

Tax Roll #: 42420000220600



Notice of Public Hearing

Committee of Adjustment

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

Property Location: 186 Northmount Cres.

Public Meeting: August 20, 2025 at 1:00pm
Virtual Hearing via Microsoft Teams & In-person

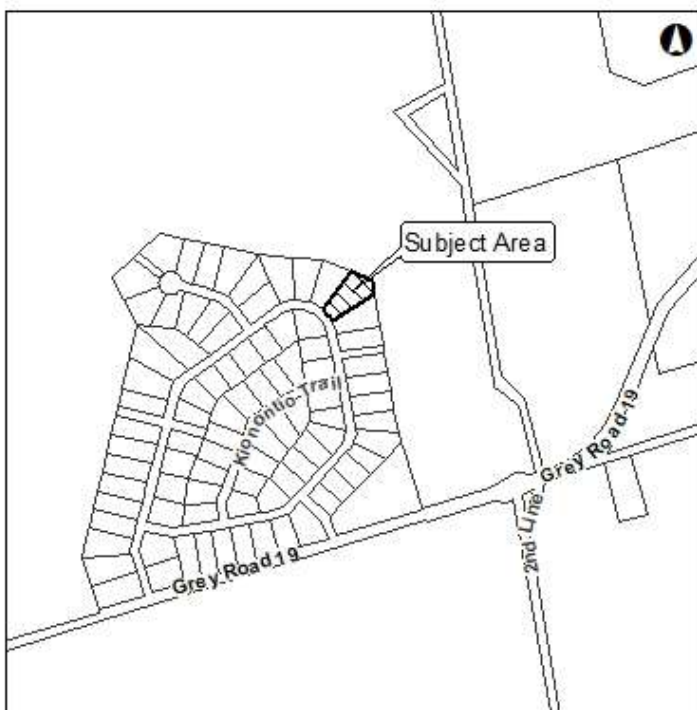
What is being proposed?

The effect of this application is to construct an 89.86 m² detached garage that exceeds the maximum height permitted for a detached garage.

The purpose of this application is to request a minor variance from Section 4.3(j) of the Zoning By-law:

1. To increase the maximum permitted height from 5.0 m to 7.5 m.

The legal description of the subject lands is PLAN 910 LOT 29



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 August 18, 2025 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 August 15, 2025.

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:

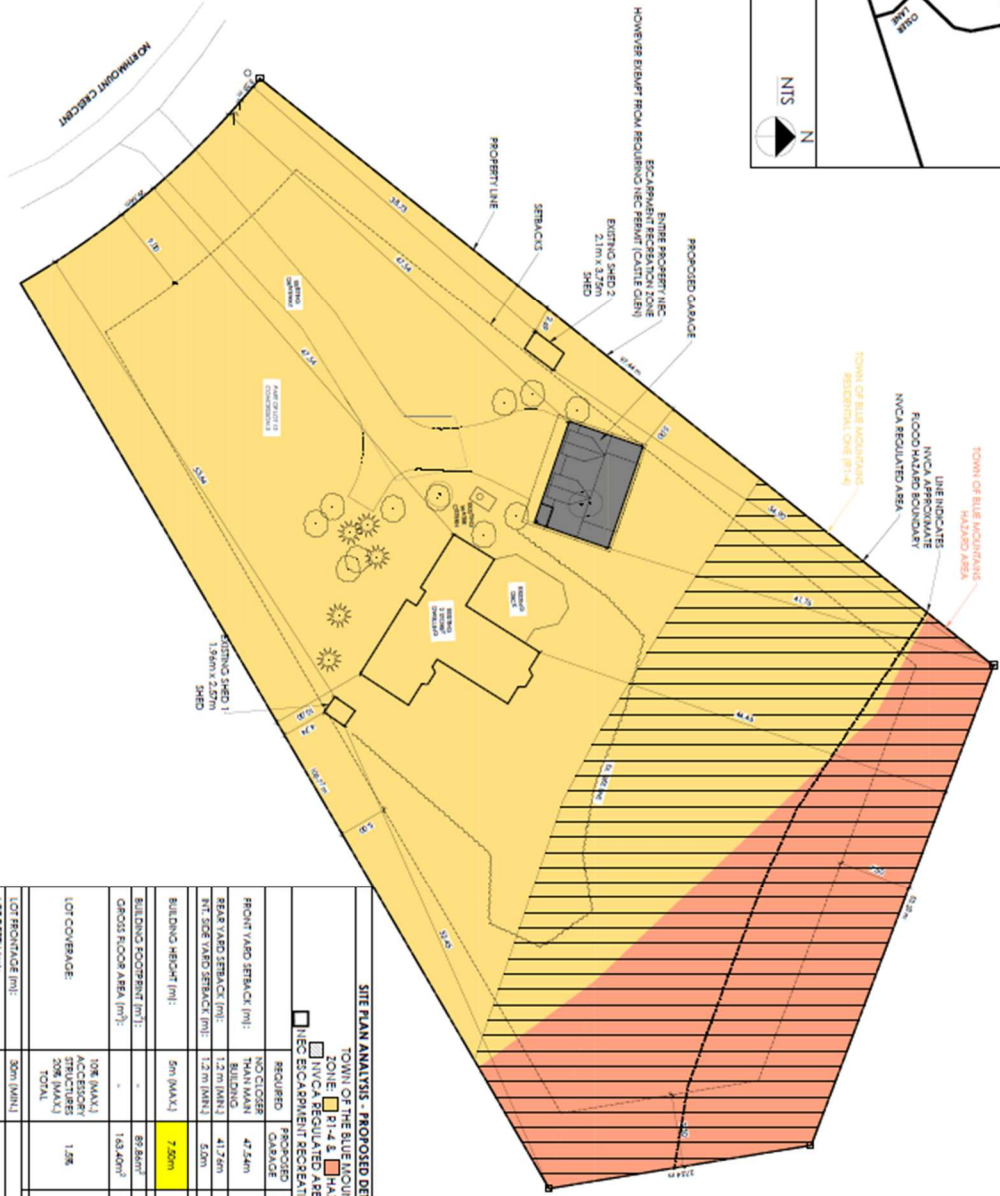
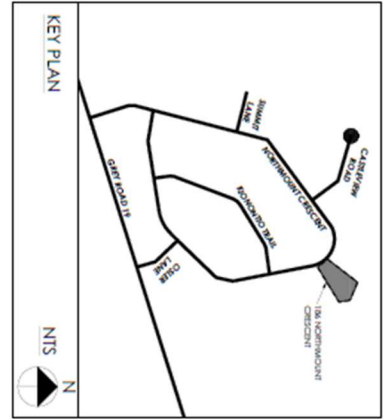
Secretary-Treasurer,
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H 2P0
Phone: (519) 599-3131 ext.263
Toll Free: (888) 258-6867
Fax: 519-599-7723
Email:

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

Applicant's Site Plan Sketch



SITE PLAN ANALYSIS - PROPOSED DETACHED GARAGE

TOWN OF THE BLUE MOUNTAINS
 ZONE: R1-4 & HAZARD
 INCA REGULATED AREA &
 NEC ESCAPEMENT RECREATION AREA

REQUIRED	PROPOSED	EXISTING SHED 1	EXISTING SHED 2
NO CLOSER THAN MAIN BUILDING	47.24m	63.44m	98.27m
REAR YARD SETBACK (m): 1.2m (MIN)	41.79m	52.42m	54.52m
REAR SIDE YARD SETBACK (m): 1.2m (MIN)	5.0m	10.2m	2.87m
BUILDING HEIGHT (m): 5m (MAX)	7.26m	5.44m	14.0m
BUILDING FOOTPRINT (m ²): 87.94m ²	152.92m ²	52.0m ²	7.89m ²
GROSS FLOOR AREA (m ²): 143.40m ²	207.77m ²	52.4m ²	7.89m ²
LOT COVERAGE	1.5%	2.4%	0.1%
LOT COVERAGE	2.4%	0.1%	0.1%

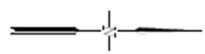
LOT SETBACK (m): 30m (MIN)

LOT AREA (m²): 322.27m²

COT AREA (m²): 2000m²

186 NORTHMOUNT CRESCENT

WHERE THE ARCS LOCATED ABOVE ANOTHER ACCESSORY USE IS 4.0M PER TOWN ZONING BY-LAW 41.3. OTHERWISE 5m. MAX. BUILDING HEIGHT FOR ACCESSORY BUILDINGS.



PROJECT NO.: 25.772
 DRAWING NO.: SP-01

TOWN OF THE BLUE MOUNTAINS
 COUNTY OF GREY

186 NORTHMOUNT
 CRESCENT

DRAWING TITLE: SITE PLAN

PROJECT: 186 NORTHMOUNT CRESCENT

DATE: 25.07.22

SCALE: 1:500

DESIGNER: L.H./E.B.

DATE: 25.07.22

SCALE: 1:500

DESIGNER: L.H./E.B.

DATE: 25.07.22

SCALE: 1:500

DESIGNER: L.H./E.B.

CONTRACTOR: 4188 2773

PROJECT NO.: 25.772

DATE: 25.07.22

SCALE: 1:500

DESIGNER: L.H./E.B.

DATE: 25.07.22

SCALE: 1:500

DESIGNER: L.H./E.B.



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 Ontario, L0M 1L0, Canada

LOYD HUNT
 architect

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.