

Tax Roll#: 4242000006421340000



Notice of Public Hearing (Virtual)

Committee of Adjustment

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

Property Location: 102 Wensley Drive, Unit 34

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

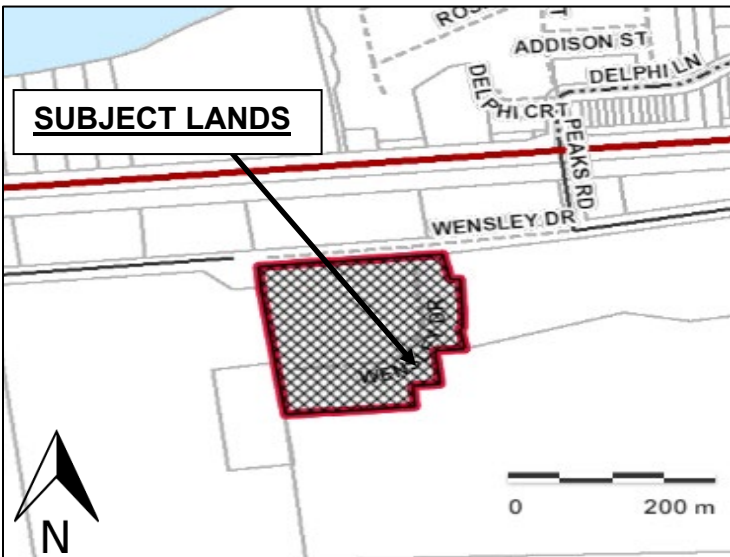
What is being proposed?

The purpose of this application is to consider a request for minor variance to the Residential One (R1-1) zone provisions. Variances are also requested to the “Decks” provisions of General Provision 4.12 and to the “Encroachments into Required Yards” provisions of General Provision 4.13 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 1.97m, whereas a minimum setback of 7.5m is required;
- 2. Relief from Table 6.2.1 to permit a minimum rear yard setback of 2.88m, whereas a minimum of 9.0m is required;
- 3. Relief from General Provision 4.12 to permit a maximum encroachment of 4.72m for a deck, whereas a maximum of 1.5m is permitted; and
- 4. Relief from General Provision 4.13 to permit a maximum encroachment of 6.24m for exterior steps, whereas a maximum of 1.5m is permitted.

The effect of the application is to permit the construction of an addition to the existing single detached dwelling on the lands, where the lot is an irregular shape.

The legal description of the lands is Grey Condominium Plan 28, Unit 34, Level 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

Site Plan Sketch

WENSLEY DRIVE
+194.59

PRIVATE DRIVEWAY

EXISTING GRAVEL DRIVEWAY

COVERED WOOD DECK
6.69 m

NEW 1-STOREY ADDITION

NEW 2-STOREY ADDITION

NEW COVERED WOOD DECK

NEW WOOD DECK

EXISTING TWO-STOREY DWELLING
NO. 34-102
F.F.E. = 198.49

EX. 1-STOREY SOLARIUM

EX. FRAME SHED

EX. FRAME BRIDGE

HOT TUB

REBUILT WOOD DECK

NEW WOOD POSTS

Setbacks:
FRONT SETBACK
SIDE SETBACK
REAR SETBACK

Elevations:
+196.54 (W1)
+196.89 (W2)
+197.88 (W3)
+198.87 (W4)
+194.05
+194.20
+194.84
+194.11
+196.56
+196.91 (E2)
+197.57
+197.80 (E3)
+198.05
+198.36
+198.15
+198.91 (E4)
+199.36
+199.56
+199.70
+199.84
+199.04

Dimensions:
8.50 m
6.54 m
14.17 m
24.03 m
5.55 m
1.66 m (EXIST.)
1.31 m
1.97 m
5.80 m
2.19 m
24.00 m
23.78 m (EXIST.)
8.71 m
5.49 m
4.64 m
36.54 m
2.76 m
3.15 m
2.88 m
6.15 m
4.28 m
9.38 m
8.97 m (EXIST.)
6.00 m
9.00 m
3.52 m

Angles:
N 88° 21' 30" W
N 12° 46' W
N 12° 27' E
N 7° 15' 30" W
N 86° 09' 20" E

Other Features:
TOE OF SLOPE
TOP OF SLOPE

Scale:
0 5 m 10 m 20 m

North Arrow:
N

'FINISHED GRADE' CALCULATION				
	POINT 1	POINT 2	POINT 3	POINT 4
WEST (W)	195.64	196.89	197.88	198.87
EAST (E)	195.28	196.91	197.50	198.91
			TOTAL	1577.88
FINISHED GRADE =			TOTAL / 8	197.24

ZONING: R1-1		LOT NO:		PLAN NO:		LOT AREA: 808.96 m ²		LOT FRONTAGE:		LOT DEPTH:	
DESCRIPTION		EXISTING	PROPOSED	%	REQUIRED	%	SETBACKS	EXISTING	PROPOSED	REQUIRED	
LOT COVERAGE ⁽¹⁾	DWELLING SHED	79.79 m ² 6.25 m ²	212.93 m ² 6.25 m ²				FRONT YARD	1.66 m	1.97 m	7.5 m	
	TOTAL	86.04 m ²	219.18 m ²	27.1	242.69 m ²	30	REAR YARD	8.97 m	2.88 m	9.0 m	
	FLOOR AREA ⁽²⁾	1ST FLOOR 2ND FLOOR	79.79 m ² 50.22 m ²	190.13 m ² 100.93 m ²				SIDE YARD (NORTH)	23.78 m	8.71 m	2.0 m
	TOTAL	130.01 m ²	291.06 m ²				SIDE YARD (SOUTH)	2.19 m	2.19 m	2.0 m	
(1) COVERAGE CALCULATION INCLUDES COVERED PORCHES/DECKS				NO. OF STOREYS			BUILDING HEIGHT	6.04 m	6.45 m	9.5 m	
(2) GROSS FLOOR AREA CALCULATION DOES NOT INCLUDE OPEN TO BELOW AREAS				MAX.	2.5	PROP.					

Scale: 1 : 200
2021-06-21 12:25:00 PM

SITE PLAN

PRIVATE RESIDENCE
102 WENSLEY DRIVE, UNIT 34, THE BLUE MOUNTAINS

FINE LINES DESIGN

Z02.1