

Tax Roll#: 4242 000018104800000



# Notice of Public Hearing

## Committee of Adjustment

### Application for a Minor Variance to the Town of Thornbury Zoning By-law 10-77

**Property Location: 10 Limestone Lane**

**Public Meeting: April 18, 2018 at 4:00 PM  
Town Hall, Council Chambers  
32 Mill Street, Thornbury, ON**

### What is being proposed?

The proposed variance seeks relief from the front yard setback and lot coverage requirements of the Residential R2 exception (R2-36) zone of the Town of Thornbury Zoning By-law 10-77.

The purpose and effect of the proposed variances is to permit the construction of a single detached dwelling on the subject lands. The property has an irregular front lot line created by the cul-de-sac of Limestone lane and as such the following variances are requested to facilitate the proposed site development:

- To permit a minimum front yard setback of 6.1m, whereas the R2-36 zone requires a minimum of 7.5m; and
- To permit a maximum lot coverage of 36.5%, whereas a maximum of 35% is permitted for interior lots in the R2-36 zone.

The legal description of this property is Lot 6, Plan 1159.



### 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!

### 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:

Lori Carscadden  
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

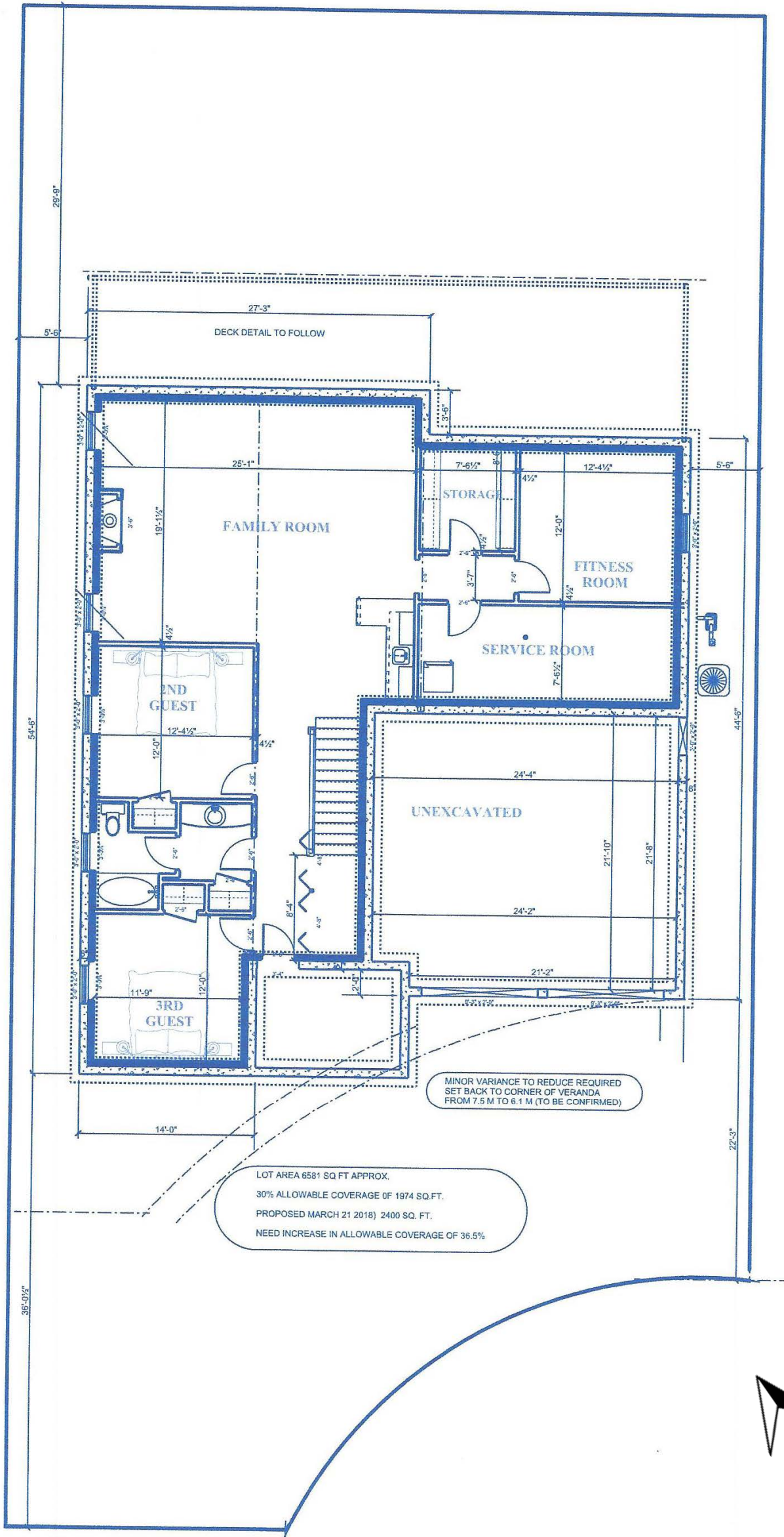
### A note about information you may submit to the Town:

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. This information may be posted on the Town's website, and/or made available to the public upon request.

### Questions? Ask the Planner!

Travis Sandberg, Planner I  
Phone: (519) 599-3131 ext. 283  
Email: [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

# Applicant's Site Plan Sketch



MINOR VARIANCE TO REDUCE REQUIRED SET BACK TO CORNER OF VERANDA FROM 7.5 M TO 6.1 M (TO BE CONFIRMED)

LOT AREA 6581 SQ FT APPROX.  
 30% ALLOWABLE COVERAGE OF 1974 SQ.FT.  
 PROPOSED MARCH 21 2018) 2400 SQ. FT.  
 NEED INCREASE IN ALLOWABLE COVERAGE OF 36.5%