



The Corporation of the Town of The Blue Mountains Committee of Adjustment NOTICE OF HEARING

TAKE NOTICE THAT a Hearing will be held on:

DATE: May 21, 2015
TIME: 4:00 pm
LOCATION: Town Hall Council Chambers, 32 Mill Street, Thornbury, Ontario

OWNER/APPLICANT: 75 King St. (Thornbury) Inc.
AGENT: Andrew Pascuzzo of D.C. Slade Consultants Inc.

to consider application **No. A04/2015** for variance to the former Town of Thornbury By-law No. 10-77.

The proposal is to establish a veterinary clinic on the property in the existing building. The property is designated "Commercial" in the Town of The Blue Mountains Official Plan and is zoned General Commercial (C2) in Zoning By-law 10-77. The C2 Zone permits the proposed veterinary clinic use. Approval of this proposal requires relief to the zoning by-law for parking location, loading space requirement and paved parking surface requirement. Existing conditions on the site do not allow the parking and loading areas to be located as required in the zoning by-law, and the existing structure does not comply with the rear and front yard setbacks of the C2 zone.

If approved, the variance would permit the following:

- Loading space requirement reduced from (1) space to (0)
- Gravel parking surface, where paved parking is normally required
- Parking in the front yard, in a zone where parking is not permitted in a yard abutting King Street East

The variance would also recognize the existing conditions on the site which do not comply with the bylaw:

- Recognize the existing rear yard setback is 4.6 m
- Recognize the existing front yard setback is 20.3m

The land affected by this application is 75 King St., Thornbury and described legally as Plan 1023 Lot 125; shown on the below key map.

Additional information relating to the proposed minor variance is available for public viewing, including copies of this Notice of Hearing, during regular office hours in the Planning Division of the Planning & Building Services Department at the Municipal Office, at the address below, or contacting the Planning Division directly at extension 262.

Lori Carscadden
Secretary-Treasurer Committee of Adjustment
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Dated: May 5, 2015

MAP

