

Tax Roll#: 4242 000017153000000



Notice of Public Hearing

Committee of Adjustment

Application for a Minor Variance to the Town of Thornbury Zoning By-law 10-77 and Comprehensive Zoning By-law 2018-65

Property Location: 188 Peel Street North, Thornbury

**Public Meeting: February 20, 2019 at 4:00 PM
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON**

What is being proposed?

The proposed variance seeks relief from the provisions of the Zoning By-law(s) in order to permit the construction of two (2) above ground decks and retaining walls on the subject lands. The following relief is requested:

- 1) From Section 6.1(vi) of Zoning By-law 10-77 (Section 4.3(g) of By-law 2018-65) to permit a 0.3m side and rear yard setback for a retaining wall, whereas a minimum 1.2m is required;
- 2) From Section 25.2 of Zoning By-law 10-77 (Section 8.1 of Zoning By-law 2018-65) to permit an above-ground deck on proposed Unit 11 to encroach 4.5m into the *Hazard (H)* zone; and
- 3) From Site Specific zoning Exception 51 of Zoning By-law 10-77 to permit an above-ground deck on proposed Unit 24 to be setback a minimum of 4.0, whereas a minimum of 7.5m is required (Section 4.11 of By-law 2018-65 to permit a deck to encroach 3.5m into a required yard, whereas a maximum encroachment of 1.5m is permitted).

The effect of the variance request is to facilitate development of the site in accordance with the current site plan proposal which is currently under review by the Town (File No. P2646).

The legal description of the subject lands is 47 NE/S Arthur Street, 48 NE/S Arthur St, 49 NE/S Arthur St. 47 SW/S King St, 48 SW/S King St PL Thornbury, The Blue Mountains AND Minto St PL Thornbury, Lying between Arthur St PL Thornbury and Peel St Thornbury, The Blue Mountains.

A Key Map and Site Sketch are provided on Page 2 of this Notice.

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

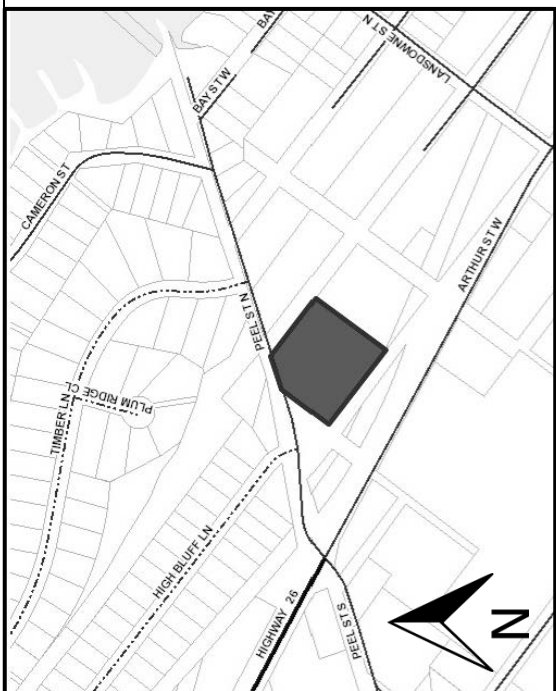
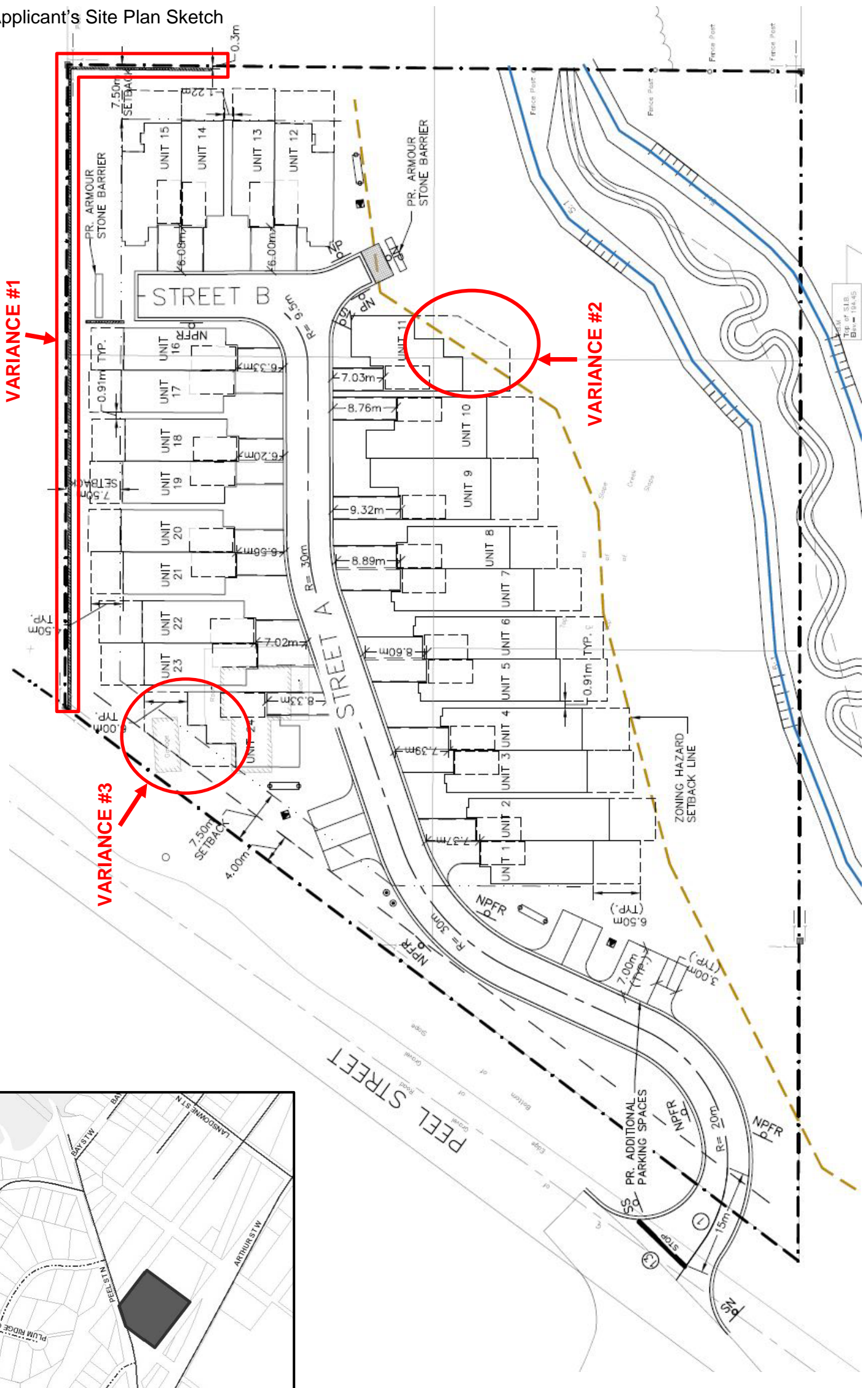
A note about information you may submit to the Town:

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

Applicant's Site Plan Sketch



Top of S.I.B.
Base = 194.45