

Tax Roll#: 424200001606220



Notice of Public Hearing

Committee of Adjustment

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

Property Location: 90 King Street East

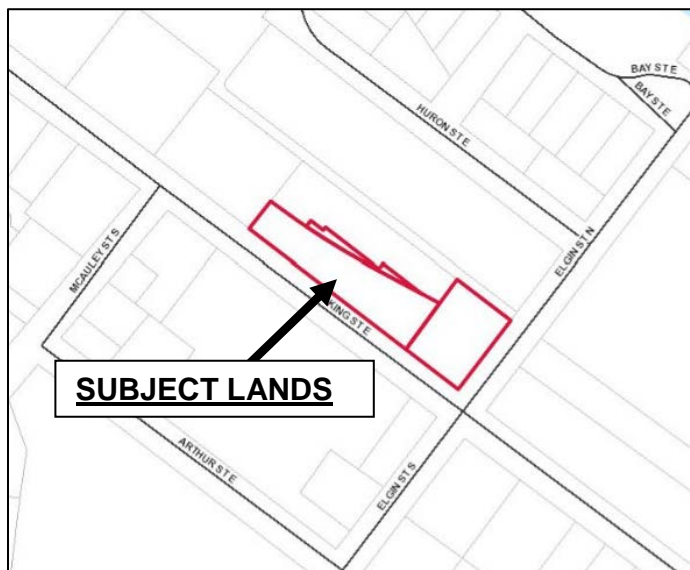
Public Meeting: July 17, 2019 at 4:00 PM
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON

What is being proposed?

The proposed variance seeks relief from the General Employment (M1) zone provisions in order to construct a 444sq.m. addition to the existing building. The proposed addition is intended to facilitate the growth of the existing business to also include a brewery in addition to the existing craft cidery operation.

The purpose of the minor variance application is to facilitate further development on the site consistent with the existing building setbacks and character of the building. The applicant requests the following relief in order to permit the proposed addition:

- 1) To permit a front yard setback of 1.0m, whereas a minimum of 15.0m is required in the M1 zone;
- 2) To permit an interior side yard setback of 3.0m, whereas a minimum of 5.0m is required in the M1 zone;
- 3) To permit a rear yard setback of 4.3m, whereas a minimum of 9.0m is required in the M1 zone; and
- 4) To permit a minimum of 33 required parking spaces, whereas a minimum of 38 spaces are required for the use.



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!

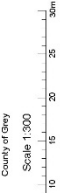
Travis Sandberg, Planner I
Phone: (519) 599-3131 ext. 283 or
Toll Free (888) 258-6867
Email: planning@thebluemountains.ca

Applicant's Site Plan Sketch



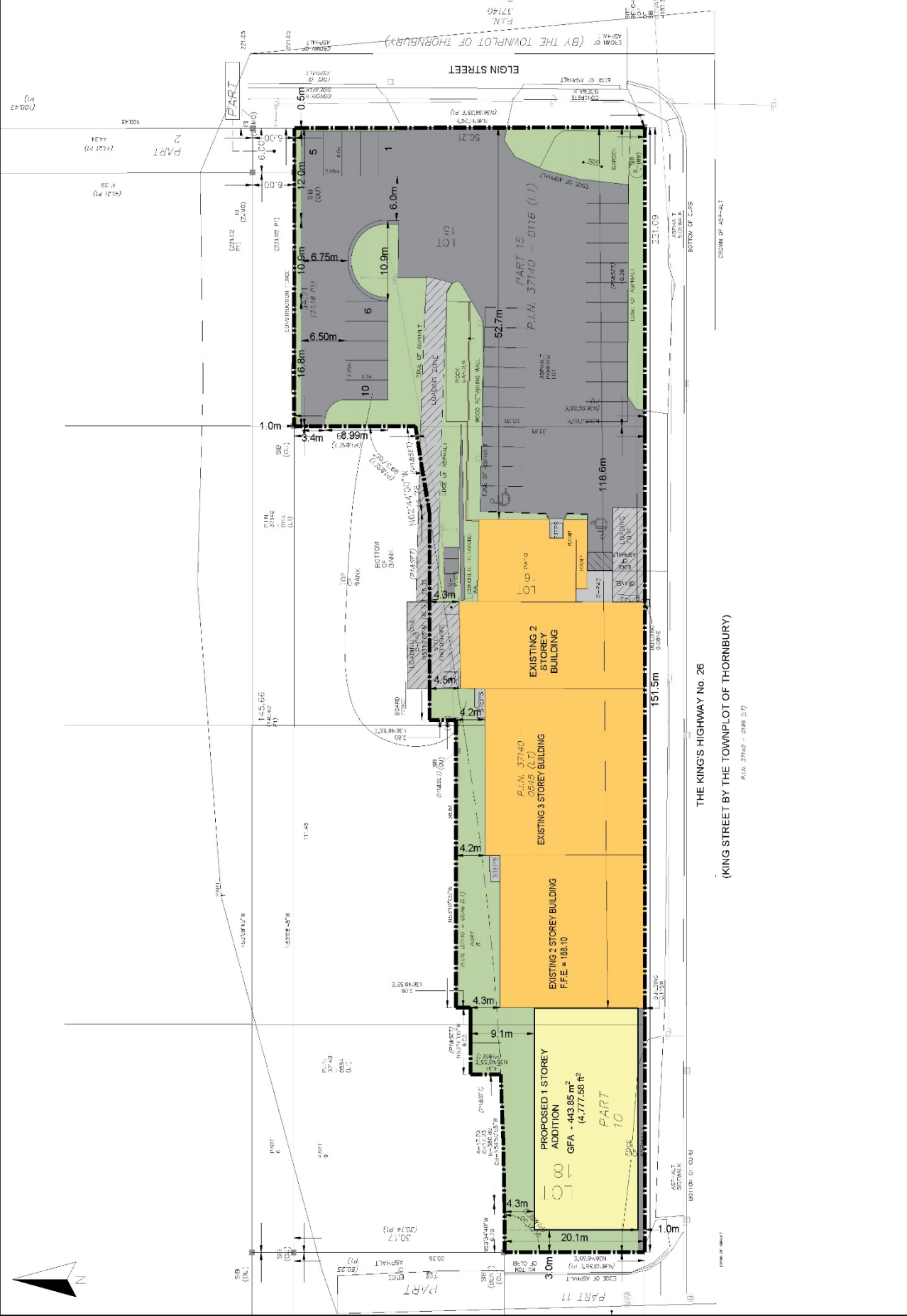
CONCEPTUAL SITE PLAN

Lot 16 and part of Lots 18, 17 and 18
 Northeast of King Street
 (Formerly Town of Thornbury)
 County of Grey



LEGEND

- SUBJECT LANDS
Area: 0.050ha (1.23ac)
- PROPOSED BUILDING
- EXISTING BUILDINGS
- ADDITIONAL PARKING



ZONING TABLE - M1 ZONE ADDITION			
PROVISION	REQUIRED	CURRENT	ADDITION
Lot Frontage (m)	30.0m	15.5m	15.5m
Front yard setback (m)	15.0m	0.0m	1.0m
Existing side yard setback (m)	1.8m	118.6m	118.6m
Interior side yard setback (m)	5.0m	33.5m	4.2m
Rear yard setback (m)	9.0m	4.2m	4.2m
Parking spaces (m)	21 x 2 B.F. (Current)	36 x 2 B.F. (Total)	21 x 2 B.F. (Current)
Building height (m)	11.0m	21 x 2 B.F. (Total)	21 x 2 B.F.
			11.0m
			9.9m

Source: Archives Design Inc. Architect - Jan 2019
 Note: Information shown is approximate and subject to change.

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS - PROJECT MANAGERS - LAND DEVELOPERS
 1000 Highway 10 East, Unit 10
 Thornbury, Ontario N6P 1A9
 Tel: 519-331-9600 • Fax: 519-331-9601 • info@innovativeips.com • www.innovativeips.com

Date: June 12, 2019 Drawn By: AS
 File: 19-837 Checked: TS

CONCEPTUAL SITE PLAN

90 King Street East - Thornbury

SCHEDULE OF REVISIONS		
No.	Date	Description
1	June 18, 2019	Add additional parking.
2	June 21, 2019	Revise location of additional parking.