Town of The Blue Mountains
Committee of Adjustment
NOTICE OF HEARING

TAKE NOTICE THAT a Hearing will be held on:

DATE:	**Thursday, November 27, 2008**
TIME:	**6:00 p.m.**
LOCATION:	**Beaver Valley Community Centre -Small Hall** **81 Victoria Street South, Thornbury**
APPLICANT:	**Janet Findlay**

to consider application **No. A17-2008** for variance to By-law No. 83-40

The purpose of this variance is to consider a request by the applicant to connect the proposed single detached dwelling to a detached garage with a breezeway. The proposed detached garage would exceed maximum height requirements and be located closer to the street than the main dwelling on the subject property. The proposed breezeway would connect the dwelling to a carport which then connects to the detached garage on the subject property.

The effect of this variance is to permit a maximum 65 square metre detached garage including carport with a maximum height of 5.4 metres to be located a minimum distance of 21.0 metres from the front lot line and to be connected with a breezeway to the proposed single detached dwelling. It should be noted that the lands are zoned Residential (R3-211) in the former Township of Collingwood Zoning By-law No. 83-40; and that:

a) Section 5.2(iii) of the By-Law requires accessory buildings and structures to be located no closer to the street than the main building;
b) Section 5.2(v) requires accessory buildings and structures to have a maximum height of 4.5 metres in residential zones;
c) Section 5.2(vii) requires accessory buildings and structures to have a 2.0 metre separation from the main building; and
d) 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 15, Plan 16M-18; (320 Sunset Boulevard); 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 Development Services Office; 26 Bridge Street East, Thornbury, Ontario; Monday to Friday between 8:30 a.m. and 4:30 p.m.

Lori Carscadden
Secretary-Treasurer
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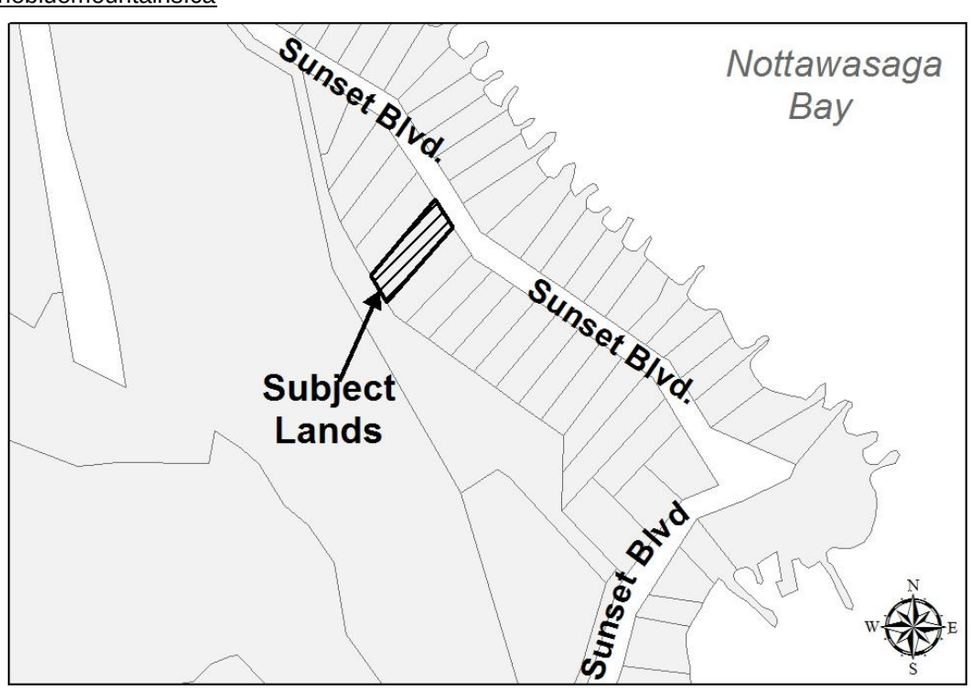
Dated: November 14, 2008