

Tax Roll#: 4242000018223000000



Notice of Public Hearing (Virtual)

Committee of Adjustment

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

Property Location: 41 Alice Street West

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

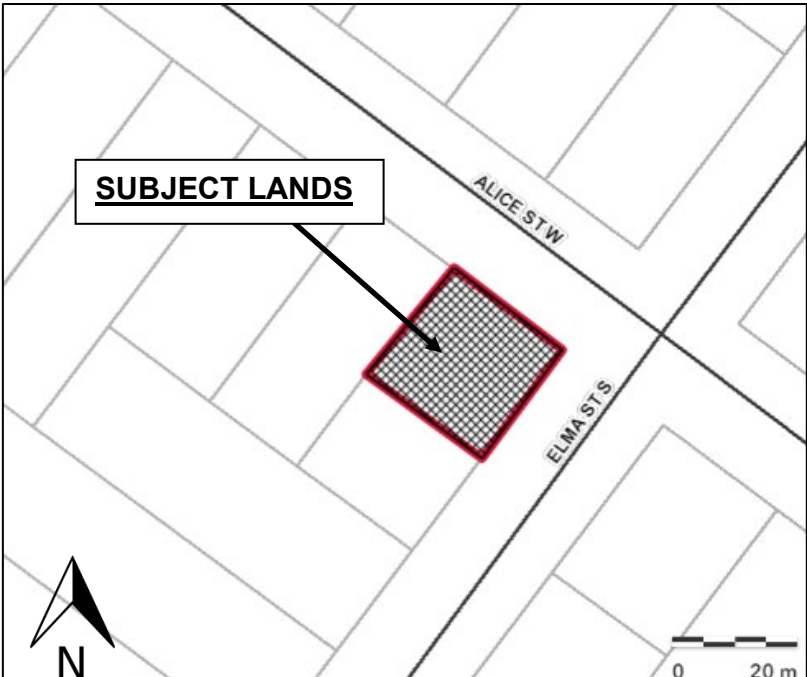
What is being proposed?

The purpose of this application is to consider a request for minor variance to the Residential One (R1-1) zone provisions of Zoning By-law 2018-65. The following variances are requested by the applicant:

- 1. Relief from Table 6.2.1 to permit a front yard setback of 3.29m, whereas a minimum setback of 7.5m is required;
- 2. Relief from Table 6.2.1 to permit an exterior side yard setback of 2.57, whereas a minimum of 5.0m is required; and
- 3. Relief from Table 6.2.1 to permit a minimum rear yard setback of 8.15m, whereas a minimum of 9.0m is required.

The effect of the application is to permit the construction of an addition to the existing single detached dwelling on the lands. It is noted that the existing deficient front yard and exterior side yard setbacks are proposed to be maintained in the development of the lot.

The legal description of the lands is Town Plot Park Part Lot 7, Alice W/S, Registered Plan 16R-396, Part 1.



This document can be made available in other accessible formats as soon as practicable upon request.

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 speak at a Virtual Public Meeting is required to pre-register on-line, and no later than **two (2) business days** in advance of the Meeting (no later than July 19, 2021 by 10am). The on-line registration form can be found at: https://www.thebluemountains.ca/info_form.cfm.

Information about virtual public meetings can be found at: <https://www.thebluemountains.ca/public-notices.cfm>.

For those without a computer, a dial-in number is available. Please contact Planning Services by calling 519.599.3131 ext. 263.

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.

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

GENERAL NOTES

1. ALL FOOTING FORMWORK ELEVATIONS AND SETBACKS ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER, OR A REGISTERED ONTARIO LAND SURVEYOR, PRIOR TO PLACING OF ANY CONCRETE.
2. ALL PAMMATER LEADERS TO BE DIRECTED TO SIDEWALK SWALES AND TO ROAD.
3. A 3.0m WIDE UNDISTURBED STRIP IS TO BE PROVIDED ALONG ALL BOUNDARIES WITH ADJACENT OWNERS.
4. ALL PERIMETER GRADES TO REMAIN AS EXISTING.

NOTE:

ALL EXISTING TREES, STRUCTURE AND COMPONENTS NOT INDICATED TO BE DEMOLISHED TO BE PROTECTED DURING CONSTRUCTION

ZONING INFORMATION AS PER:

COMPREHENSIVE ZONING BY-LAW #2018-65
MARCH 9, 2020
TOWN OF THE BLUE MOUNTAINS

SITE INSPIRATION TAKEN FROM:

PART LOT No. 2
SOUTH WEST SIDE OF ALICE STREET
TOWN OF THORNHURBY
PLAN 16R-396
DATED APRIL 16, 1974
R.W. JACKSON O.L.S.

SITE PLAN and BUILDING STATISTICS

1. ZONING	R1-1
2. LOT AREA	REQUIRED 550 m ² (MIN.)
3. LOT FRONTAGE	PROPOSED 550 m ² (MIN.)
4. LOT COVERAGE	30%
5. FRONT YARD SETBACK	7.5 m (MIN.)
6. REAR YARD SETBACK	9.0 m (MIN.)
7. INT. SIDE YARD SETBACK	2.0 m (MIN.)
8. EXT. SIDE YARD SETBACK	5.0 m (MIN.)
9. BUILDING HEIGHT	9.5 m (MAX.)

The site plan illustrates a rectangular lot divided into two parts. Part 1 is the larger section on the left, and Part 2 is on the right. The lot is bounded by Alice St W to the west and SE Angle Park Lot to the east. Setback lines are shown with dimensions: 7.5m front setback, 9.0m rear setback, 2.0m int. side setback, and 5.0m ext. side setback. Building dimensions are also indicated. A north arrow points towards the top left of the page.

A-003

DATE: APRIL 2021

TITLE: SITE PLAN

PROJECT: SINGLE FAMILY DWELLING | 2 STOREY WOOD FRAME | 3 BEDROOM | 2.5 BATH | 2,250 SF

CLIENT: ALICE + ELMA

ADDRESS: 41 ALICE STREET WEST
THORNHURBY ON N0H 2P0
TOWN OF THE BLUE MOUNTAINS

REVISION CHECKLIST

No.	DESCRIPTION	DATE	BY

STAMP & HAMMER

REGISTERED PROFESSIONAL ENGINEER
1200 GERRARD STREET EAST
SUITE 100
SCARBOROUGH, ONTARIO M1B 4C8
(416) 291-1111
www.stampandhammer.com