

Tax Roll #: 424200001814101



Notice of Public Hearing

Committee of Adjustment

Application for a Minor Variance to Zoning By-law 10-77

Property Location: Beaver St. S and 10th Line, Thornbury

**Public Meeting: October 22, 2025 at 1:00pm
Virtual Hearing via Microsoft Teams & In-person**

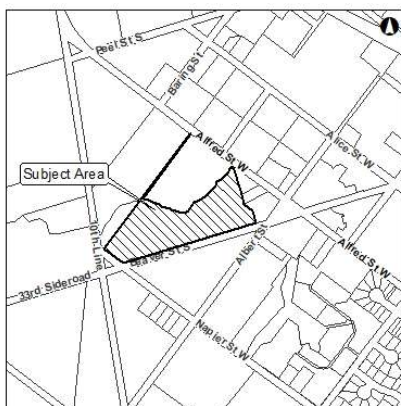
What is being proposed?

The purpose of this application is to construct a 1,600 m² single detached dwelling, with a proposed height of 11 metres, which will include an indoor tennis court as part of the residence. The proposal also includes two (2) detached accessory apartments, each 120 m² in size, 5.5 m in height, and containing three (3) bedrooms. One of the accessory apartments is proposed to be located up to 90 m from the primary dwelling while the other is situated within that distance.

The effect of this application is to request a minor variance from Sections 6.3 (a), 6.20, 6.20 (b) (iii), 6.20 (b) (vi) and 6.20 (b)(vii) of the Zoning by-law:

1. Increase the maximum permitted height of the primary dwelling to 11 m, whereas Section 6.3(a) permits a maximum of 10.5 m.
2. Permit two (2) detached accessory apartments, whereas Section 6.20 permits a maximum of one (1) in the Development 'D' zone.
3. Increase the maximum number of bedrooms per accessory apartment to three (3), whereas Section 6.20(b)(iii) permits a maximum of two (2) bedrooms.
4. Permit the accessory apartments to be located 90 metres from the primary dwelling, whereas Section 6.20(b)(vi) permits a maximum distance of 50 m.
5. Increase the maximum permitted height of the accessory apartments to 5.5 m, whereas Section 6.20(b)(vii) permits a maximum of 4.5 m.

The legal description of the subject lands is TOWN PLOT PARK PT LOT 13 TO PT LOT 15 ALFRED PARK PT LOT 15 NAPIER RP 16R503 PART 3 LESS PARK OF PT LT 13 RP16R 2744



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 October 20, 2025 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 five days in advance of the Public Meeting, by October 17, 2025.

Anyone wishing to provide their verbal comments in person at the Public Meeting, can attend at Town Hall Council Chambers 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:

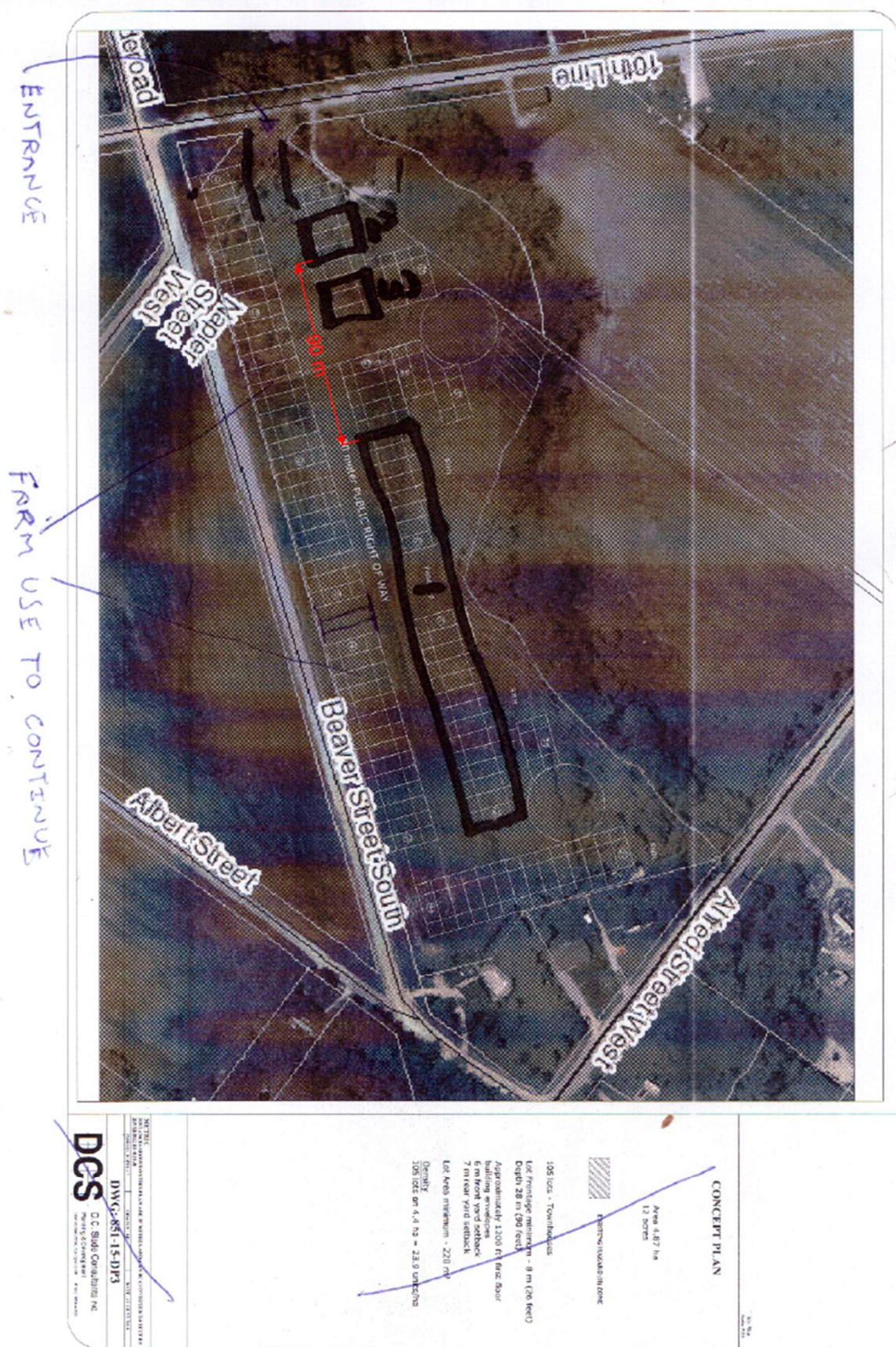
Secretary-Treasurer,
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H 2P0
Phone: (519) 599-3131 ext.263
Toll Free: (888) 258-6867
Fax: 519-599-7723
Email:

secretarytreasurer@thebluemountains.ca

Questions? Ask the Planner!

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

Applicant's Site Plan Sketch



1 - BUILDING 2 - SRU#1 3 - SRU#2
SITE PLAN - BUILDING LOCATIONS - LAMPERSTADTER 2025

ENTRANCE
FARM USE TO CONTINUE

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.