

Tax Roll #: 424200000405200



# Notice of Public Hearing

## Committee of Adjustment

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

Property Location: 595584 4th Line

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

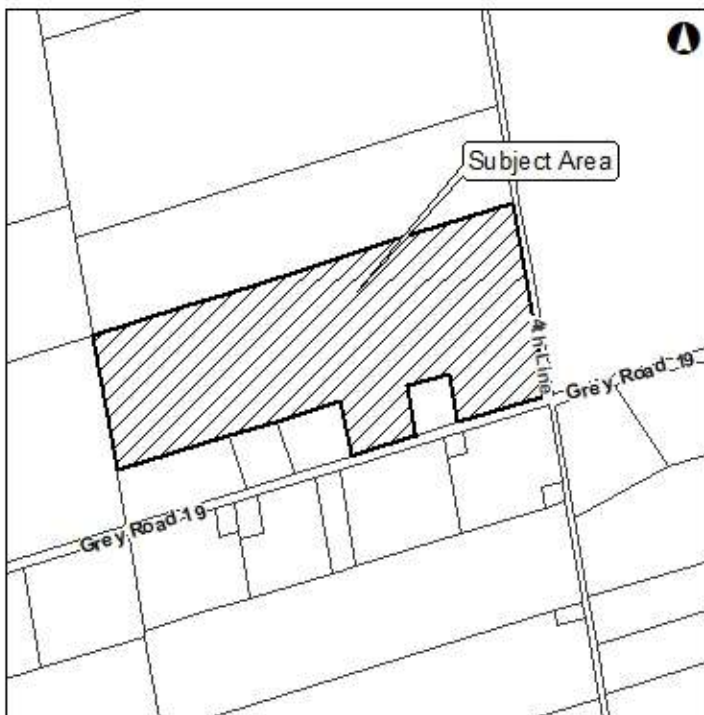
### What is being proposed?

The purpose of this application is to construct a 133.77 m<sup>2</sup> additional residential unit that exceeds the permitted maximum height and is located farther from the main building than allowed.

The effect of this application is to request a minor variance from Section 4.1.3(b) and (d) of the Zoning By-law:

1. To increase the maximum permitted height from 5.0 m to 5.42 m; and
2. To permit the building to be located 74.36 m from the main building, whereas a maximum distance of 50.0 m is permitted.

The legal description of the subject lands is COLLINGWOOD CON 5 PT LOT 10



### 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](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 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?

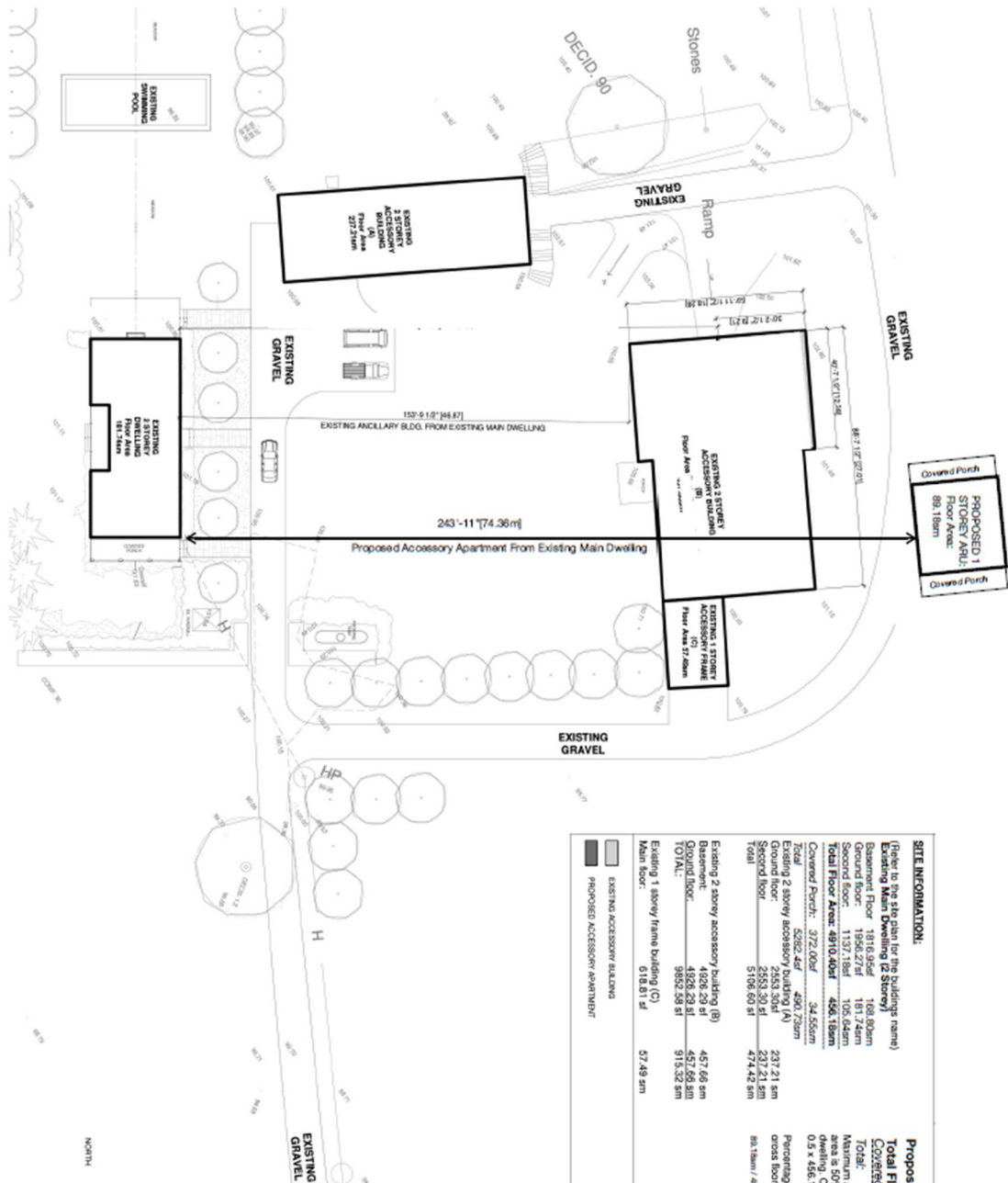
Additional information is available during regular office hours in the Planning Division of the Planning & Development Services Department at Town Hall. You may also request a copy of this notice by contacting:

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](mailto: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](mailto:planning@thebluemountains.ca)

# Applicant's Site Plan Sketch



**SITE INFORMATION:**

(Refer to the site plan for the building name)

Existing Main Dwelling (2 Storey)	Existing 2 storey accessory building (A)	Existing 2 storey accessory building (B)	Existing 1 storey frame building (C)	Proposed 1 Storey ARU
Basement Floor: 1816.93sf / 169.80sm	Basement: 4828.23 sf / 447.66 sm	Basement: 4828.23 sf / 447.66 sm	Basement: 4828.23 sf / 447.66 sm	Total Floor Area: 960.00sf / 89.18sm
Ground floor: 1956.27sf / 181.74sm	Ground floor: 2553.30sf / 237.21 sm	Ground floor: 457.66 sf / 42.46 sm	Ground floor: 915.52 sf / 84.52 sm	Covered Porch: 489.00sf / 45.39sm
Second floor: 1137.18sf / 105.44sm	Second floor: 5108.89 sf / 474.72 sm	Second floor: 457.66 sf / 42.46 sm	Second floor: 915.52 sf / 84.52 sm	Total: 1440.00sf / 133.77sm
Total Floor Area: 4961.18sm	Total: 6282.4sf / 584.55sm	Total: 457.66 sf / 42.46 sm	Total: 915.52 sf / 84.52 sm	Maximum allowed accessory apartment gross floor area is 50% of the gross floor area of the main 0.5 x 4961.18 sm = 248.09sm
Covered Porch: 372.00sf / 34.55sm	Covered Porch: 372.00sf / 34.55sm	Covered Porch: 372.00sf / 34.55sm	Covered Porch: 372.00sf / 34.55sm	Percentage of proposed accessory apartment gross floor area calculation: 89.18sm / 466.15sm x 100 = 19.3%

Existing 2 storey accessory building (B)  
 Existing 1 storey frame building (C)  
 Main floor: 618.81 sf / 57.48 sm

Legend:  
 [Grey Box] EXISTING ACCESSORY BUILDING  
 [White Box] PROPOSED ACCESSORY APARTMENT

## 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.