

Roll: 424200000622600



# Notice of Public Hearing

## Committee of Adjustment

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

**Property Location: 209511 Highway 26**

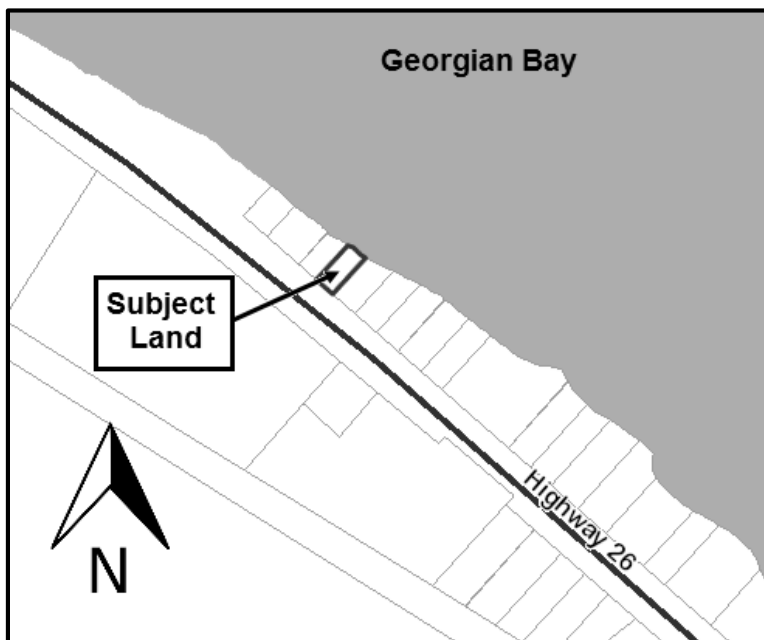
**Public Meeting: July 20, 2016 at 4:00 PM  
Town Hall, Council Chambers  
32 Mill Street, Thornbury, ON**

### What is being proposed?

The applicant would like to demolish the existing 1-storey dwelling and rebuild a new 2-storey dwelling. The new dwelling requires relief from the zoning by-law for minimum rear yard, minimum centreline of provincial highway road allowance and minimum wave uprush setbacks, as well as maximum lot coverage. The proposed rear yard deck requires relief for the maximum permitted encroachment for the rear yard. The existing driveway also requires relief from the minimum easterly side yard setback. It is noted that the new dwelling would be constructed in the same area as the existing dwelling on the property.

Additional information is on the back of this Notice pertaining to the details of their request and the regulations of the zoning by-law.

The legal description of the property is East Part Lot 46, Plan 320; Town of The Blue Mountains.



### 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  
Email: [lcarscadden@thebluemountains.ca](mailto:lcarscadden@thebluemountains.ca)

### 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!

Bryan Pearce, HBA, CPT, MCIP, RPP  
Planner II  
Phone: (519) 599-3131 ext. 269 or  
Toll Free (888) 258-6867  
Email: [bpearce@thebluemountains.ca](mailto:bpearce@thebluemountains.ca)

**Additional Information:**

If this application is approved, it will permit the construction of a new dwelling with a minimum rear yard setback of 7.8 metres, a minimum centreline of provincial highway road allowance setback of 29.1 metres and a minimum wave uprush setback to where the existing shore wall is located, as well as a maximum lot coverage of 31.7%; to permit the proposed rear yard deck to encroach a maximum 3.7 metres into the rear yard setback; and to recognize a 1.2 metre setback from the easterly interior side yard setback for the existing driveway.

It is noted that Schedule AA of the Zoning By-law requires a minimum 9 metre rear yard setback, a minimum 30 metre centreline of provincial road allowance setback and a maximum lot coverage of 30%. In addition, relief is required from Section 4.3(iv) which identifies the zone boundary for the Private Open Space (OS2) Zone as lands inland from the 177.9 metres (GSC) elevation plus 15 metres. Further, relief is required from Section 5.23(a) which allows for a maximum rear yard encroachment of 1.5 metres for a deck. Furthermore, relief is required from Section 5.14.3.6(a)(i) that restricts driveways in the front yard from being no closer to the interior side lot line than the minimum setback requirement for the main building, being 2 metres within the Residential Third Density (R3) Zone.

**Applicant's Site Plan Sketch Excerpt**

