

File# A04/2018 (McLeod)

Date of this Notice: March 2, 2018

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Notice of Public Hearing

Committee of Adjustment

Application for a Minor Variance to the Township of Collingwood Zoning By-law # 83-40

Property Location: 516520 7th Line

Public Meeting: March 28, 2018 at 4:00 PM.
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON

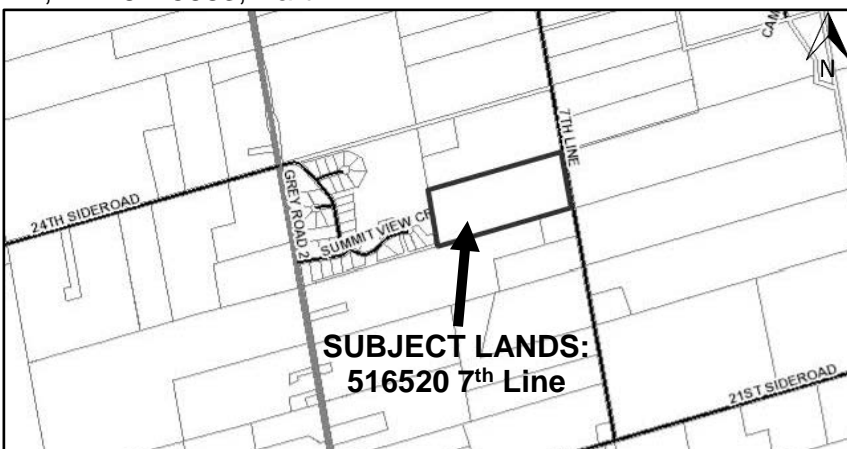
What is being proposed?

The proposed variance seeks relief from the maximum height provisions of the Township of Collingwood Zoning By-law 83-40, which permits a maximum height of 11.0m for all buildings and structures, and a maximum height of 9.5m in the General Rural (A1) zone.

The purpose and effect of the proposal is to permit the construction of a 14.5m tall observation tower on the subject lands, proposed as part of a future addition to the existing detached farm dwelling. The following variances are included in this request:

- Maximum height of 14.5m for a building or structure, whereas Section 5.7(a) of the By-law permits a maximum of 11.0m for all buildings and structures;
- Maximum height of 14.5m for a detached dwelling, whereas Section 8.3(a) of the By-law permits a maximum of 2.5 storeys (9.5m) in the A1 zone; and
- A minimum lot area of 19.3ha to recognize an existing condition, whereas Section 8.2(a) of the By-law requires a minimum of 20ha in the A1 zone.

The legal description of this property is Concession 8, Part Lot 24, RP16R-5683, Part 1.



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

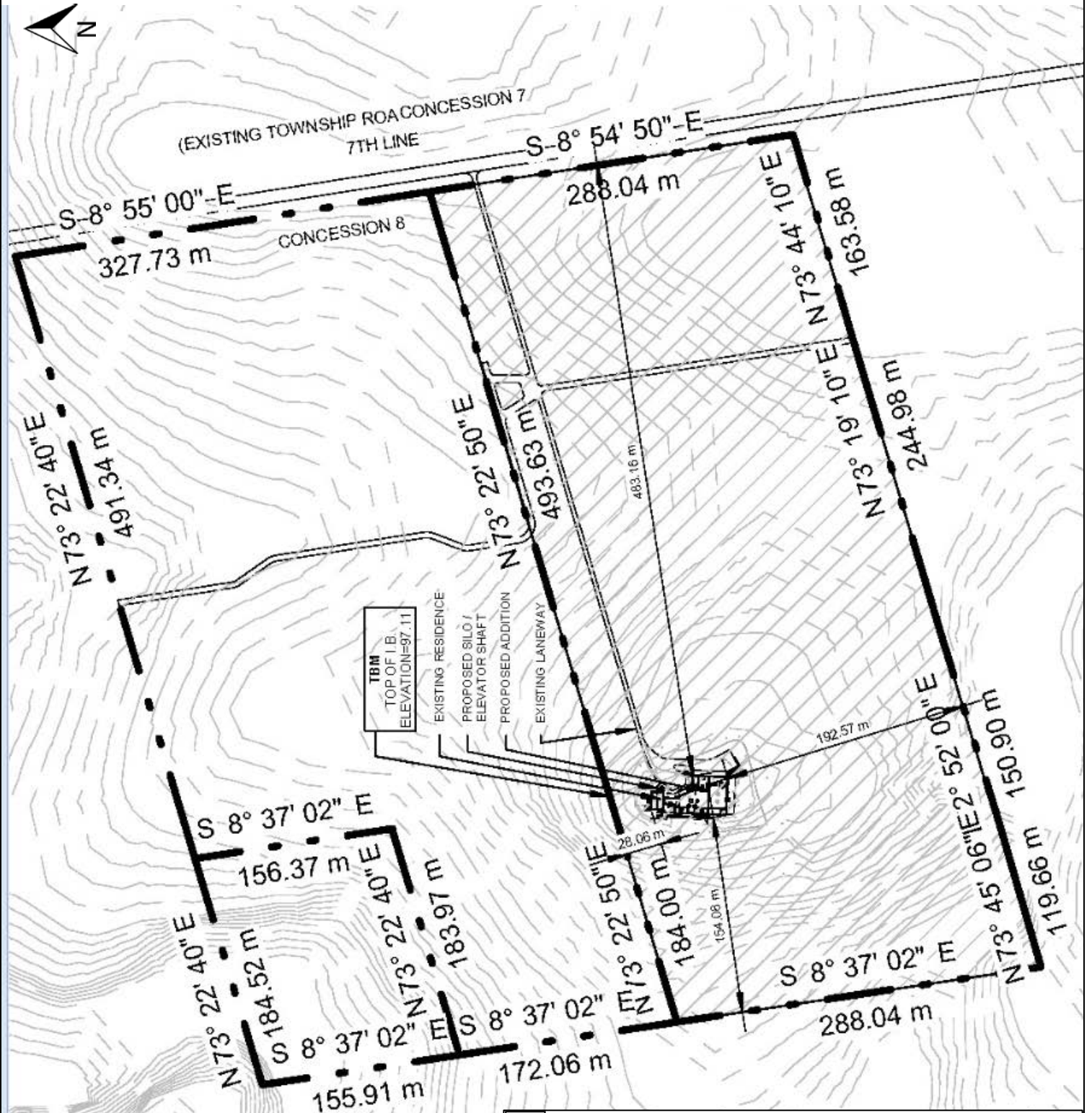
A note about information you may submit to the Town:

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
Phone: (519) 599-3131 ext 283 or
Toll Free (888) 258-6867
Email: planning@thebluemountains.ca

APPLICANTS SITE PLAN



ZONING

TOWNSHIP OF COLLINGWOOD ZONING BY LAW NO. 83.40, SECTION 8:

ZONING DESIGNATION	GENERAL RURAL (A1)	REQUIRED/PERMITTED	PROVIDED
LOT AREA (MIN)	20ha	19.5ha, [193,045.98sq.m]	288.04m
LOT FRONTAGE	150m	30m, 50m (for agricultural bldg.)	483.16m
FRONT YARD SETBACK	8m, 25m (if abuts public street)	8m, 25m (if abuts public street)	28.06m, 192.57m
INTERIOR SIDE YARD SETBACK	8m, 25m (if abuts public street)	N/A	N/A
EXTERIOR SIDE YARD SETBACK	15m	15m	154.08m
REAR YARD SETBACK	--	10% max	--
LANDSCAPING	10% max	0.59% (New + Existing)	1136.11 sq.m (New + Existing)
LOT COVERAGE (MAX)	100 sq.m (2-2.5 Storey)	100 sq.m (2-2.5 Storey)	1 1/2 Storey (New)
DWELLING UNIT FLOOR AREA (MIN)	2.5 Storey	2.5 Storey	2 1/2 Storey (Existing)
HEIGHT OF MAIN BUILDING (MAX)			
ACCESSORY BUILDING:			
HEIGHT	5m max.		--
SIDE YARD	0.6m		--
REAR YARD	0.6m		--

*MINOR VARIANCE APPLICATION SUBMITTED REQUESTING HEIGHT RESTRICTION RELIEF FOR PROPOSED OBSERVATION TOWER

