

Tax Roll#: 4242000006255250000



Notice of Public Meeting (Virtual)

Committee of Adjustment

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

Property Location: 105 Arrowhead Court

Public Meeting: April 21, 2021 at 1:00 PM
(Virtual Meeting via Microsoft Teams)

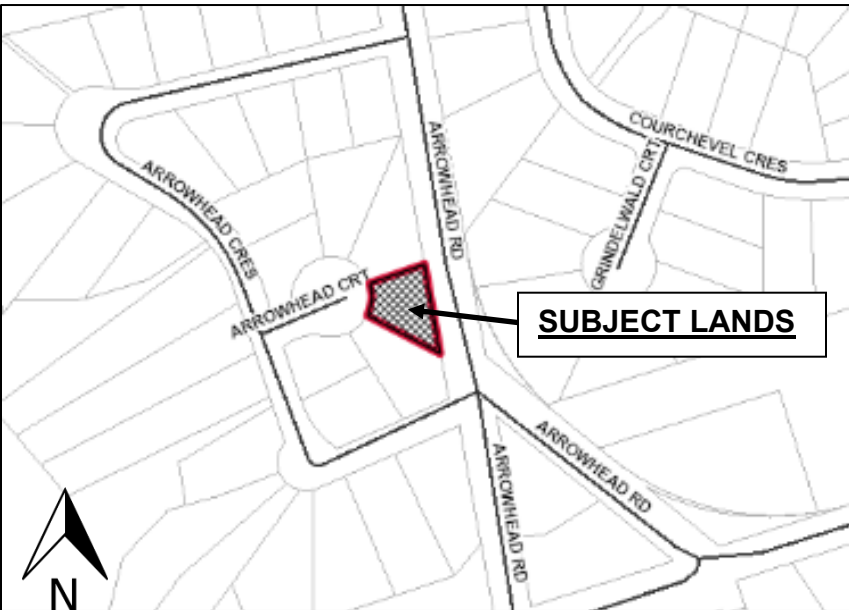
What is being proposed?

The purpose of this application is to consider a request for minor variance from General Provision 4.12 of Zoning By-law 2018-65, entitled “Decks”.

The application seeks relief from General Provision 4.12 in order to permit a maximum encroachment of 5.25m for a rear-yard deck, whereas the By-law permits a maximum encroachment of 1.5m into a required yard.

The effect of the application would be to permit the construction of a rear yard deck and associated accessory structure in the rear-yard of the subject property at a minimum setback of 2.25m from the rear-lot line.

The legal description of the lands is Lot 25, Plan 1045.



What happens at the Public Meeting?

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!

Due to restrictions in place to stop the spread of COVID-19, this Public Meeting will be held in a virtual format. Members of the public are encouraged to provide comments or questions in response to Public Meeting Notices in writing via email or regular letter mail to the Secretary-Treasurer in advance of the hearing date.

Anyone wishing to provide verbal comments at the Virtual Public Meeting is required to pre-register with the Secretary-Treasurer at least two-days in advance of the Meeting (April 19 by 1pm)

Where do I find more information?

Additional information is available by contacting Planning Services 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
Toll Free: (888) 258-6867
Email: planning@thebluemountains.ca

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 made available to the public upon request.

Questions? Ask the Planner!

Travis Sandberg
Phone: (519) 599-3131 ext. 283 or
Toll Free (888) 258-6867
Email: planning@thebluemountains.ca



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WORKSHEET: 4188 FRANCHISE: 2773

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SCALE: 1:200

DATE: 21.05.10

DRAWN BY: J.H. / P.R.

DATE: 20.05.10

1. 20.11.02 PRELIMINARY DESIGN
2. 20.11.11 FLOOR PLAN SIGN OFF
3. 20.12.11 FOR PERMIT
4. 21.01.12 BUILDING REVISIONS
5. 21.02.11 FIRE FIGHT CONSTRUCTION
6. 21.03.10 FOR MINOR VARIANCE APP.

DRAWING NO.: 105

SITE PLAN

PROJECT:

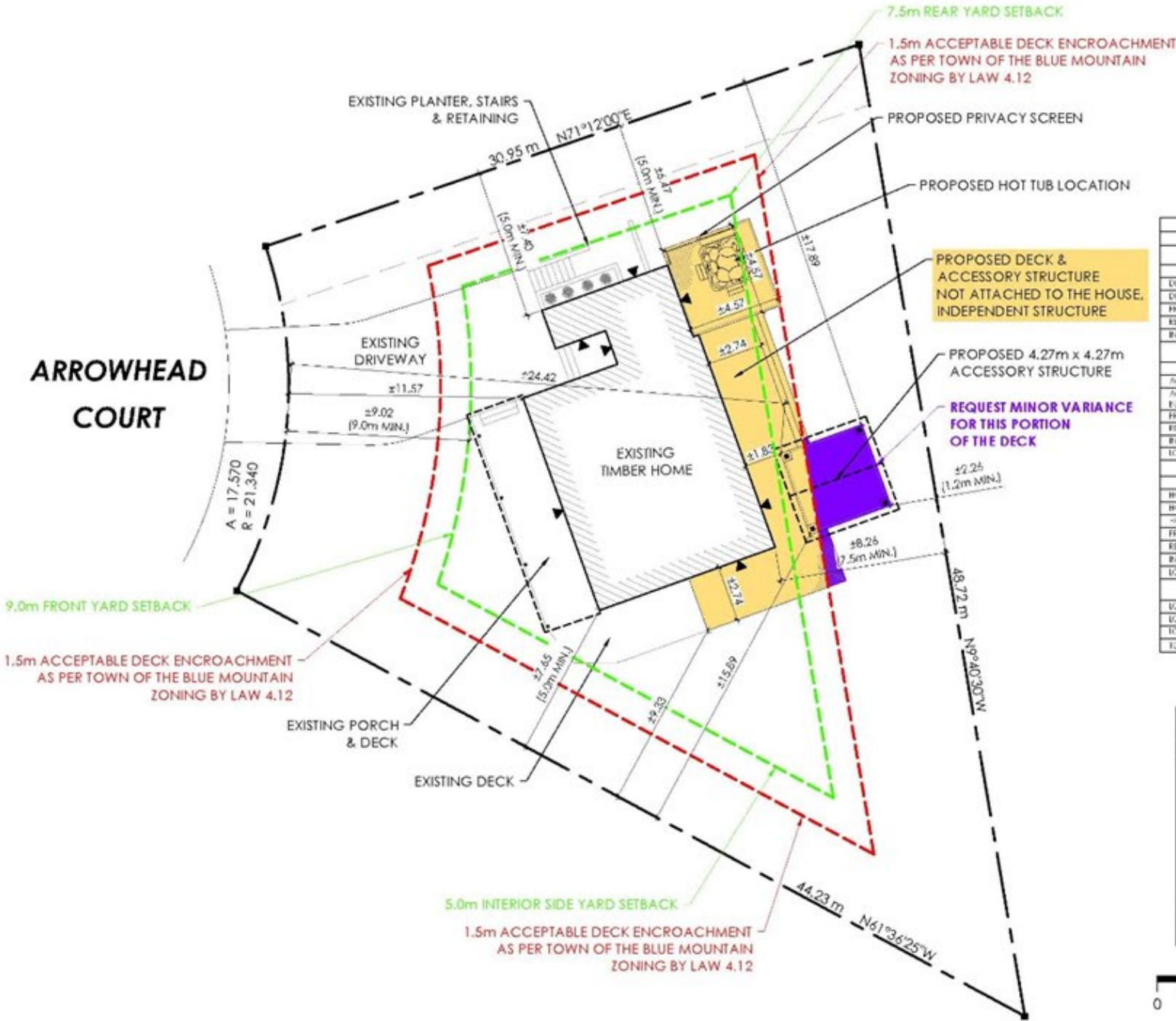
105 ARROWHEAD COURT

TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

PROJECT NO.: 20.608

DRAWING NO.: SP-01

SITE PLAN ANALYSIS		
ZONE: RESIDENTIAL ZONE R1-4		
PROPOSED DECK		
	REQUIRED	PROVIDED
DECK HEIGHT (m):	-	10.50
DECK FOOTPRINT (m ²):	-	10.52
FRONT YARD SETBACK (m):	7.5	9.02
REAR YARD SETBACK (m):	6.9	12.26
INT. SIDE YARD SETBACK (m):	3.5	16.07
PROPOSED ACCESSORY STRUCTURE		
	REQUIRED	PROVIDED
ACCESSORY STRUCTURE HEIGHT (m):	4.5	4.5
ACCESSORY STRUCTURE (m ²):	105 (MAX.)	15.25m ²
BUILDING FOOTPRINT (m ²):	-	15.25m ²
FRONT YARD SETBACK (m):	9.0	12.42
REAR YARD SETBACK (m):	1.2	12.26
INT. SIDE YARD SETBACK (m):	1.2	12.42
LOT COVERAGE (%):	-	1.76
EXISTING DWELLING		
	REQUIRED	PROVIDED
HOME BUILDING HEIGHT (m):	9.5	15.57
HOME BUILDING FOOTPRINT (m ²):	-	15.57
HOME GROSS FLOOR AREA (m ²):	-	705.81
FRONT YARD SETBACK (m):	9.0	12.42
REAR YARD SETBACK (m):	7.5	12.26
INT. SIDE YARD SETBACK (m):	5.0	12.42
LOT COVERAGE (%):	-	14.65
LOT STATISTICS		
LOT FRONTAGE (m):	20 (MIN.)	17.57
LOT DEPTH (m):	N/A	40.94
LOT AREA (m ²):	2000 (MIN.)	41070
TOTAL LOT COVERAGE	20% (MAX.)	14.25



ARROWHEAD COURT