

Tax Roll #: 424200001101700



Notice of Public Hearing

Committee of Adjustment

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

Property Location: 147 Hoover Lane

Public Meeting: July 17, 2024 at 1:00pm
Virtual Hearing via Microsoft Teams & In-person

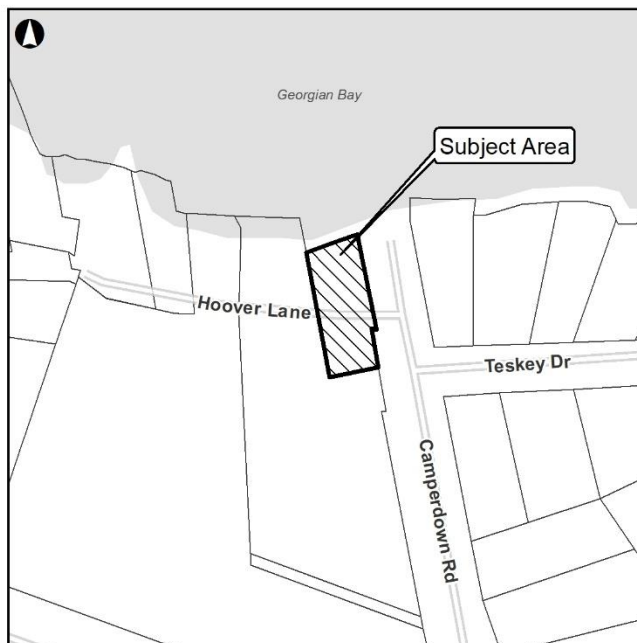
What is being proposed?

The purpose of this application is to request a minor variance to Sections 4.13 and 6.2 of the Zoning By-law to permit:

1. A covered patio to be located 2.1 metres from the front lot line, whereas 6.0 metres is required; and
2. An attached garage to be located 3.01 metres from the front lot line, whereas 7.5 metres is required.

The effect of this application is to permit the construction of a new single detached dwelling, an associated covered patio, and an attached garage with an additional residential unit (ARU) above. A minor variance application to permit reduced rear and front yard setbacks was previously approved in April 2024 (A16-2024). As part of the same application, minor variance requests to permit the construction of a detached ARU were refused due to nonconformity with policies of the Niagara Escarpment Plan.

The legal description of the subject lands is Concession 7 Part Lot 27 and RP 16R8415 Part 3.



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. Written comments received before 9:00am on July 15, 2024 will be read aloud at the Public Meeting. Comments received after this deadline will not be read aloud but all comments will be circulated to Staff and the Committee. To ensure enough time for circulation and review of your comments, please submit them prior to the day of the 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 1:00pm on July 12, 2024.

Anyone wishing to provide their verbal comments in person at the Public Meeting, can attend at Town Hall Council Chambers without pre-registration and 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 during regular office hours in 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.263
Toll Free: (888) 258-6867
Fax: 519-599-7723
Email: secretarytreasurer@thebluemountains.ca

Questions? Ask the Planner!

Phone: (519) 599-3131 ext. 263
Toll Free (888) 258-6867
Email: planning@thebluemountains.ca

