



Notice of Public Meeting (Virtual)

Committee of Adjustment

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

Property Location: 11 Bay Street

Public Meeting: May 19, 2021 at 1:00 PM
(Virtual Meeting via Microsoft Teams)

What is being proposed?

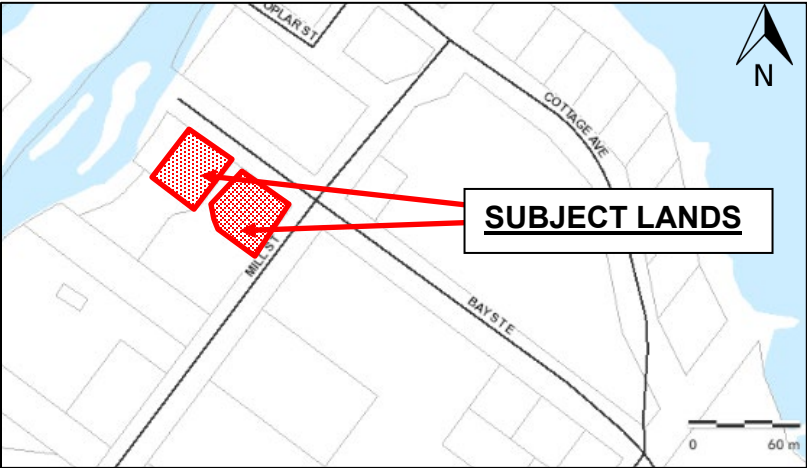
The purpose of this application is to consider a request for minor variance from the Residential Two (R2) provisions of Zoning By-law 2018-65.

Specifically, the application seeks relief from the Townhouse provisions of Table 6.2.2 to permit the following performance standards for Block B and Block C:

R2 Zone Standard		Proposed for Block B	Proposed for Block C
Min. Interior Side Yard	4.5m	0.8m	1.27m
Min. Rear Yard	7.5m	0.9m	6.05m
Max. Building Height	11.0m	11.42m	11.42m

The effect of the application is to permit the construction of six (6) townhomes on the subject lands in accordance with an approved site plan.

The legal description of the lands is Reference Plan 16R-9926, Part 1, 4, and 5.



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 (May 17, 2021 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:

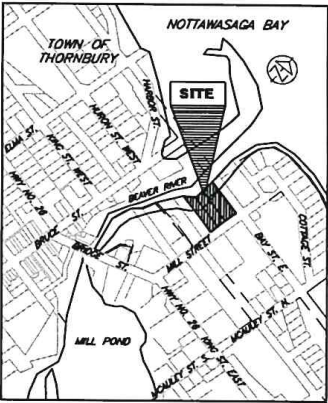
Secretary-Treasurer,
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H 2P0
Toll Free: (888) 258-6867
Email: planning@thebluemountains.ca

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



SITE STATISTICS

1. SITE AREA:
TOTAL AREA = 0.54 ha (5.88 acre) [5,431.12 sm]
2. ZONING = RM 1-H
3. BUILDING COVERAGE (MAX 35%) = 1503.03 sm (27.7%)
4. NUMBER OF UNITS
BLOCK A (EXISTING, BY OTHERS) = 4 UNITS
BLOCK B = 3 UNITS
BLOCK C = 3 UNITS
BLOCK D (EXISTING, BY OTHERS) = 3 UNITS
TOTAL = 13 UNITS
5. TOTAL PAVED AREA = 1232.53 sm (22.7%)
6. TOTAL LANDSCAPED AREA = 2735.56 sm (49.6%)

7. SETBACKS

	REQUIRED	PROVIDED
NORTH	7.5m	7.55m
SOUTH	4.5m	5.5m/5.65m
EAST	7.5m	7.54m
WEST	4.5m	9.97m

8. BUILDING HEIGHT
(MAX. ADJACENT WEST BOUNDARY = 3 STOREYS) BLOCK 'A' & 'B' = 3 STOREYS
(MAX. ADJACENT MILL STREET = 2 STOREYS) BLOCK 'C' & 'D' = 2 STOREYS

9. PARKING
REQUIRED = MIN. 1.75 SPACES/UNIT (13 UNITS x 1.75 = 22.75 SPACES)
PROVIDED = 32 SPACES

TYPICAL UNITS

BLOCK B

7.72

19.51

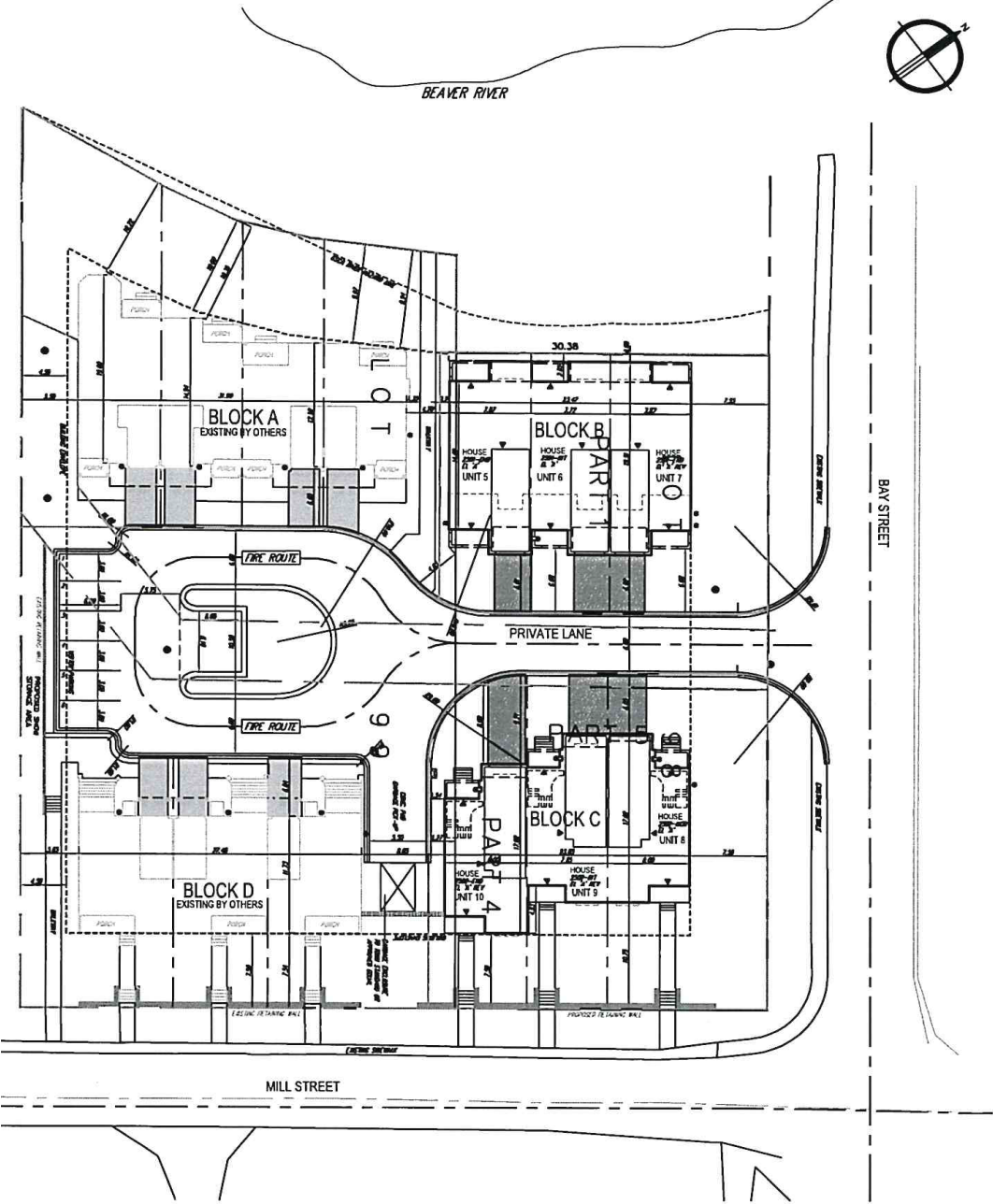
REAR-LOADED TOWN
3 STOREY
7.72m X 19.51m
TOTAL FLOOR AREA
±3208 SF

BLOCK C

7.85

17.02

REAR-LOADED TOWN
2 1/2 STOREY
7.85m X 17.02m
TOTAL FLOOR AREA
±2883 SF



LAST REVISED: DECEMBER 9, 2020