

Tax Roll#: 424200001109200



Notice of Public Hearing

Committee of Adjustment

Application for a Minor Variance to Zoning By-law 2018-65

Property Location: 177 Bayview Avenue

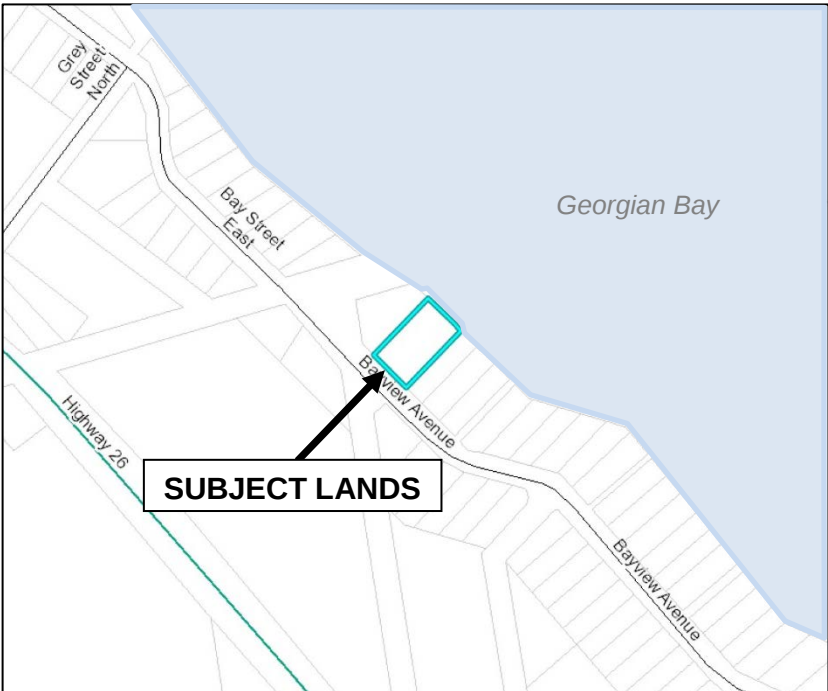
Public Meeting: July 17, 2019 at 4:00 PM
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON

What is being proposed?

This application requests relief from the provisions of Zoning By-law 2018-65 in order to construct a 438sq.m. single detached dwelling on the subject lands. After submission of a building permit, a mapping error was discovered where the provisions of recently approved Zoning By-law 2018-65 applied both a special hazard setback from Georgian Bay, per Section 4.33.2 of the By-law, as well as a Hazard zone to the subject lands. While the proposed dwelling conforms to the special hazard setback from Georgian Bay, it is proposed to be partially located within the Hazard Zone.

Should this application be approved, it will permit the construction of the proposed single family dwelling to be constructed on the lands in accordance with the special hazard setbacks from Georgian Bay, as required by Section 4.33.2, and the standard zone provisions applicable to the Residential R1-1 zone.

The legal description of the subject lands is Lot 2 to 3, Plan 440.



This document can be made available in other accessible formats as soon as practicable upon request.

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:

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: planning@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!

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

ALL DRAWING ARE THE PROPERTY OF THE ARCHITECT. NO REPRODUCTION OR TRANSMISSION WITHOUT WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY THE ACCURACY OF ALL DIMENSIONS WITHIN 10 WORKERS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE CANADIAN BUILDING CODE.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ALL STRUCTURAL, MECHANICAL AND ELECTRICAL WORK.

GENERAL NOTES

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THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE CANADIAN BUILDING CODE.

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LEGEND

— — — — — PROPERTY LINE

- - - - - 661 FLOOD LINE

▲ MICROTEXT

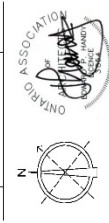
Required Special Setback From Georgian Bay

EXISTING TREES	REMOVED TREES

NOTES

ALL TREE LOCATIONS ARE APPROXIMATE

Existing Mapped
Hazard Zone
Boundary



**TED
HANDY
and
ASSOCIATES**
INC.

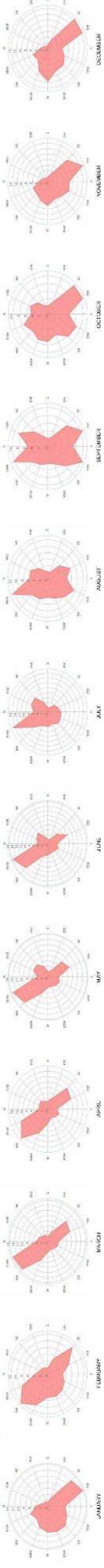
711 Bay Street
Detroit, MI 48201

Tel. 734.731.3580
Fax 734.731.3580

**McDAVID
RESIDENCE**
177 Bayview Ave., Thornbury
SITE PLAN

Project number	1839
Date	2019-08-21 12:30:05 PM
Drawn by	ACBS
Checked by	EPH

Scale	As indicated
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ZONING

TOWN OF BLUE MOUNTAINS
ZONING BY-LAW - NOVEMBER 29, 2018

ZONING BY-LAW - NOVEMBER 29, 2018

ZONING LEGEND		RESIDENTIAL - R-1.5, H	
/ZONE	STANDARDS	REQUIRED/PRINTED	PROVIDED
	MIN. LOT AREA	10,000 sq. ft. (Min)	36,000 sq. ft.
	MIN. FRONT YARD SETBACK	25 ft. (Min)	25 ft.
	MIN. SIDE YARD SETBACK	10 ft. (Min)	10 ft.
	MIN. REAR YARD SETBACK	10 ft. (Min)	10 ft.
	MIN. LOT COVERAGE	30% (Min)	100.00%
	MIN. LOT BUILDING FLOOR AREA	300 sq. ft. (Min)	10,000 sq. ft.
	MAX. LOT BUILDING FLOOR AREA	10,000 sq. ft. (Max)	10,000 sq. ft.
	MAX. LOT BUILDING FLOOR AREA PER ACRE	10,000 sq. ft. (Max)	10,000 sq. ft.

(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 8 AND 9)



MONTHLY WIND ROSES

MONTHLY WIND ROSES