



Committee Report

Committee of Adjustment

Report To: Council
Meeting Date: July 10, 2017
Subject: Committee of Adjustment Decision of June 21, 2017
Report Number: PDS.17.59
Prepared by: Lori Carscadden, Secretary/Treasurer, Committee of Adjustment

A. Recommendations

THAT Council receive Committee of Adjustment Staff Report #PDS.17.59 "Committee of Adjustment Decision of June 21, 2017", for information purposes.

B. Public Meetings

On June 21, 2017 the Committee of Adjustment received two Minor Variance applications, being:

#1 Application No: A06-2017
 Owner: Roxanne McEwan
 Agent: D'Arcy Heffernan
 Legal Description: Lot 19, Plan 442
 Civic Address: 315 Sunset Boulevard

The applicant, and their adjacent neighbours at 313 Sunset Blvd., would like to construct a privacy fence between their dwellings. The privacy fence would be a maximum height of 3.04 metres and located on the property line. The Town's Fence By-law limits the maximum height of a fence in the side yard of a residential zone to 2 metres and so this application is seeking relief from the Town's Fence By-law.

Approval of this variance would allow a fence to be constructed to a maximum height of 3.04 metres for a length of 34 metres.

Moved by: Robert B.Waind

Seconded by: Bill Remus

"THAT the Committee of Adjustment grant Minor Variance Application No. A06-2017 to permit a boundary fence to be a maximum height of 3.04 metres, for a length of 34 metres.

CONDITIONS:

1. That the development is constructed substantially in accordance with the site plan in Schedule A.

The Committee is satisfied that the application meets the four tests for minor variance of s.45. (1) of the Planning Act, as noted in the Planning and Development Services Staff Report PDS.17.57". Carried

It was noted that the last day for an appeal(s) is July 11, 2017.

Moved by: Robert Waind Seconded by: Bill Remus
“To DEFER Minor Variance application A08-2017 for a period of three (3) months”.
Carried

Goal #3: Support Healthy Lifestyles

E. Financial Impact – n/a

1. Public Notice of Hearing
2. Drawing/Sketch

Respectfully submitted,

Lori Carscadden
Secretary/Treasurer – Committee of Adjustment

Michael Benner
Director of Planning and Development Services

For more information, please contact: committeeofadjustment@thebluemountains.ca

Tax Roll#: 424200001512800



Notice of Public Hearing

Committee of Adjustment

**Application for a Minor Variance to
the Town of The Blue Mountains
Fence By-law 2003-14**

Property Location: 315 Sunset Blvd. (Lora Bay)

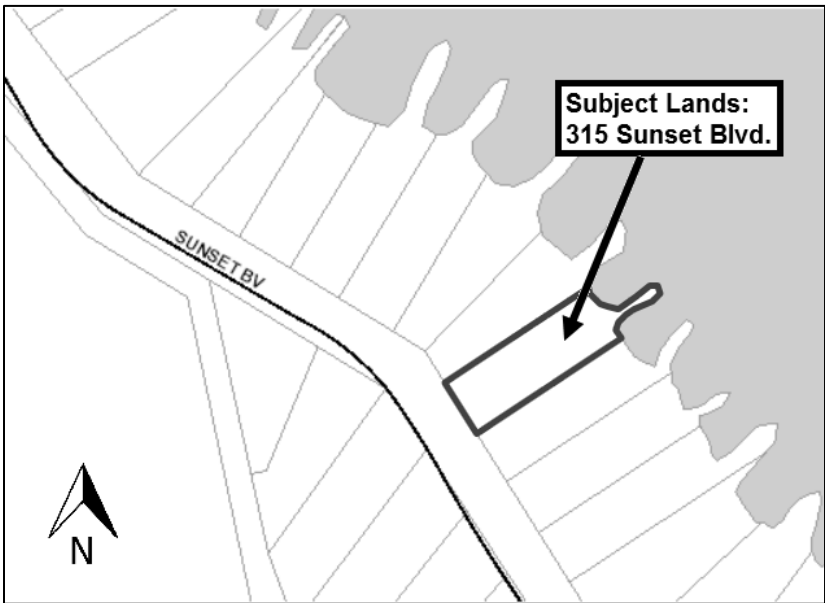
**Public Meeting: June 21, 2017 at 4:00 PM
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON**

What is being proposed?

The applicant, and their adjacent neighbours at 313 Sunset Blvd., would like to construct a privacy fence between their dwellings. The privacy fence would be a maximum height of 3.04 metres and located on the property line. The Town's Fence By-law limits the maximum height of a fence in the side yard of a residential zone to 2 metres and so this application is seeking relief from the Town's Fence By-law.

Approval of this variance would allow a fence to be constructed to a maximum height of 3.04 metres for a length of 34 metres as shown in the sketch on the back of this notice.

The legal description of the property is Plan 442, Lot 19 (formerly the Township of Collingwood) 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

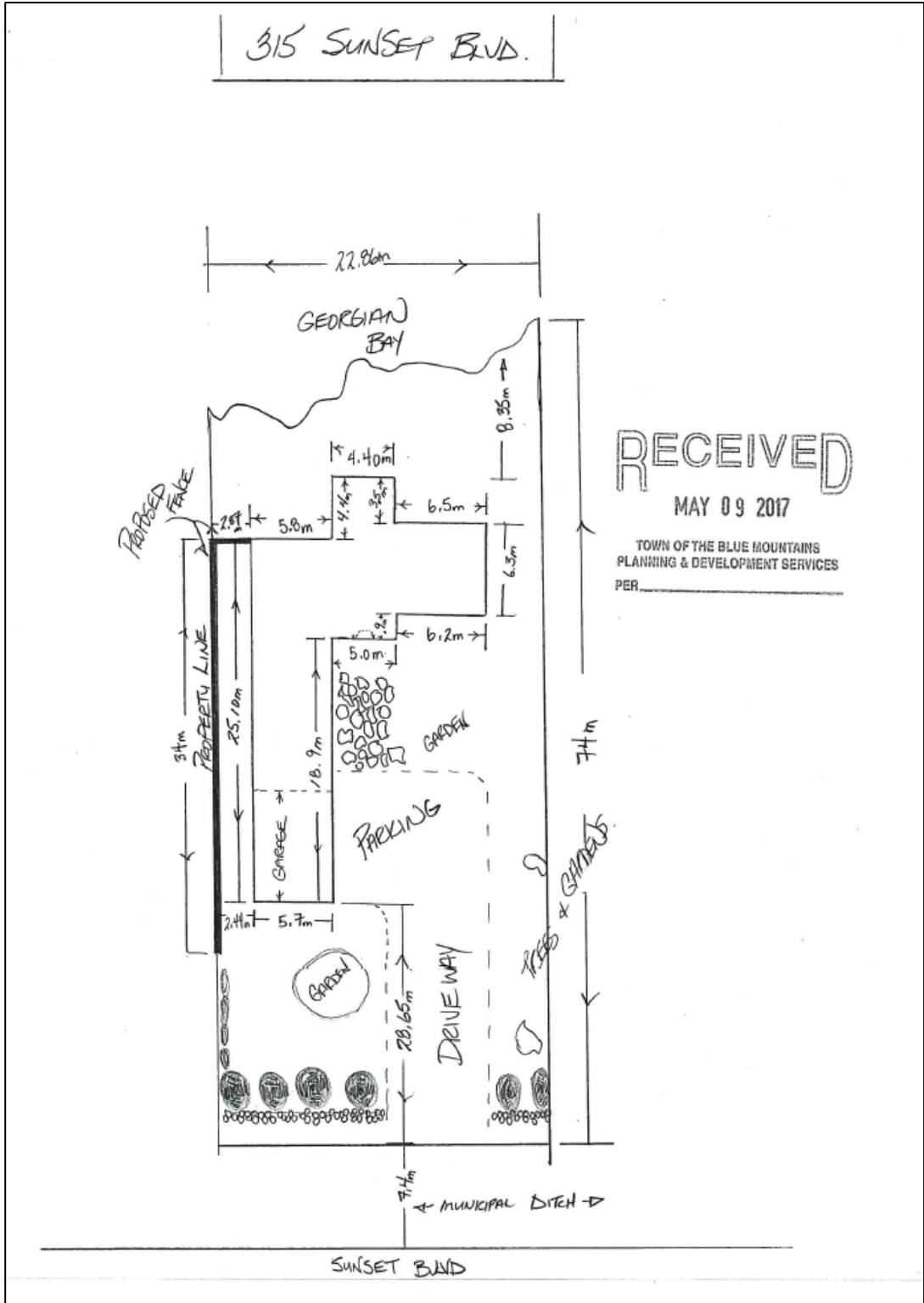
A note about information you may submit to the Town:

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.

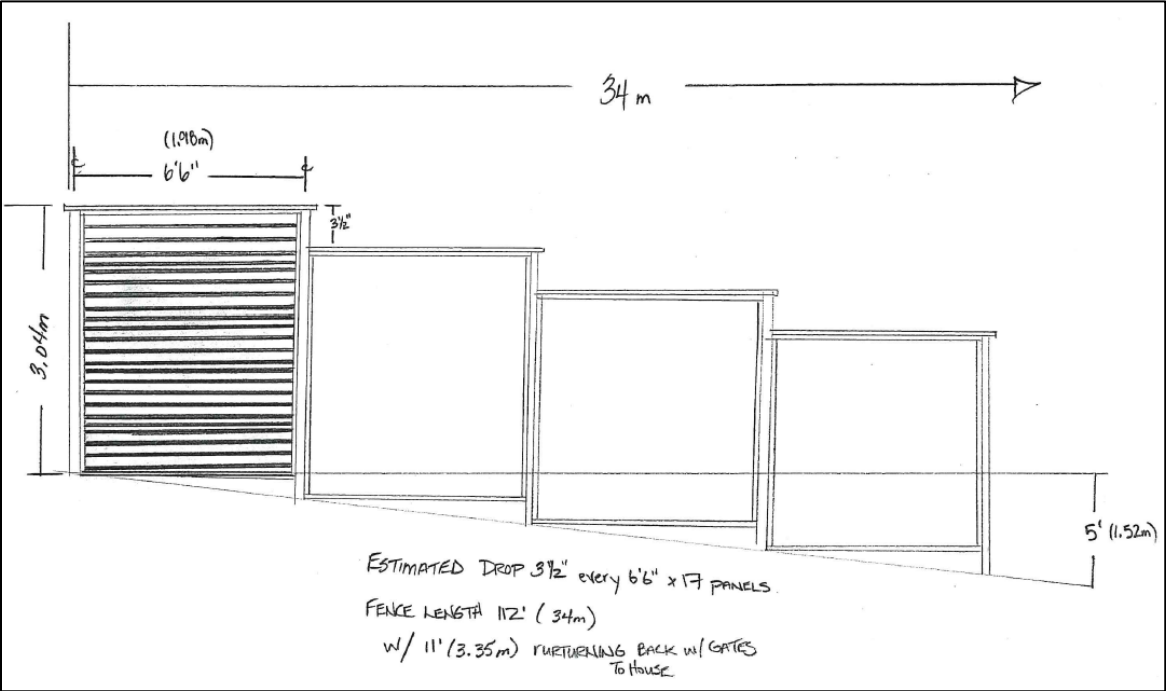
Questions? Ask the Planner!

Denise Whaley, MSc MCIP RPP
Phone: (519) 599-3131 ext. 262 or
Toll Free (888) 258-6867
Email: dwhaley@thebluemountains.ca

Applicant's Site Sketch



Applicant's Fence Sketch



Roll: 424200000334700



Notice of Public Hearing

Committee of Adjustment

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

**Property Location: Plan 529, Part of Lot 161
(Craigleith)**

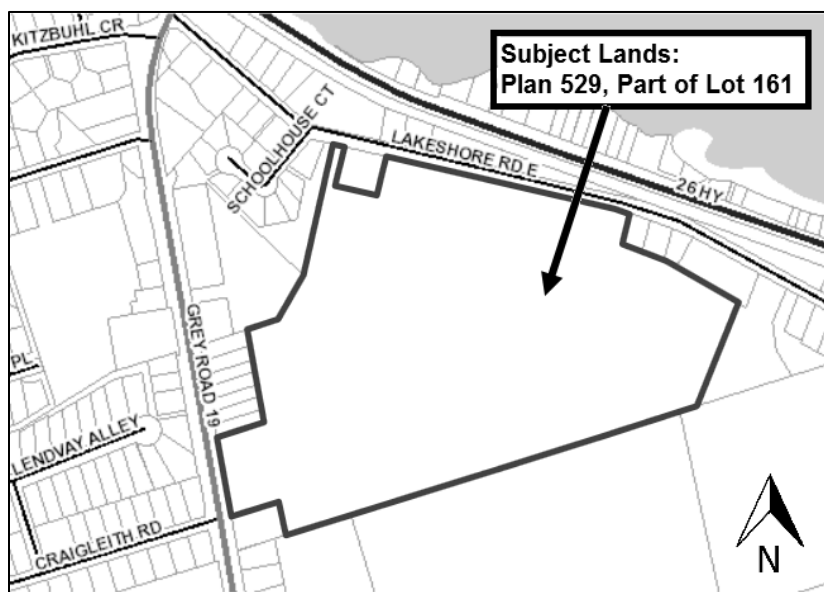
**Public Meeting: June 21, 2017 at 4:00 PM
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON**

What is being proposed?

This application requests permission for a temporary sales office on the property. The sales office would be related to the Parkbridge Development proposal, which includes applications previously received for a residential Plan of Subdivision, Zoning By-law amendment, Site Plan Control and Part Lot Control.

The property is currently zoned Deferred Development (DD) which does not allow the use of temporary sales office. Approval of this application would permit a temporary sales office on the property, for a specified period of time. A sketch showing the proposed location for the sales office is on the back of this notice.

The legal description of the lands is Plan 529, Part of Lot 161 (formerly the Township of Collingwood), 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?

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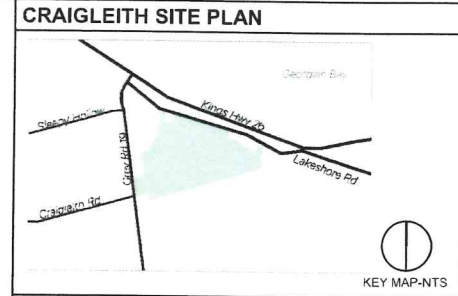
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Questions? Ask the Planner!

Denise Whaley, MSc MCIP RPP
Phone: (519) 599-3131 ext. 262 or
Toll Free (888) 258-6867
Email: dwhaley@thebluemountains.ca

Proposed
Sales Center
Location



DRAWING / MAP:
CRAIGLEITH: PARKBRIDGE LIFESTYLE COMMUNITIES INC.
TOWN OF THE BLUE MOUNTAINS

SCHEDULE OF LAND USE			
PROPOSED LAND USE	Blocks	Ha	Acres
1 Residential Singles	22, 36	2.29	5.64
2 Residential Multiplex	21, 23, 37	4.98	12.23
3 Open Space - landscaped and SWM	1, 4, 11, 14, 22	11.96	29.56
4 Open Space - Hazard Lands	10, 15, 20	4.95	12.25
5 Open Space - Trail	37, 38	0.24	0.59
Roads		2.77	6.84
TOTAL SITE AREA		28.68	69.92

OPEN SPACE			
	ha	%	
Open Space (incl. Landscaped and SWM)	12	44	
Open Space (un disturbed Area)	4.95	17	
TOTAL	17	63	

PROPOSED RESIDENTIAL UNITS			
	Units	Population	
15x30m - Singles	43	84	
5.5 x30m - Towns	144	269	
7x30m - Towns	24	43	
TOTAL	208	388	

RIGHT OF WAY (ROW)			
	m	ft	
12m ROW Local	1,943	6,377	
5m Lanes	254	833	
10m ROW	270	887	
TOTAL PROPOSED ROW	2,368	7,769	

RECEIVED
MAY 18 2017
TOWN OF THE BLUE MOUNTAINS
PLANNING & DEVELOPMENT SERVICES
PER _____

NO	ISSUANCE	DATE
01	DRAFT FOR SUBMISSION	Dec 15, 2016

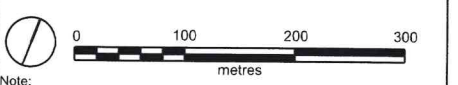
SURVEYOR'S CERTIFICATION
I certify that the boundaries of the lands to be subdivided and their relationship to adjacent lands are accurately and correctly shown.

DATE _____

CONSULTANT
SvN
Svn
110 Adelaide Street East
Toronto, Ontario M5C 1K9
416 593 6499
416 593 4911
info@planningalliance.com

DESIGNER'S CERTIFICATE
Plan designed and prepared by SvN

Drew Sinclair
M Arch, OAA, MAA, SAA, MRAIC
Date Dec 15, 2016

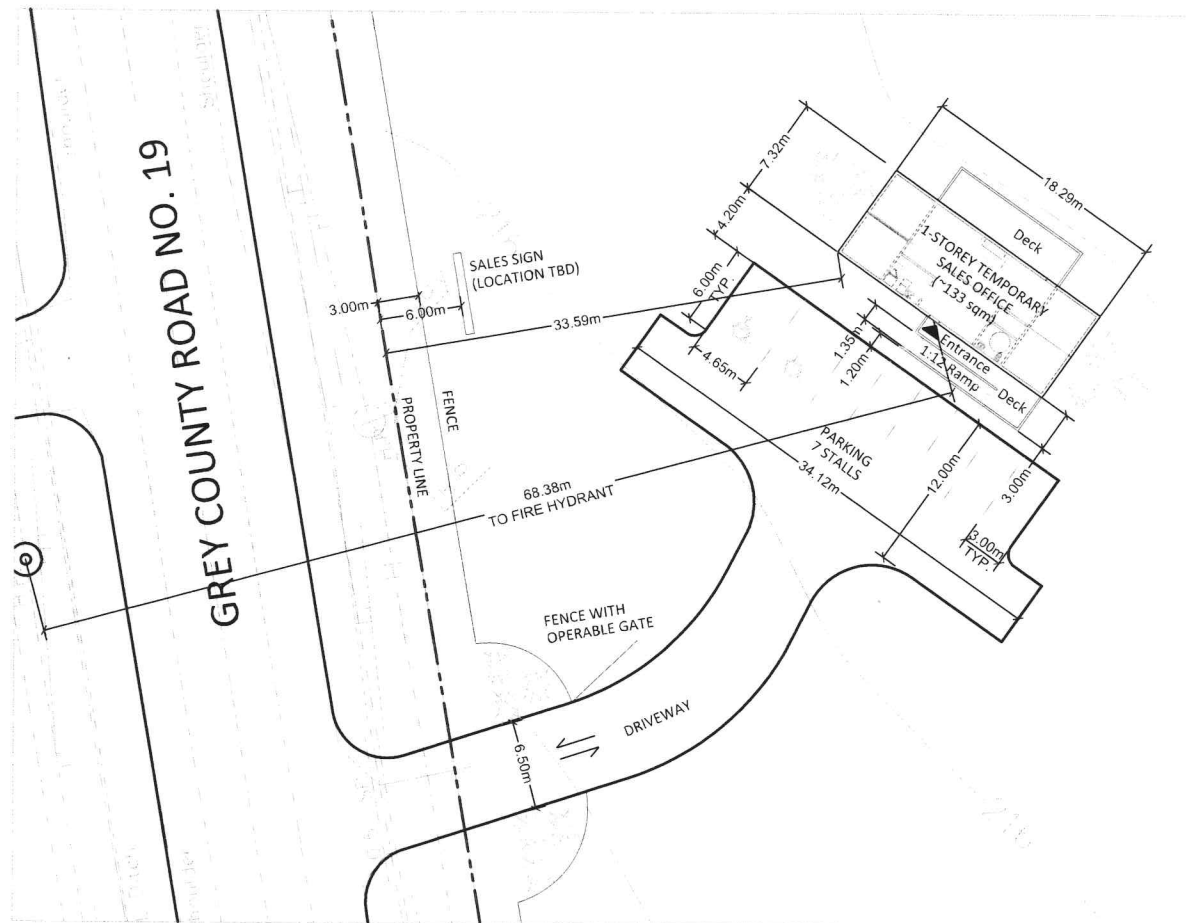


DATE:	DRAWN BY:	CHECKED BY:	SCALE:	DRAWING NO:
Dec 15, 2016	MB	TP	1:1250	D-02

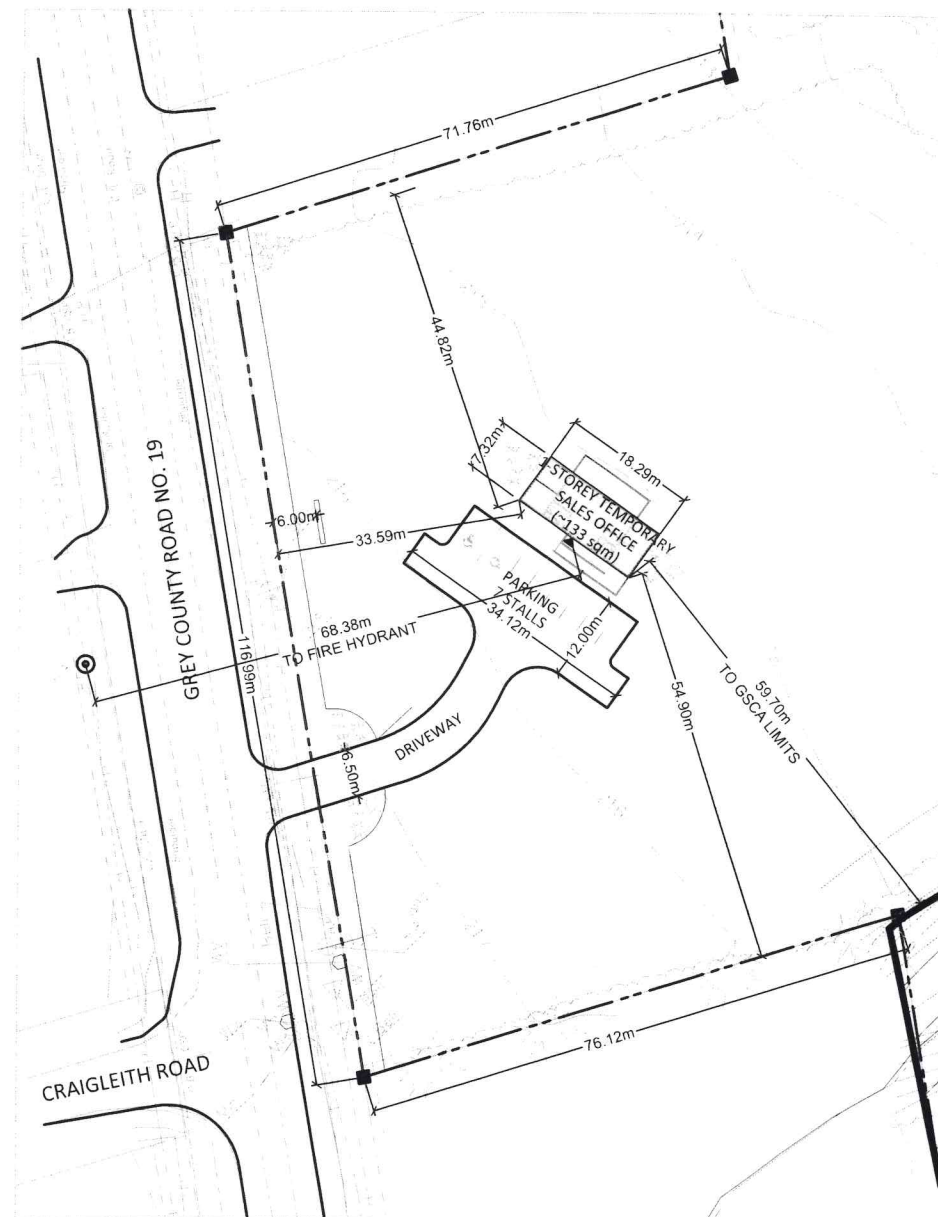
RECEIVED
MAY 18 2017

TOWN OF THE BLUE MOUNTAINS
PLANNING & DEVELOPMENT SERVICES
PER _____

3 CONTEXT PLAN
A0.1 SCALE - NTS



2 SITE PLAN
A0.1 SCALE - 1:400



1 SITE PLAN
A0.1 SCALE - 1:750

SvN
110 Adelaide St. E.
Toronto, Canada
M5C 1K9
416.593.6499
www.svn-ap.com

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This drawing is not to be used for construction until issued for that purpose by the designer.
Prior to commencement of the Work the Contractor shall verify all dimensions, datums and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full Contract Documents; and bring these items to the attention of the owners for clarification.

NO.	DATE	ISSUANCE

Craigleith Ridge
47717
Grey Road 19 & Lakeshore Road
Craigleith, Canada

Parkbridge Lifestyle Communities Ltd.
85 Theme Park Drive
Wasaga Beach, ON Canada

CRAIGLEITH RIDGE SALES CENTRE SITE PLAN

AS SHOWN SCALE
10 MAY 2017 ISSUED
- REVISED **A0.1**