. 283 or
Toll Free (888) 258-6867
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Applicant's Site Plan Sketch



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Tax Roll#: 4242 000011035000000



Notice of Public Hearing

Committee of Adjustment

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

Property Location: 119 Hoover Lane

Public Meeting: August 17, 2022 at 1:00 PM
Hybrid Format
(In-Person AND Virtual/Online)

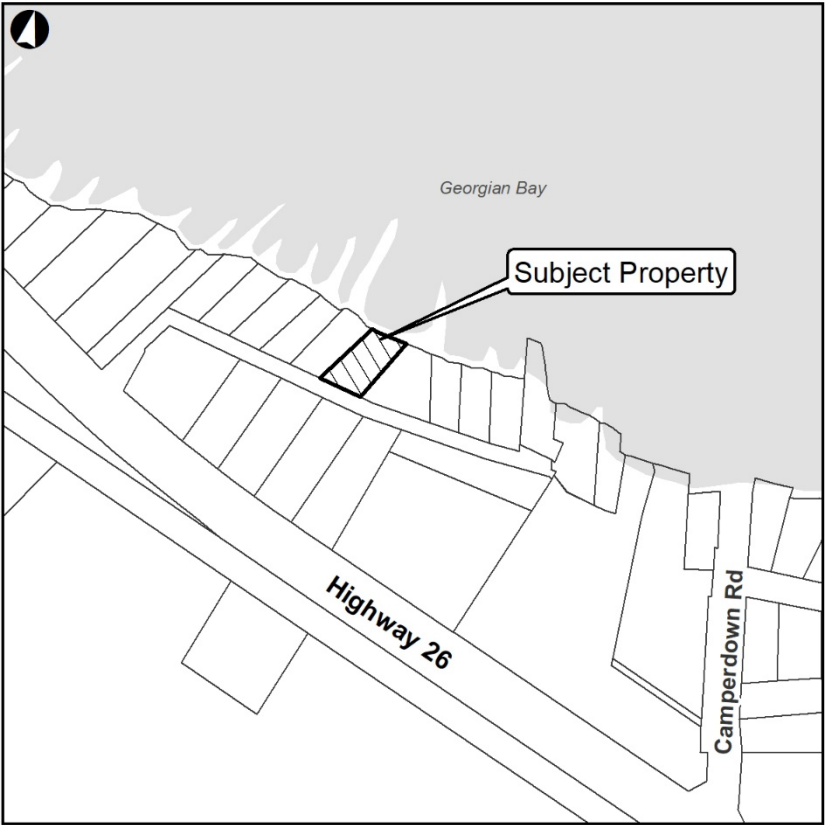
What is being proposed?

The purpose of this application is to consider a request for minor variance to the *Residential One (R1-1)* zone provisions of Zoning By-law 2018-65. To permit an interior side yard setback of 1.25m, whereas a minimum of 2.0m is required by Table 6.2.1.

The effect of the application is to permit the construction of a 35.75sq.m. addition to the existing single detached dwelling unit on the subject lands.

The legal description of the subject lands is Concession 7, Part Lot 27.

Key Map



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Tax Roll#: 42420000016145000



Notice of Public Hearing

Committee of Adjustment

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

Property Location: 222 Bay Street

Public Meeting: August 17, 2022 at 1:00 PM
Virtual Hearing via Microsoft Teams & In-Person

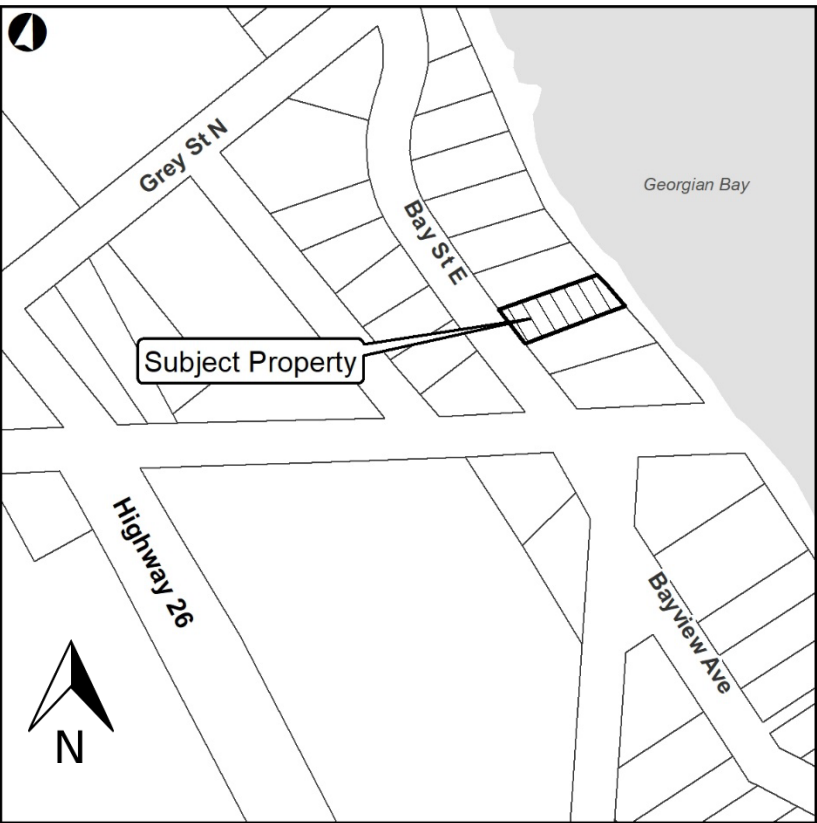
What is being proposed?

The purpose of this application is to consider a request for minor variance to General Provision 4.3 f) Accessory Buildings, Structures and Uses, of Zoning By-law 2018-65, as amended.

The effect of the application is to permit the placement of an existing accessory building 1 metre from the front lot line and 0.5 metres from the interior side lot line, whereas 4.3 f) permits an accessory building within the front yard to be a minimum of 2.5 metres from the front lot line and no closer than 1.2 metres from the interior side lot line.

The legal description of the lands is Plan 410 Lot 67 & 68

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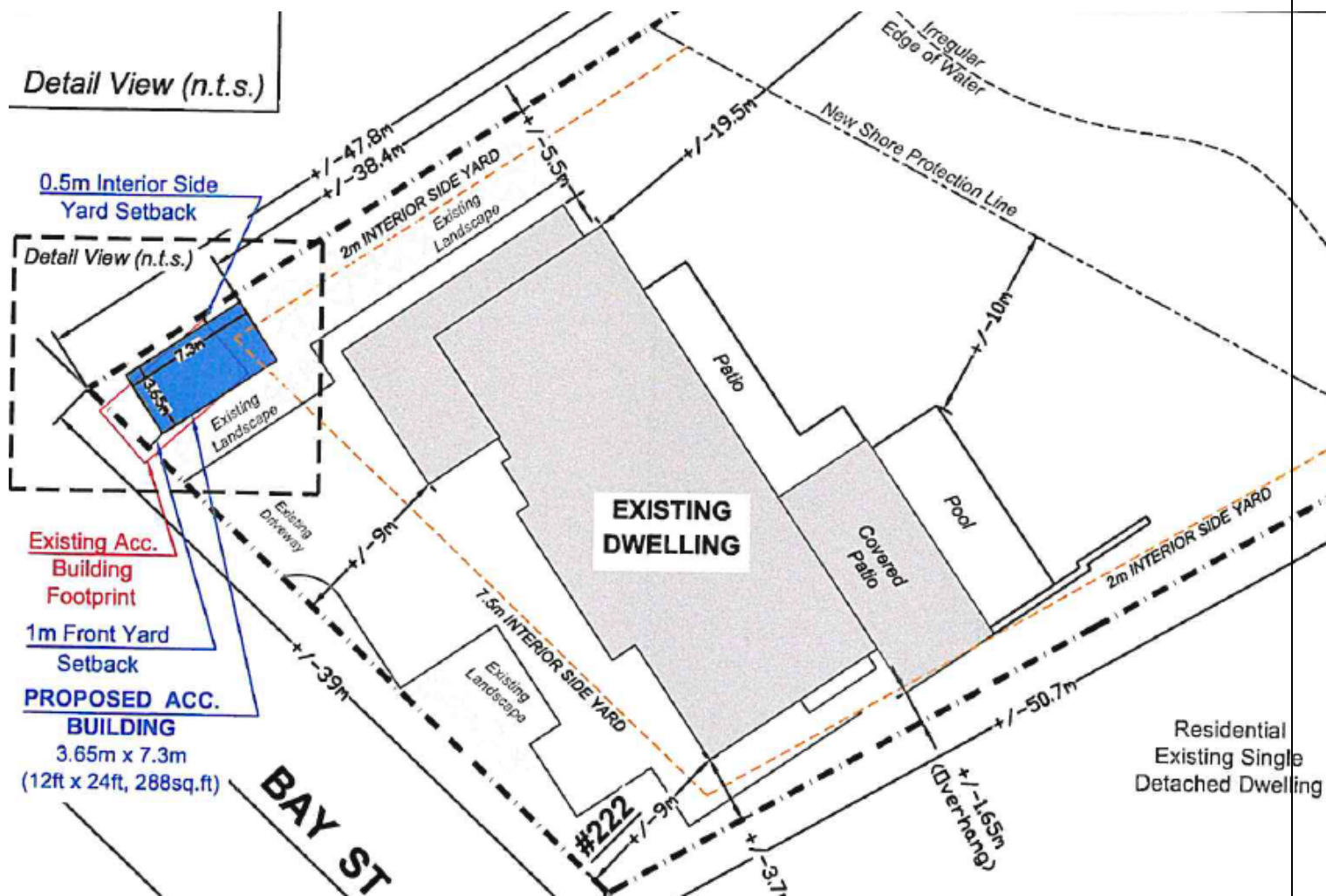
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