

A18-2019 (209 Craigleith Road)

Date of this Notice: September 26, 2019

Tax Roll#: 4242000006126000000



Notice of Public Hearing

Committee of Adjustment

Application for a Minor Variance to the Town of The Blue Mountains Zoning By-law 2018-65

Property Location: 209 Craigleith Road

Public Meeting: October 16, 2019 at 4:00 PM
Town Hall, Council Chambers
32 Mill Street, Thornbury, ON

What is being proposed?

The purpose of the application is to request relief from the following sections of Zoning y-law 2018-65:

- 1) Relief from Section 4.3(d) to permit a detached accessory structure to be located closer to the exterior side lot line than the main dwelling;
- 2) Relief from Section 4.3(e) to permit a minimum exterior side yard setback of 1.2m for a detached accessory structure, whereas a minimum of 5.0m is required in the R1-1 zone; and
- 3) Relief from Section 4.3(h) in order to permit a maximum height of 5.7m for a detached accessory structure, whereas a maximum of 4.5m is permitted.

The effect of the application is to permit the conversion and expansion of an existing detached garage to accommodate an accessory dwelling unit on the subject lands.

The legal description of the subject lands is Lot 16, Plan 775.



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.283
Toll Free: (888) 258-6867
Fax: 519-599-7723
Email: planning@thebluemountains.ca

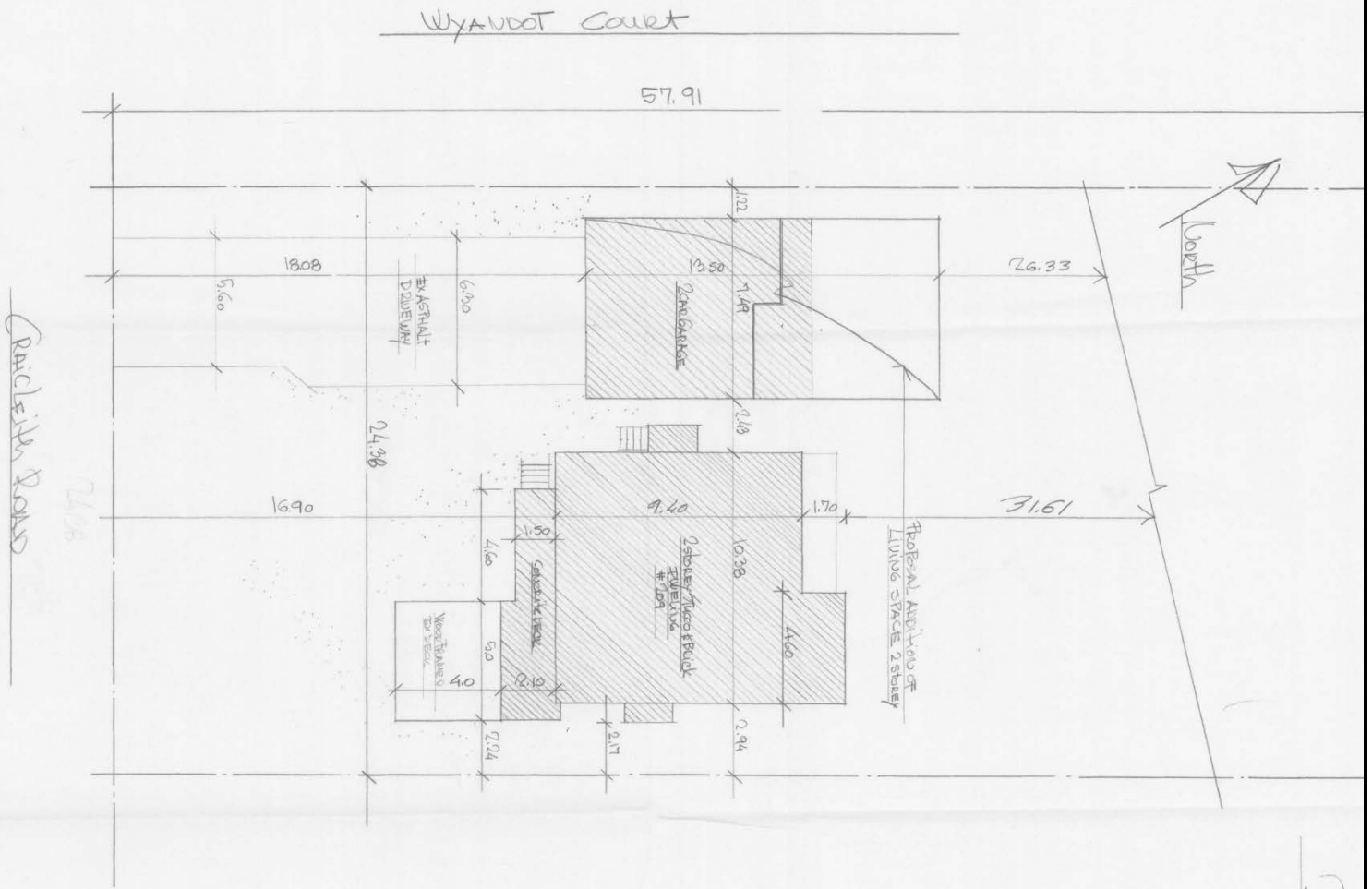
A note about information you may submit to the Town:

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



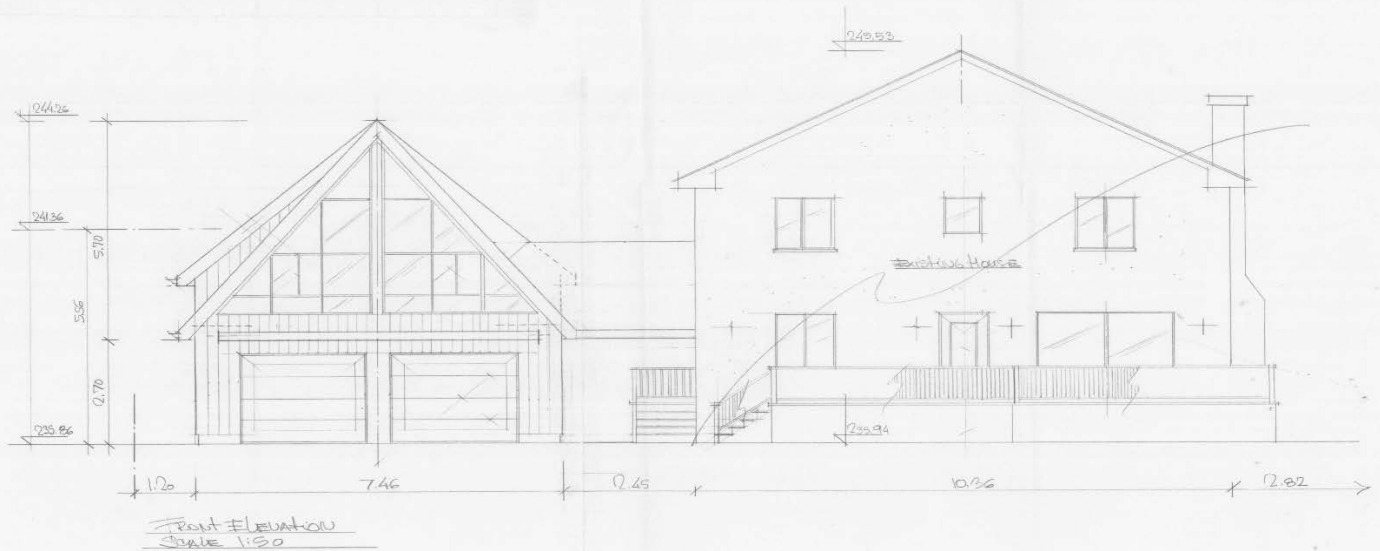
209 Craicleith Road. Blue Mountains
 PROPOSAL ADDITION TO LIVING SPACE
 ADD 2 CAR GARAGE

Statistic

Lot Area	1411.84 m ²
Garage	116.63 m ²
Existing House	101.12 m ²
Proposed Addition	217.74 m ² → 15.4% of Lot Area
Set Backs	
Front	18.08 m
Rear	26.35 m
Side	1.2 m
South	2.94 m - 2.94 m
Height	5.56 m
Flood Yard Area	426.52 m ²
Driveway Asphalt Area	102.72 m ²
Concrete Deck Area	35.1 m ²
Soft Landscape Area	288.7 m ²

SEP 2019. JETS

209 Craicleith Road. Blue Mountains. PROPOSAL ADDITION TO LIVING SPACE WITH 2 CAR GARAGE
 Sept. 2019. JETS



FRONT ELEVATION
 SCALE 1:50