



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: **Tuesday, July 15, 2014**
TIME: **4:00 p.m.**
LOCATION: **Town Hall – Council Chambers
32 Mill Street, Thornbury**
OWNER: **Grant Campbell**
APPLICANT/AGENT: **Krystin Rennie, MAES, MCIP, RPP and
Peter Tollefsen, MCIP, RPP of Georgian Planning Solutions**

to consider an Application for Minor Variance **No. A11-2014**, being an application for variance to Zoning By-law No. 10-77, as amended.

The purpose of this variance is to consider a request by the Owner to recognize the existing two-storey main building, consisting of a commercial use day spa on the main and second floors, that would be beyond the maximum front yard setback. The Owner has also requested relief to reduce the minimum planting strip width for landscaping along the westerly lot line due to the adjacent residential use to the west; to reduce the minimum setback requirements for the existing driveway access from the westerly side lot line and to reduce the minimum width for the existing driveway to access the loading space; and to recognize the existing accessory use detached barn/shed that is within the rear yard setback which exceeds the maximum accessory use lot coverage requirements.

The effect of this variance is to permit the existing two-storey main building to be located a maximum distance of 9.9 metres from the front lot line; to permit the reduction of the minimum planting strip width for landscaping to 0 metres along the westerly interior side lot line; to permit the reduction of the minimum setback requirements for driveway access to 0 metres along the westerly interior side lot line and to reduce the minimum width for the existing driveway to access the loading space to 3.3 metres; and to permit the existing accessory use detached barn/shed to be located a minimum distance of 0.1 metres from the rear lot line and a maximum accessory use lot coverage of 5.5%. It is noted that the lands are zoned General Commercial C2 pursuant to the (former) Town of Thornbury Zoning By-law No. 10-77, as amended. Section 15.2(e)(ii) requires a minimum of 50% of the main wall opposite King Street East shall be located no closer than 1.0 metre and no greater than 6.0 metres from the front lot line; Section 6.5(b) requires a minimum 3.0 metre wide planting strip for landscaping of a non-residential use when the interior side lot line or rear lot line abuts a residential use or undeveloped land in a Residential Zone; Section 6.9(d)(viii) requires that no driveway shall be established closer than 1.2 metres to a side lot line for driveway access; Section 6.6(d) requires that access to loading space shall be by means of a driveway at least 6.0 metres wide; Section 6.1(vi) requires that accessory uses, buildings and structures shall not be built closer than 1.2 metres to a rear lot line; and Section 6.1(ix) requires that accessory uses, buildings and structures shall not exceed 5% of the lot area.

The land affected by this application is described as Lot 124, Plan 1023; Part 1, RP 16R-1816; (69 King Street East); 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 & Building 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
Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H 2P0
Tel: 888-258-6867 or 519-599-3131 ext.263
Fax: 519-599-7723
E-mail: committeeofadjustment@thebluemountains.ca

Dated: July 04, 2014

