

Tax Roll#: 4242 000003321830000



Notice of Public Hearing (Virtual)

Committee of Adjustment

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

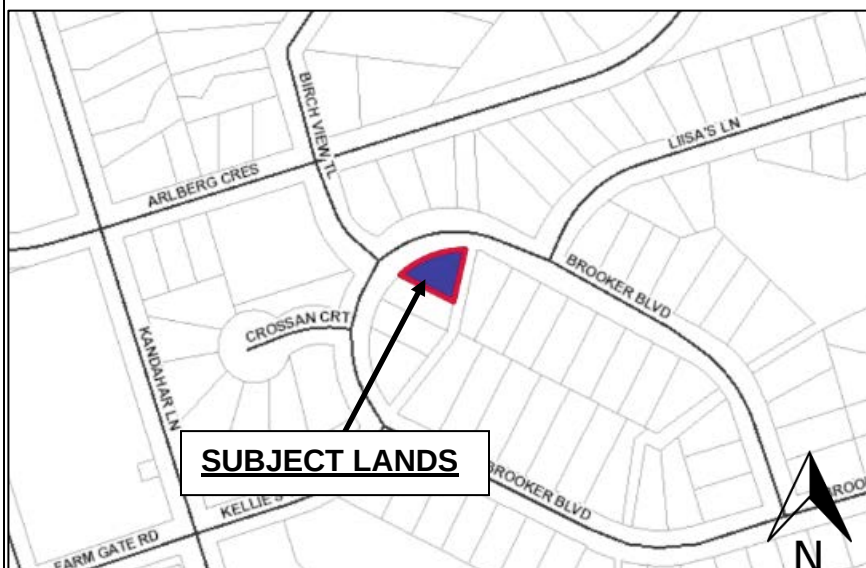
Property Location: 163 Brooker Boulevard

**Public Meeting: October 21, 2020 at 1:00 PM
(Virtual Hearing via Microsoft
Teams)**

What is being proposed?

The purpose of this application is to consider a request for minor variance to the provisions of Zoning By-law 2018-65. The effect of the application is to permit an encroachment into the identified *Hazard* zone for the construction of a 41.5sq.m. unenclosed/uncovered deck in the rear-yard of the property, whereas Zoning By-law 2018-65 generally does not permit development in the *Hazard* zone.

The legal description of the lands is Lot 83, Plan 1070.



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!

Due to restrictions in place to stop the spread of COVID-19, this Public Hearing will be held in a virtual format. Members of the public are encouraged to provide comments or questions in response to Public Meeting Notices in writing via email or regular letter mail to the Secretary-Treasurer in advance of the hearing date.

Anyone wishing to provide verbal comments at the Virtual Public Meeting is required to pre-register with the Secretary-Treasurer at least two-days in advance of the Meeting (**Oct. 19 by 1pm**)

Where do I find more information?

Additional information is available by contacting Planning Services at Town Hall. You may also request a copy of this notice by contacting:

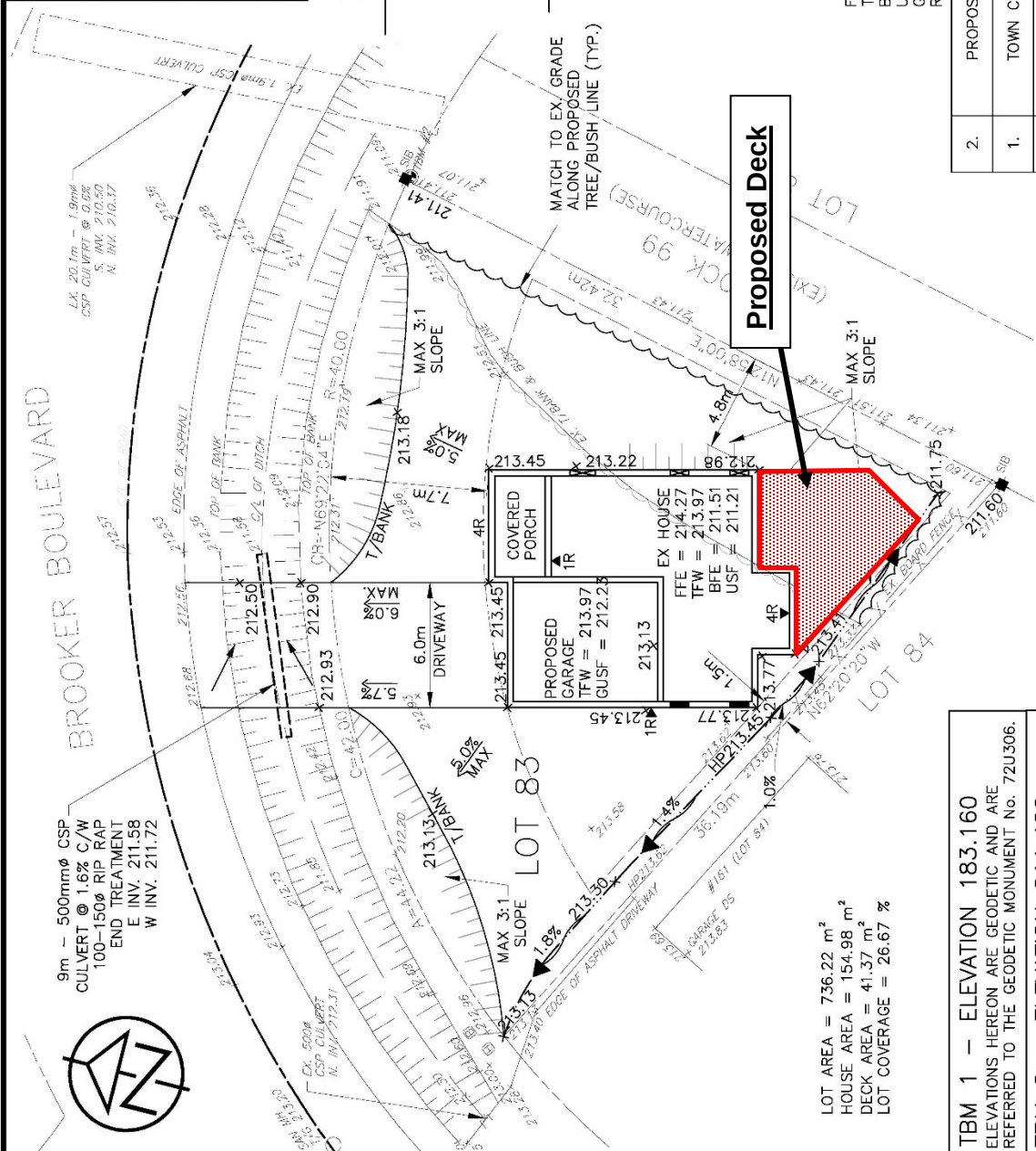
Secretary-Treasurer,
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H 2P0
Toll Free: (888) 258-6867
Email: planning@thebluemountains.ca

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. All public meetings may also be recorded, and the information may be posted on the Town's website, and/or made available to the public upon request.

Questions? Ask the Planner!

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



2.	PROPOSED DECK	AUG 20/20	KRS
1.	TOWN COMMENTS	JUNE 14/17	KRS
NO.	REVISIONS	DATE	INITIAL

C.C. Tatham & Associates Ltd.
Consulting Engineers

	Collingwood	Bracebridge	Orillia	Barrie	Ottawa
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JOB NO. 117032

DATE: MAY.4/2017

MILLER RESIDENCE
#163 BROOKER BLVD. (LOT 83)
TOWN OF THE BLUE MOUNTAINS

LOT GRADING PLAN

APPROVED



TBM 1 — ELEVATION 183.160
ELEVATIONS HEREON ARE GEODETIC AND ARE
REFERRED TO THE GEODETIC MONUMENT No. 72U306.

TBM 2 — ELEVATION 211.420
TOP OF SIB AT NORTH EAST CORNER OF LOT 83

CONTRACT DRAWINGS

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

C.C. TATHAM & ASSOCIATES LTD. CLAIMS COPYRIGHT TO THIS DOCUMENT WHICH MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT PROVIDED IN THE CONTRACT BETWEEN THE OWNER/CLIENT AND THE ENGINEER WITHOUT THE EXPRESS CONSENT OF C.C. TATHAM & ASSOCIATES LTD.

NOTES:

1. FINAL GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT THE EXISTING DRAINAGE PATTERN IS MAINTAINED AND/OR CONTROLLED TO A POSITIVE OUTLET.
2. SEDIMENT AND EROSION CONTROL SHALL BE IMPLEMENTED AS REQUIRED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT OR ROW.
3. ALL DOWNSPOUTS, SUMP PUMP AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE TO SPLASH PADS.
4. ALL DISTURBED AREAS ARE TO BE SOODED OR SEEDED OVER A MINIMUM 150mm OF TOPSOIL.
5. A COPY OF THE "ACCEPTED FOR CONSTRUCTION" LOT GRADING PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
6. ENSURE UNDERSIDE OF FOOTING ELEVATION IS A MINIMUM 1.22m BELOW GRADE FOR FROST PROTECTION.
7. BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREETLIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MINIMUM CLEARANCES ARE NOT MAINTAINED THE BUILDER SHALL BE RESPONSIBLE FOR RELOCATION AT HIS/HER OWN EXPENSE.
8. ELEVATION AND SOIL/GROUNDWATER CONDITIONS TO BE CONFIRMED WITH CONTRACTOR PRIOR TO CONSTRUCTION.
9. FINISHED BASEMENT SLAB ELEVATION TO BE MINIMUM 0.5m ABOVE ESTIMATED WATER TABLE ELEVATION OF 210.55 (DERIVED FROM 1.52m BELOW AVERAGE EXISTING ELEVATION & TO BE RAISED IF WATER TABLE IS FOUND TO BE HIGHER AT THE TIME OF CONSTRUCTION).
10. EXISTING WATER SERVICE LOCATION & DEPTH TO BE CONFIRMED BY OWNER/CONTRACTOR.
11. DEPTH OF PROPOSED WATER SERVICE TO DWELLING TO BE MINIMUM 1.70m UNLESS OTHERWISE APPROVED BY THE MUNICIPALITY.
12. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
13. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO ENSURE THE BUILDING (INCLUDING ALL COVERED AREAS, PORCHES, STAIRS AND OVERHANGS) MEETS MINIMUM SETBACK REQUIREMENTS OF THE MUNICIPALITY.
14. FOUNDATION DRAINAGE BY BUILDING DESIGNER, SUMP PUMP OR AN ADJUSTMENT TO FOUNDATION ELEVATION MAY BE REQUIRED.

DRAWING REFERENCES:

1. SURVEY/LEGAL INFORMATION, LOT DIMENSIONS, AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN ARE TAKEN FROM REGISTERED PLAN 1070 COMPLETED BY ZUBEK, EMO PATTEN & THOMSEN LTD. WHICH MAY NOT BE FINAL AND ARE NOT GUARANTEED. THE FINAL REGISTERED PLAN OF SUBDIVISION SHALL BE REFERRED TO FOR CONFIRMATION OF THE DATA.
2. BUILDING INFORMATION SHOWN ON THIS PLAN INCLUDING DIMENSIONS & ELEVATIONS, WERE TAKEN FROM A SET OF UNSIGNED HOUSE PLANS PREPARED FOR DAVID MILLER, PURCHASE AGREEMENT # 104-8789, DATED APRIL 17, 2017, CREATED BY LINWOOD CUSTOM HOMES. FLOOR SYSTEM ASSUMED AS 0.3m.

