

Tax Roll #: 42420000600400



# Notice of Public Hearing

## Committee of Adjustment

### Application for the Expansion of a Non-Conforming Structure and a Minor Variance to Zoning By-law 2018-65

**Property Location: 128 Happy Valley Road**

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

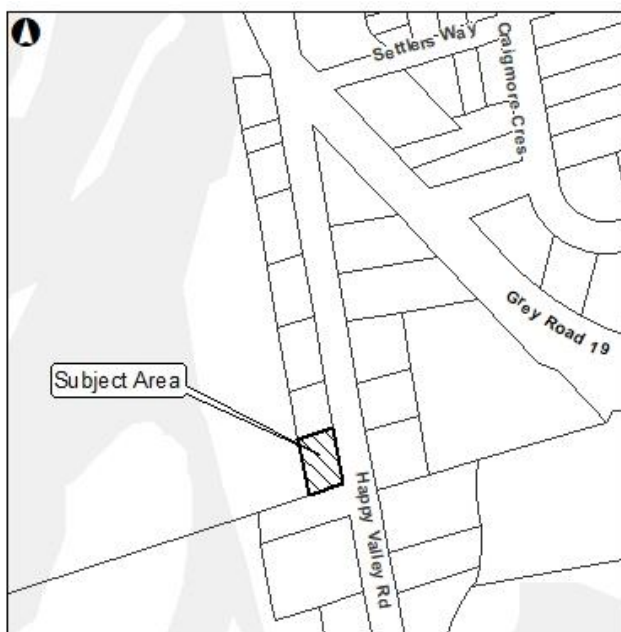
### What is being proposed?

The purpose of this application is to request permission for the expansion of a non-conforming deck and a minor variance to Section 6.2 of the Zoning By-law to permit:

1. The expansion of an existing uncovered deck located within the required rear yard setback;
2. A covered deck to be located 4.26 metres from the rear lot line, whereas 9.0 metres is required; and
3. A covered deck to be located 1.32 metres from the interior side lot line, whereas 2.0 metres is required.

The effect of this application is to permit the expansion of existing decks and the covering of a portion of the deck located on the side of an existing single detached dwelling.

The legal description of the subject lands is Concession 3 Part Lot 19.



### 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 July 15, 2024 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 1:00pm on July 12, 2024.

Anyone wishing to provide their verbal comments in person at the Public Meeting, can attend at Town Hall Council Chambers without pre-registration 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?

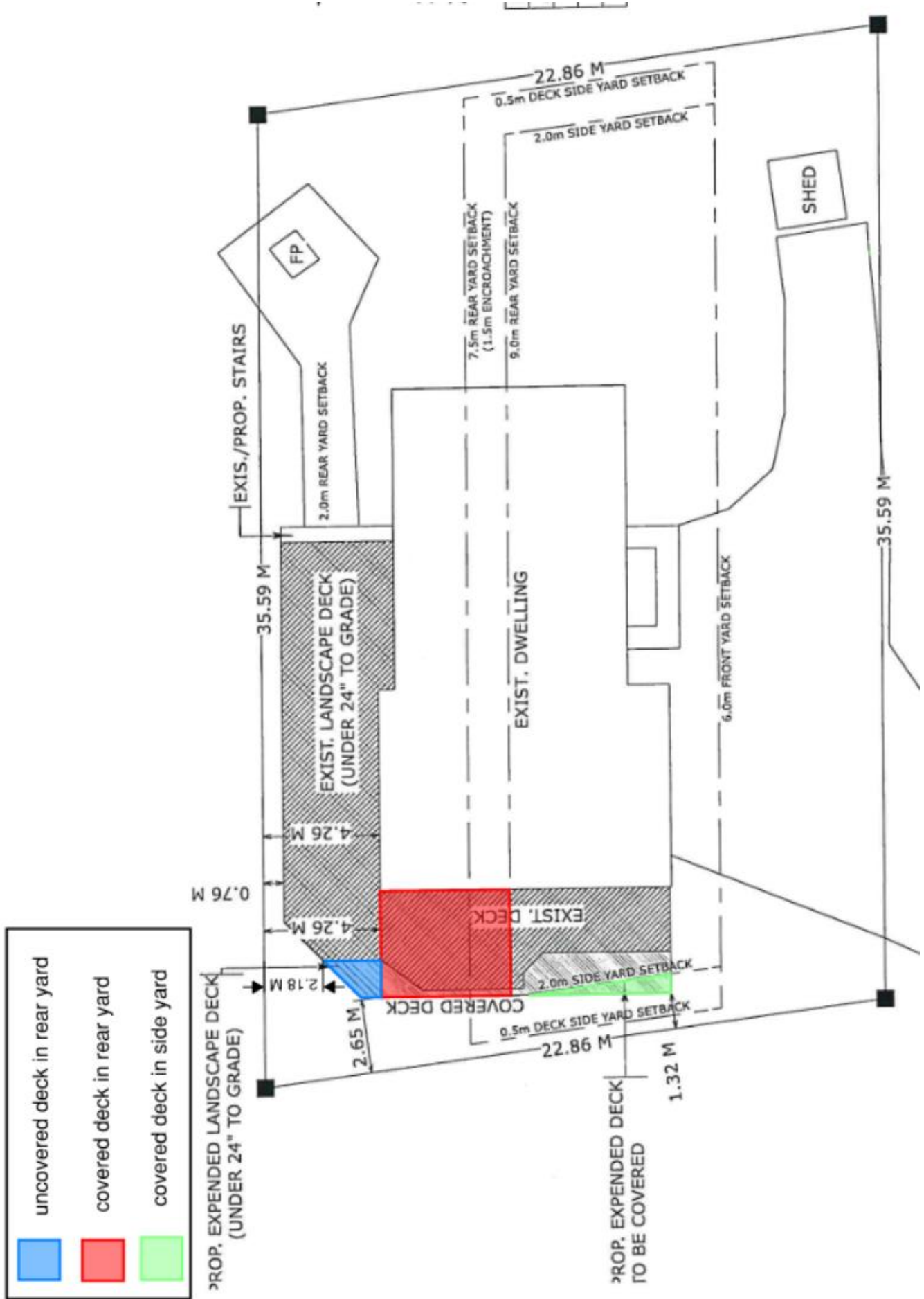
Additional information is available during regular office hours in the Planning Division of the Planning & Development Services Department at Town Hall. You may also request a copy of this notice by contacting:

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!

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

## Applicant's Site Plan Sketch



### 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.