



Notice of Public Meeting

Committee of Adjustment

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

Property Location: 58 Bruce Street South

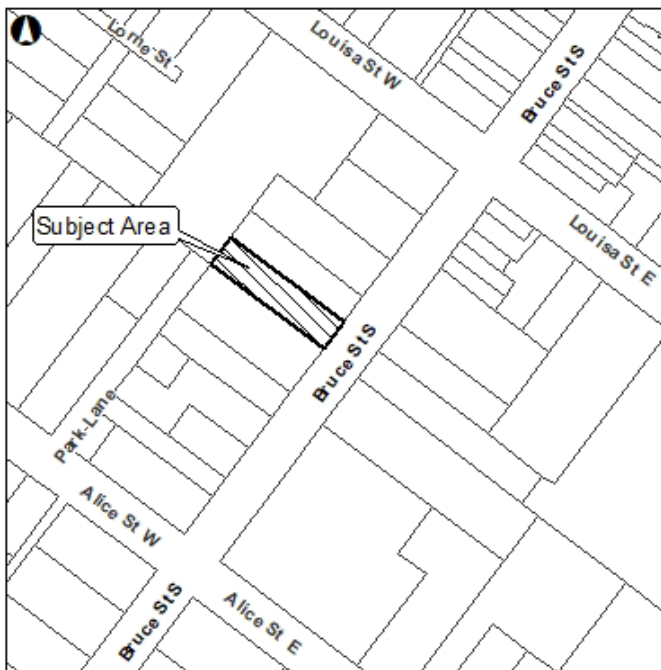
Public Meeting: August 21, 2024 at 1:00pm
Town Council Chambers and
Virtual Hearing via Microsoft
Teams

What is being proposed?

The purpose of this application is to convert an existing 139.97 m² two (2) storey detached garage into an accessory residential unit. Internal renovations are proposed. No changes to the exterior. Variances are required as the existing structure is larger, taller and located closer to an interior side yard setback.

The effect of this application is to request a minor variance from Sections 4.1.2 (a), 4.1.3 (b) and Table 6.2.1 of the Zoning By-law to permit:

1. An increase to the maximum gross floor area from 100 m² to 140 m²;
2. An increase to the maximum building height from 5m to 7.16m; and
3. A reduction to the interior side yard setback from 2m to 1.56m



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 August 19, 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 August 16, 2024.

Anyone wishing to provide their verbal comments in person at the Public Meeting, can attend at Town Hall Council Chambers without pre-registration.

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.219
Toll Free: (888) 258-6867
Fax: 519-599-7723
Email: secretarytreasurer@thebluemountains.ca

Questions? Ask the Planner!

Manuel Rivera, Planner I
Phone: (519) 599-3131 ext. 308
Toll Free (888) 258-6867
Email: planning@thebluemountains.ca

Proposed Site Plan

SITE INFORMATION			
LOT AREA	10,164.54 sqft.		944.32 m ²
LOT ZONING	ZONED: R1-1	ARU ZONING	PROPOSED CONDITIONS
SETBACKS	FRONT	24'-7 1/4" (7.5m)	N/A
	REAR	29'-6 1/4" (9.0m)	12'-0 7/8" (3.68m)
	INTERIOR	6'-6 3/4" (2.0m)	5'-1 1/2" (1.58m)
MAX. BLDG. HEIGHT	EXTERIOR	16'-4 7/8" (5.0m)	N/A
		31'-2" (9.5m)	23'-5 7/8" (7.16m)
LOT COVERAGE	30%	+5% PER ARU	18.50%
PARKING REQUIREMENTS	2 PARKING SPACES	1 PARKING SPACE (per unit)	4 PARKING SPACES
GROSS FLOOR AREA	N/A	1,076.39sqft (100m ²)	1,442.00sqft (133.97m ²)



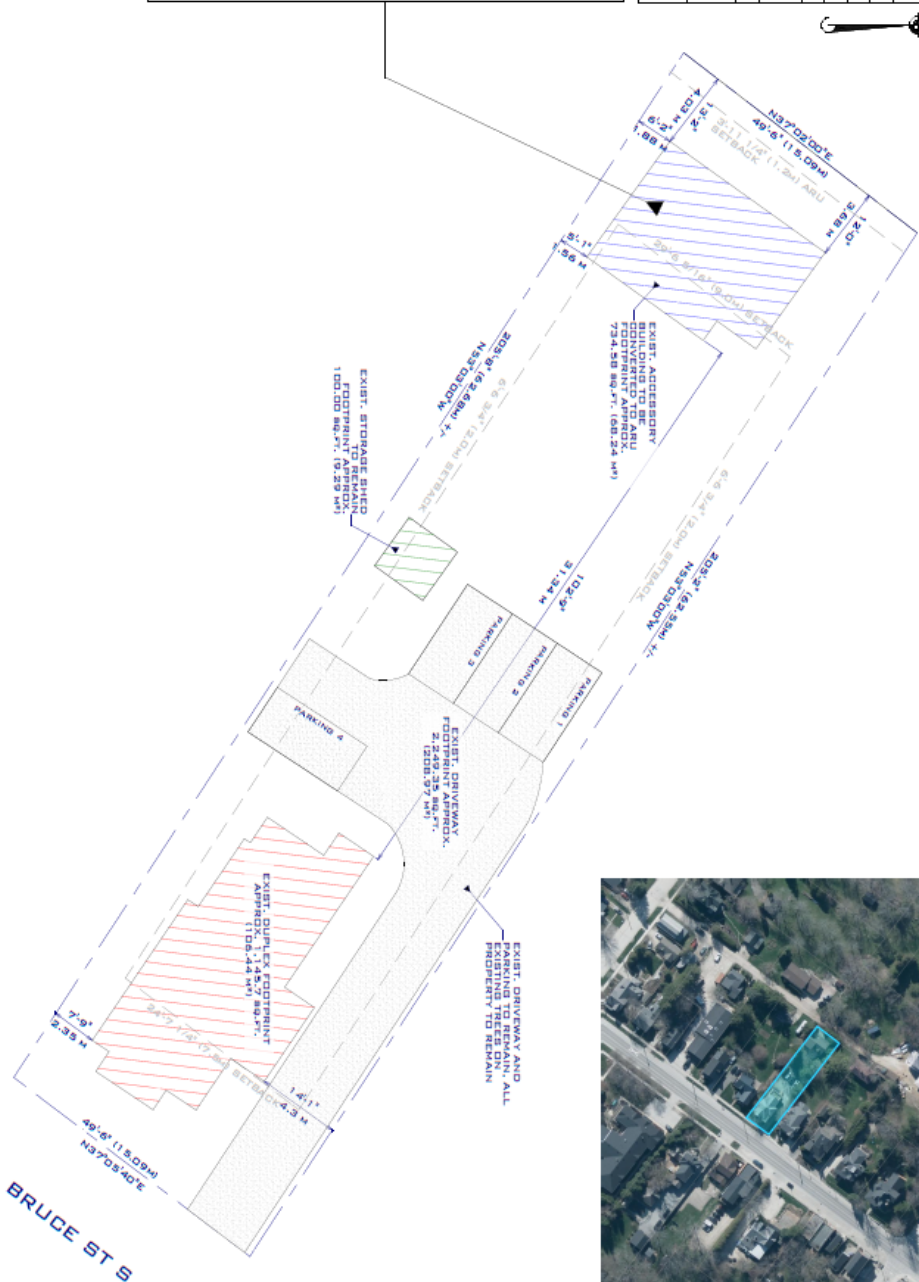
EXTERIOR PHOTOS OF EXISTING DETACHED GARAGE
 NO BUILDING FOOTPRINT TO BE ADDED TO CONVERT BUILDING TO ONE ADDITIONAL RESIDENTIAL UNIT (ARU)



PROJECT: 58 BRUCE ST S
 ARU RENOVATION

DATE: JULY 23, 2024

A-1



SITE 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.