



The Corporation of the Town of The Blue Mountains Committee of Adjustment NOTICE OF HEARING

TAKE NOTICE THAT a Hearing will be held on:

DATE: **Wednesday, June 17, 2015**
TIME: **4:00 p.m.**
LOCATION: **Town Hall – Council Chambers
32 Mill Street, Thornbury**
OWNER/APPLICANT: **Paul Bernardo and Kim Kugler**

to consider an Application for Minor Variance **No. A05-2015**, being an application for variance to Zoning By-law No. 83-40, as amended.

The purpose of this variance is to consider a request by the Owner to construct an accessory use detached garage that would be within the front yard of the existing single detached residential dwelling and to connect the proposed detached garage to the existing single detached dwelling with a breezeway (covered walkway) on the subject property.

The effect of this variance is to permit the construction of a maximum 48.5 square metre foot print area one storey accessory use detached garage to be a minimum distance of 26.8 metres from the front lot line; and to permit a maximum 2.3 metre long breezeway connection between the proposed accessory use detached garage and the existing single detached residential dwelling on the subject property. It should be noted that the lands are zoned Residential Third Density (R3) in the former Township of Collingwood Zoning By-law No. 83-40. Section 5.2(iii) of the By-law requires accessory uses, buildings and structures to be located no closer to the street than the main building (the dwelling), noting that the existing dwelling has a front yard setback of 27.4 metres; and Section 5.2(viii) requires accessory buildings or structures not to be attached to the main building in any way.

The land affected by this application is described as Lot 34, Plan 560; (226 Sunset Boulevard); as shown on the Key Map below.

Additional information relating to the proposed minor variance is available for inspection, including copies of this Notice of Hearing, during regular office hours in the Planning Services Division of the Planning & Development Services Department at Town Hall, at the address below, or contacting the Planning Division directly through Planner, Bryan Pearce, HBA, CPT, MCIP, RPP at extension 269 or via email bpearce@thebluemountains.ca or alternatively the undersigned.

Lori Carscadden, Secretary-Treasurer, Committee of Adjustment
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Dated: June 04, 2015

