

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



TAKE NOTICE THAT a Hearing will be held on:

DATE: **Thursday, December 17, 2009**
 TIME: **6:00 p.m.**
 LOCATION: **L. E. Shore Memorial Library
183 Bruce Street South, Thornbury**
 OWNER/APPLICANT: **Mark and Gail Carlin**

to consider application **No. A17-2009** 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 off the north face of the proposed dwelling and a proposed exterior side yard encroachment of a covered patio off a portion of the east face of the proposed dwelling. It should be noted that the applicant would be demolishing the existing single detached dwelling prior to constructing the proposed new single detached dwelling.

The effect of this variance is to permit a maximum 160 square metre single detached dwelling to be located a minimum distance of 8.6 metres from the rear lot line and a minimum distance of 4.5 metres from the easterly exterior side lot line; to permit a maximum 44.6 square metre unenclosed deck to be located a minimum distance of 5.1 metres from the rear lot line; and to permit a maximum 6.8 square metre covered patio to be located a minimum distance of 2.6 metres from the easterly exterior side 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 unenclosed decks and covered patios up to a maximum distance of 1.5 metres.

The land affected by this application is described as Lot 19, Plan 395; (152 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
 Secretary-Treasurer
 Committee of Adjustment
 26 Bridge Street East
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Dated: December 4, 2009

