

Tax Roll#: 4242000006416110000



# Notice of Public Hearing

## Committee of Adjustment

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

**Property Location: 104 Camperdown Court**

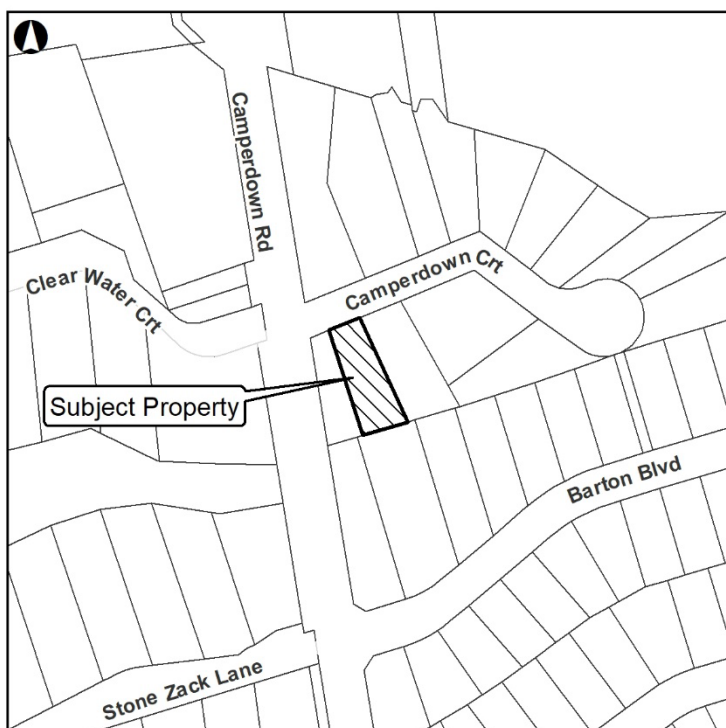
**Public Meeting: November 16, 2022 at 1:00 PM**  
**Virtual Hearing via Microsoft Teams & In-person**

### What is being proposed?

The purpose of this application is to consider a request for minor variance to General Provision 6.2 *Residential Zone Standards* of Zoning By-law 2018-65. The Owner is seeking a minor variance to the minimum side yard setback requirement in order to permit a proposed 79.8 square metre 2-storey garage addition to the existing dwelling to be located 2 metres from the westerly interior side lot line. It is noted that the required interior side yard setback is 5 metres.

The effect of the application is to permit a minimum side yard setback of 2 metres for the construction of a garage addition, whereas Section 6.2 *Residential Zone Standards* of Zoning By-law 2018-65 requires a minimum side yard setback of 5 metres.

The legal description of the subject lands is Registered Plan 1034, Lot 12.



### What happens at the Public Hearing?

The public hearing 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](mailto: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 November 11, 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. 306  
 Toll Free: (888) 258-6867  
 Fax: 519-599-7723  
 Email: [secretarytreasurer@thebluemountains.ca](mailto:secretarytreasurer@thebluemountains.ca)

Carter Triana, Planner  
Phone: (519) 599-3131 ext. 262 or  
Toll Free (888) 258-6867  
Email: [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

<b>SITE PLAN</b>						
SCALE:	1" = 300'					
MINOR VARIANCE REQUESTED FOR WEST SIDE YARD						
ZONE INFORMATION AS PER ZONING BY LAW #2013-45						
R1-4	<b>STANDARD</b>	<b>REQUIRE</b>	<b>PROVIDED</b>			
FRONT YARD:	5m	10.45m				
REAR YARD:	5m	17.29m				
EAST SIDE YARD:	5m	EXISTING 3.07m				
WEST SIDE YARD:	5m	2m				
MAX LOT COVERAGE:	20%	14%				
BUILDING HEIGHT (MAX.):	9.5m	6.02m				
<b>SITE INFORMATION</b>						
BUILDING AREA	133.9 m <sup>2</sup>	8%				
EXISTING DWELLING UNIT	7.4 m <sup>2</sup>	1%				
PROPOSED DWELLING UNIT	79.6 m <sup>2</sup>	9%				
LANDSCAPING	211.1 m <sup>2</sup>	14%				
DRIVEWAY	224.2 m <sup>2</sup>	14%				
GRASS	1083.8 m <sup>2</sup>	73%				
	1327.3 m <sup>2</sup>	86%				
SURVEY SITE AREA:	1479 m <sup>2</sup>	100%				

**COULTER DAWE**  
AND ASSOCIATES  
CUSTOM BUILDER  
WWW.FULLTERRACE.COM

<b>SITE PLAN</b>	
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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.