

Tax Roll #: 42420000316148



Notice of Public Hearing

Committee of Adjustment

Application for a Minor Variance to Zoning By-law 2018-65 and Permission to Expand a Non-Conforming Structure

Property Location: 145 Carmichael Crescent

Public Meeting: April 17, 2024 at 1:00pm
Virtual Hearing via Microsoft Teams & In-person

What is being proposed?

The purpose of this application is to request a minor variance to subsection 6.2.1 of the Zoning By-law to permit:

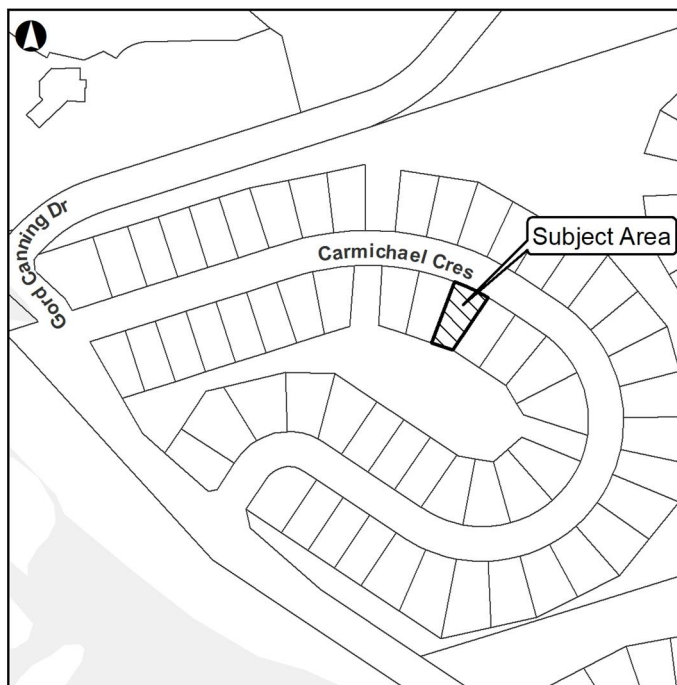
1. A maximum lot coverage of 36.6%, whereas the R1-1 Zone permits a maximum lot coverage of 30%; and

Permission to expand a non-conforming deck to permit:

2. A deck to be located 3.5 metres from the rear lot line whereas the existing deck is located 4.23 metres from the rear lot line.

The effect of this application is to permit a second storey deck and the addition of a detached garage.

The legal description of the subject lands is Plan 915 Lot 109.



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 to the Secretary Treasurer. Written comments received before 1:00pm the day 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 days in advance of the Public Meeting, by April 12, 2024

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:

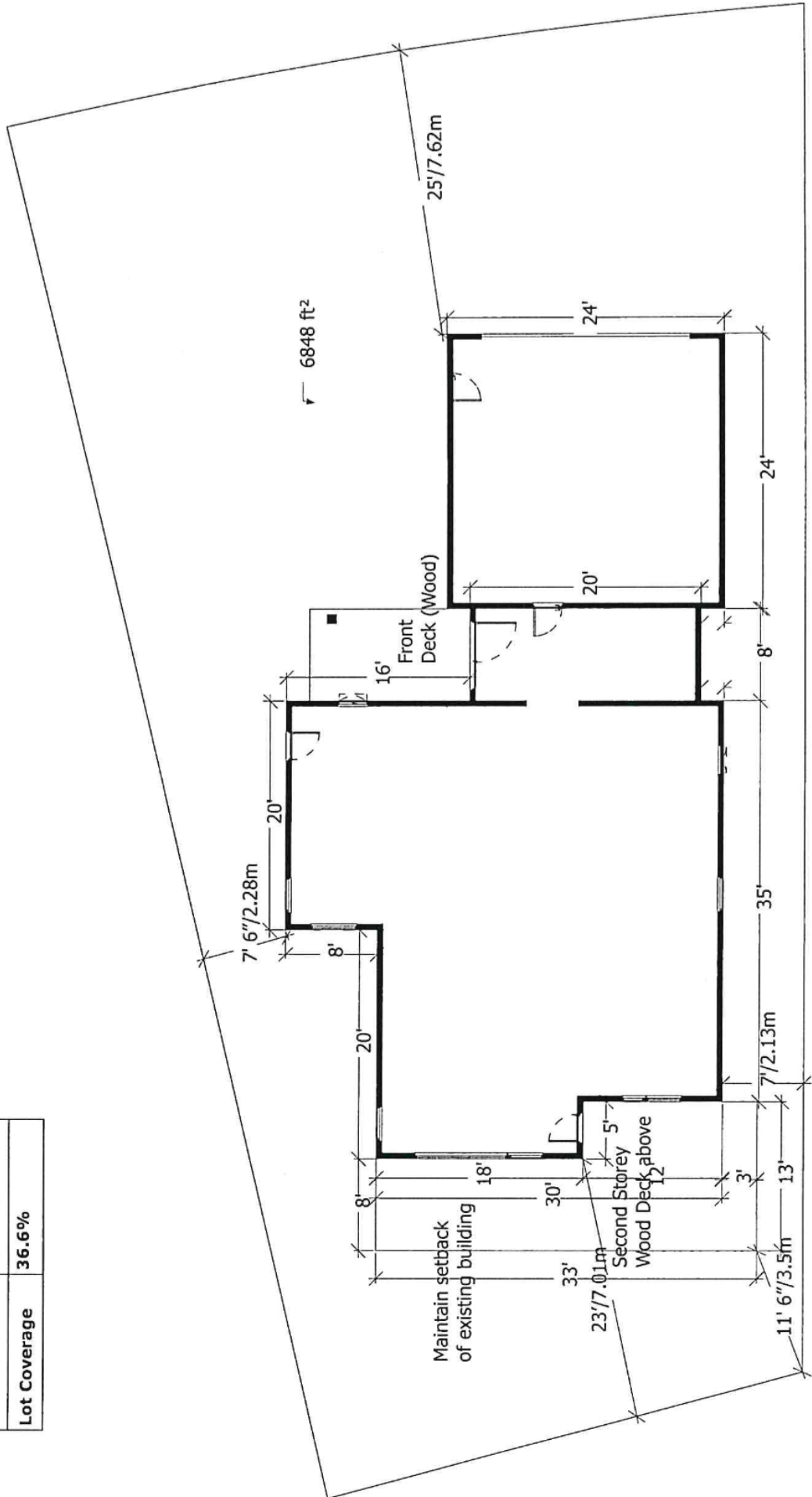
Secretary-Treasurer,
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H 2P0
Phone: (519) 599-3131 ext.263
Toll Free: (888) 258-6867
Fax: 519-599-7723
Email: secretarytreasurer@thebluemountains.ca

Questions? Ask the Planner!

Phone: (519) 599-3131 ext. 263
Toll Free (888) 258-6867
Email: planning@thebluemountains.ca

Applicant's Site Plan Sketch

Building area	2503 Sq ft
House & Garage	2036 Sq ft
Covered porch & Deck	467 Sq ft
Lot area	6848 Sq ft
Lot Coverage	36.6%



scale 1" = 10'-0"

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.