

Tax Roll#: 4242 000003324040000



# Notice of Public Hearing

## Committee of Adjustment

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

Property Location: 187 Arlberg Crescent (Tyrolean Village Area)

Public Meeting: May 16, 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 setback provisions of the *Residential Second Density* (R2) zone of the Former Township of Collingwood Zoning By-law 83-40.

The purpose and effect of the proposed variance is to recognize the location and setbacks of the existing single detached dwelling on the lands to ensure compliance following the completion of a proposed severance (municipal file no. B05-2018). As a result of the new lot creation, the frontage of the subject lands will change from Birch View Trail to Arlberg Crescent, rendering the existing interior side yard setback to the northern property line non-compliant to the required 9.0m rear yard setback.

As such, the owner has applied to the Committee of Adjustment to request relief from the By-law to permit a minimum rear yard setback of 4.0m, whereas 9.0m is required in the R2 zone.

The legal description of this property is Lot 14, Plan 824.



### 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

**Written comments are requested by May 14, 2018** so that they may be read at the public hearing for the benefit of everyone in attendance.

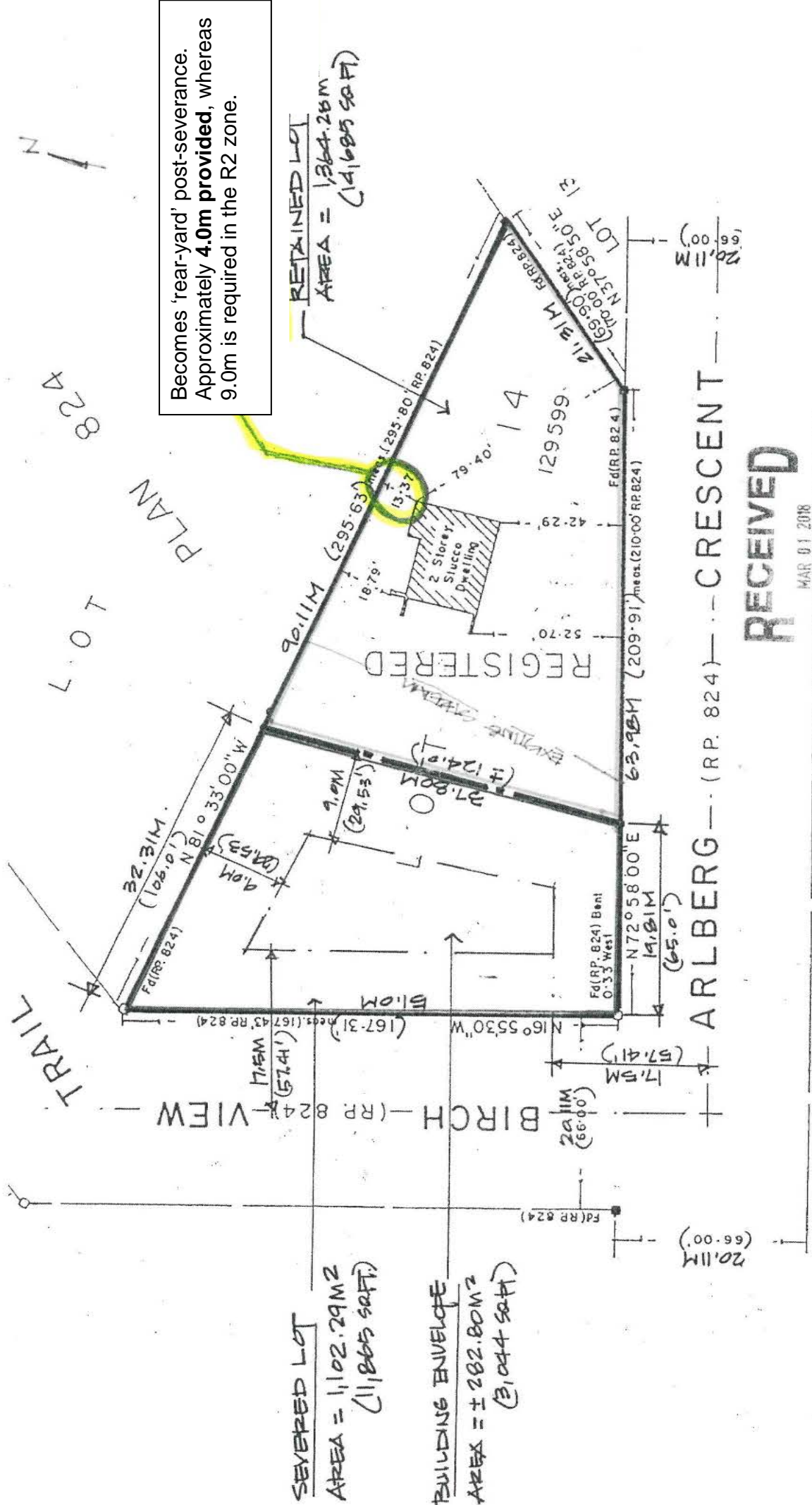
### A note about information you may submit to the Town:

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



Becomes 'rear-yard' post-severance.  
Approximately **4.0m provided**, whereas 9.0m is required in the R2 zone.

SEVERED LOT  
AREA = 1,102.29M<sup>2</sup>  
(11,865 sqft.)

BUILDING ENVELOPE  
AREA = ± 282.80M<sup>2</sup>  
(3,044 sqft.)

RETAINED LOT  
AREA = 1,364.26M<sup>2</sup>  
(14,685 sqft.)

## RECEIVED

MAR 01 2018

TOWN OF THE BLUE MOUNTAINS  
PLANNING & DEVELOPMENT SERVICES  
PER:

SEVERANCE SKETCH

LACKNER RESIDENCE  
TOWN OF BLUE MOUNTAINS

0'-0"  
1/8" = 1'

# RECEIVED

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