

**Town of The Blue Mountains
Committee of Adjustment
NOTICE OF HEARING**



TAKE NOTICE THAT a Hearing will be held on:

DATE:	Wednesday, April 22, 2009
TIME:	6:00 p.m.
LOCATION:	Beaver Valley Community Centre -Small Hall 81 Victoria Street South, Thornbury
OWNER/APPLICANT:	Caron Gall
AGENT:	Rob Armstrong, Travis & Associates Inc.

to consider application **No. A07-2009** for variance to By-law No. 10-77

The purpose of this variance is to consider a request by the applicant to construct a single detached dwelling to be located within the rear yard setback and exterior side yard setback on the subject property, with a proposed rear yard encroachment of an unenclosed deck and two enclosed decks off the rear of the proposed dwelling.

The effect of this variance is to permit a single detached dwelling to be located a minimum distance of 6.0 metres from the rear lot line and a minimum distance of 4.5 metres from the westerly exterior side lot line; to permit a maximum 27.0 square metre unenclosed deck to be located a minimum distance of 1.5 metres from the rear lot line; to permit a maximum 27.7 square metre enclosed deck to be located a minimum distance of 3.5 metres from the rear lot line; and to permit a maximum 5.6 square metre enclosed deck to be located a minimum distance of 5.4 metres from the rear lot line. It should be noted that the lands are zoned Residential R2 in the former Town of Thornbury Zoning By-law No. 10-77 and that Section 9.2(f) requires a minimum rear yard setback of 10.0 metres; and that Section 9.2(e)(ii) requires a minimum exterior side yard setback of 7.5 metres. It should also be noted that section 6.17 permits front and rear yard encroachments for decks up to a maximum distance of 1.5 metres.

The land affected by this application is described as Lot 20, Plan 395; (158 Bay Street); as shown on the attached map.

Additional information relating to the proposed minor variance is available for inspection, including copies of this Notice of Hearing, at the Planning Division of Planning & Building Services Department; 26 Bridge Street East, Thornbury, Ontario; Monday to Friday between 8:30 a.m. and 4:30 p.m.

Lori Carscadden
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Committee of Adjustment
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Dated: April 9, 2009

