

Tax Roll#: 4242 00002137170000



Notice of Public Hearing

Committee of Adjustment

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

Property Location: Lot 7, Plan 16M-86 (Courtland Street)

Public Meeting: July 20, 2022 at 1:00 PM Hybrid Format (In-Person AND Virtual/Online)

What is being proposed?

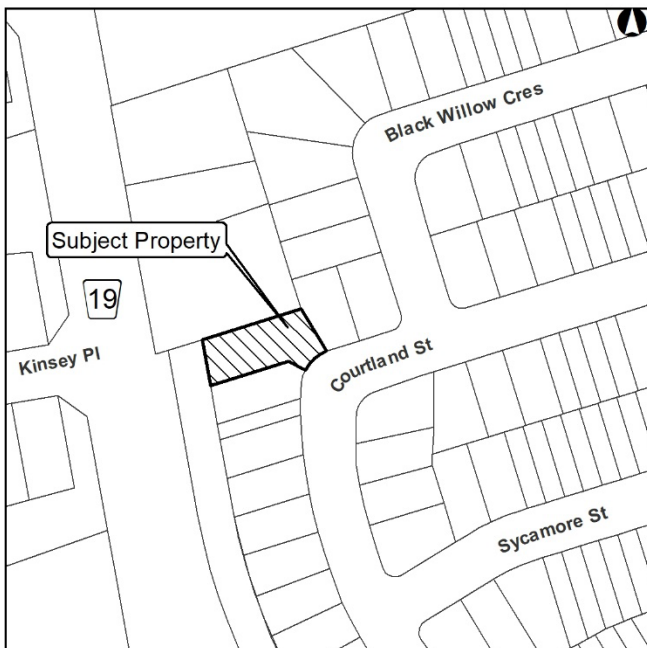
The purpose of this application is to consider a request for minor variance to the Residential One (R1-1) zone standards and general provision 4.12 of Zoning By-law 2018-65. The following variances are included in the request:

1. To permit a minimum rear yard setback of 4.0m for the proposed dwelling unit, whereas a minimum of 9.0m is required in the R1-3-62 zone; and
2. To allow an unenclosed deck to project a maximum of 6.0m into a required rear yard, whereas a maximum projection of 1.5m is permitted per General Provision 4.12.

The effect of the application is to permit the construction of a new single detached dwelling unit on an irregular shaped parcel of land and to permit an unenclosed deck to be setback 3.0m from a rear lot line.

The legal description of the subject lands is Lot 7, Plan 16M-86.

Key Map



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!

Written Comments – You are encouraged to provide your comments or questions in writing using email or regular letter mail to the Secretary Treasurer. Written comments received before the meeting will be read by the Secretary Treasurer at the Public Meeting for the benefit of everyone in attendance and will be included in the record of the Public Meeting.

Comments can be faxed to 519-599-7723, or emailed: 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 business days in advance of the Public Meeting, by July 15, 2022.

Anyone wishing to provide their verbal comments in person at the Public Meeting, can attend the Town Hall, Council Chamber. Those providing their comments in person, 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 by contacting 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. 307
Toll Free: (888) 258-6867
Fax: 519-599-7723
Email: secretarytreasurer@thebluemountains.ca

Questions? Ask the Planner!

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

Applicant's Site Plan Sketch

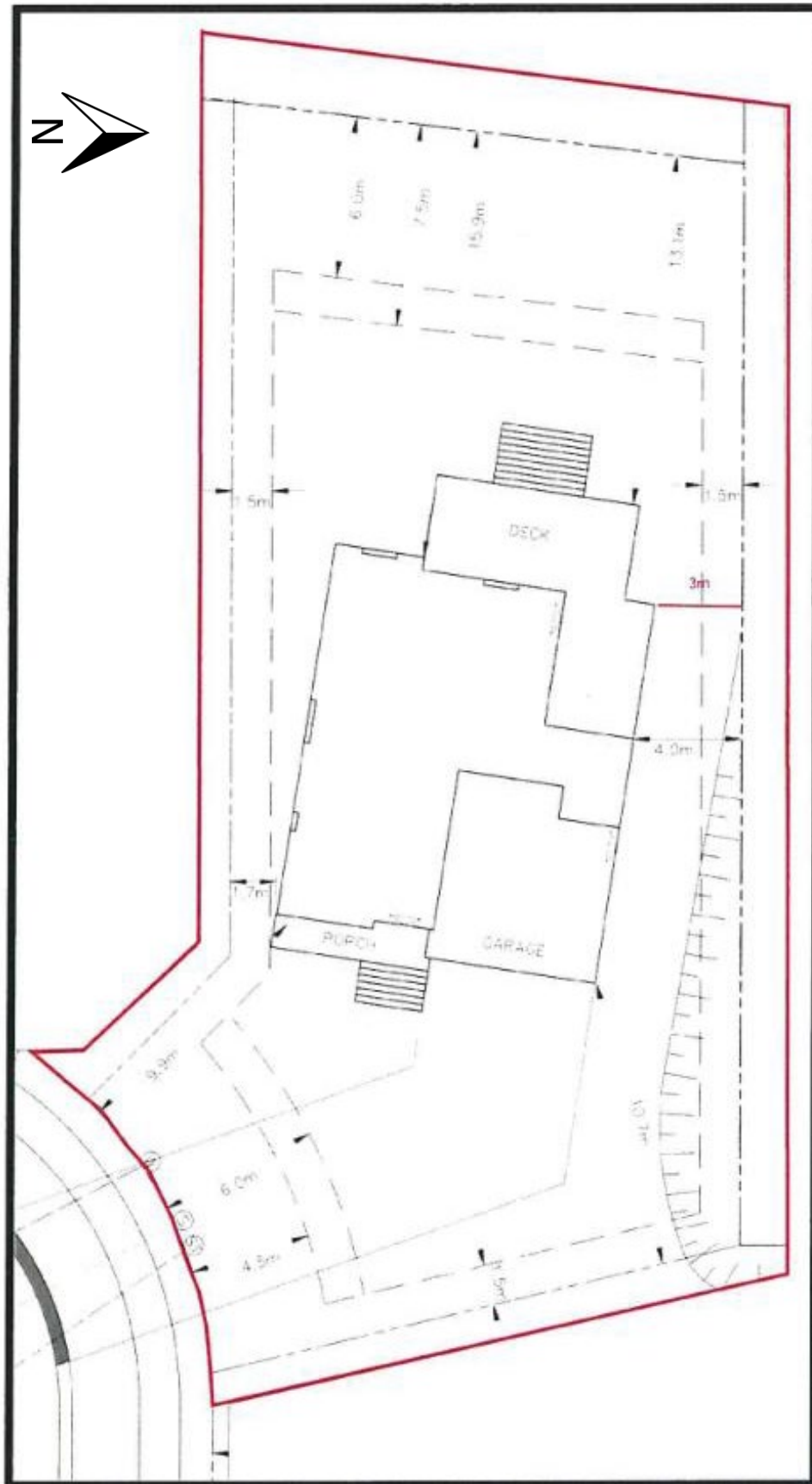


Fig 5: Lot 7 Plot Plan

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.