

Tax Roll#: 4242 00003014020000



Notice of Public Hearing (Virtual)

Committee of Adjustment

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

Property Location: 102 Springside

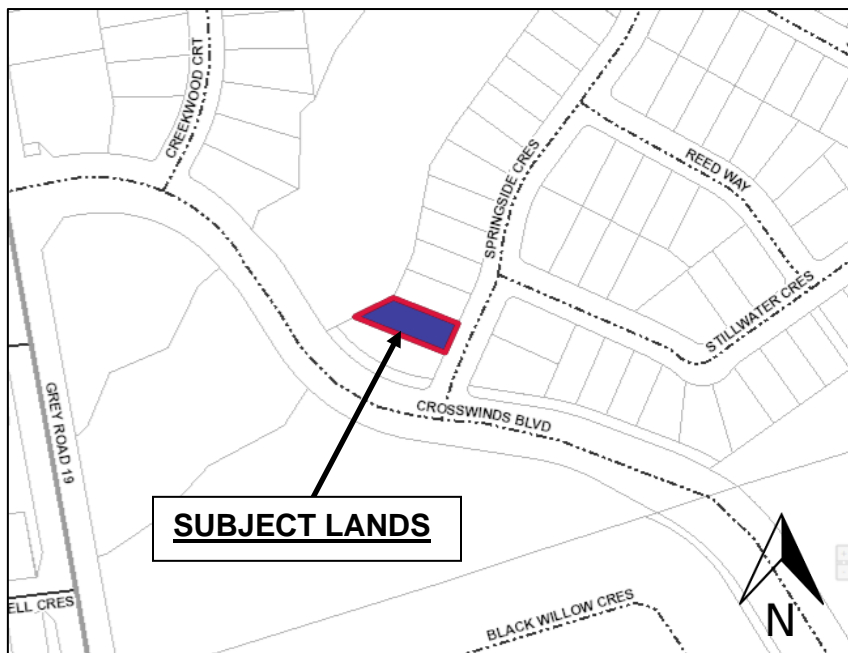
Public Meeting: August 26, 2020 at 1:00 PM
Virtual Hearing via Microsoft Teams

What is being proposed?

The purpose of this application is to consider a request for minor variance to the Residential R1-1-112 zone provisions of Zoning By-law 2018-65. The effect of the application is to permit a cover/roof to be constructed on an existing 21.5 sq.m deck in the rear yard of the lot. The following variances are requested by the applicant:

1. To permit a maximum lot coverage of 32.4%, whereas a maximum of 30% is permitted in the R1-1-112 zone.

The legal description of the lands is Lot 2, Plan 16M-69.



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.

Members of the public wishing to provide verbal comments at a Virtual Public Meeting are required to pre-register at least one clear business day in advance of the Meeting. Contact the Secretary-Treasurer to pre-register.

Where do I find more information?

Additional information is available by contacting 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
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

Applicant's Site Plan Sketch

GENERAL NOTES

1. Builder and Surveyor to confirm difference between FFL and USF before proceeding with excavation. Report discrepancies to the Architect.
2. Surveyor is to comply with the municipality regarding setbacks in laying out the work. Any discrepancies are to be reported to the Architect and the builder.
3. The builder shall comply with all current municipal standards for Subdivision Lot Drainage and Grading as they relate to max. & min. slopes for yards, swales & drives and clearances to street furniture and services for driveways.
4. The builder shall check and verify all given grade elevations and drainage prior to commencement of construction.
5. Builder shall verify location of existing and proposed utilities prior to commencement of construction. Footings to bear on natural undisturbed soil and be a min. of 1.22m below finished grade. Underside of footings shown are taken from architectural plans and may not represent actual footing level.
6. All dimensions and grade elevations are shown in metres.
7. Unless otherwise indicated, finished floor level is 0.40m above Specified House Grade at entry points to house and provision of 2 risers at entries must be made to gain entry into house. Maintain top of foundation wall min. 0.15m above finished grade.
8. These General Notes apply to all drawings for Siting & Grading including siting on individual sheets.
9. All front and rear yards shall be graded at a 2% - 5% grade within 6.0m of the dwelling unit.

LOT GRADING DESIGN CERTIFICATION

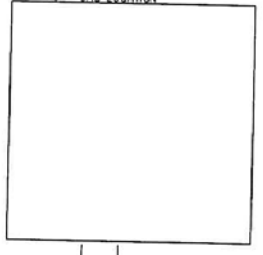
THIS IS TO CERTIFY THAT THE GRADING SHOWN ON THIS PLAN GENERALLY CONFORMS WITH THE OVERALL LOT GRADING PLAN FOR THE DEVELOPMENT.

LOT NO. Lot 39
 DATE July 9, 2020
 BY Jeremy Acres
 JEREMY ACRES, C.E.T.
 TATHAM ENGINEERING LTD.

COVERAGE CALCULATION	
LOT AREA (sq.m.)	876.12
BUILDING COVERAGE (sq.m.) (INCL. COVERED PORCH)	283.08
BUILDING COVERAGE (%)	32.4%

LEGEND

- 286.0 PROPOSED GRADES
- LOT CORNER
- × 286.0 PROPOSED GRADE
- ▲ DIRECTION OF FLOW
- FFL FINISHED FLOOR LEVEL
- TFW TOP OF FOUNDATION WALL
- FFR/F FINISHED FLOOR ENTRY REAR/FRONT
- USFR/F UNDERSIDE OF FOOTINGS REAR/FRONT
- FBS FINISHED BASEMENT SLAB
- SL STREET LIGHT
- HYDRANT
- ⊠ TRANSFORMER
- ⊞ VALVE CHAMBER
- ⊞ WATER SERVICE
- ⊞ STORM & SANITARY CONNECTION
- ⊞ SINGLE STORM & SANITARY CONNECTION
- ⊞ CABLE TV PEDESTAL
- ⊞ BELL PEDESTAL
- ⊞ CATCH BASIN
- ⊞ EXTERIOR DOOR LOCATION
- SWALE DIRECTION
- W.O.D WALK OUT DECK
- W.O.B WALK OUT BASEMENT
- 'R' REVERSE PLAN
- DOWNSPOUT
- ⊞ ENGINEERED FILL
- ⊞ STREET SIGN
- ⊞ HYDRO TAIL
- GAS LOCATION



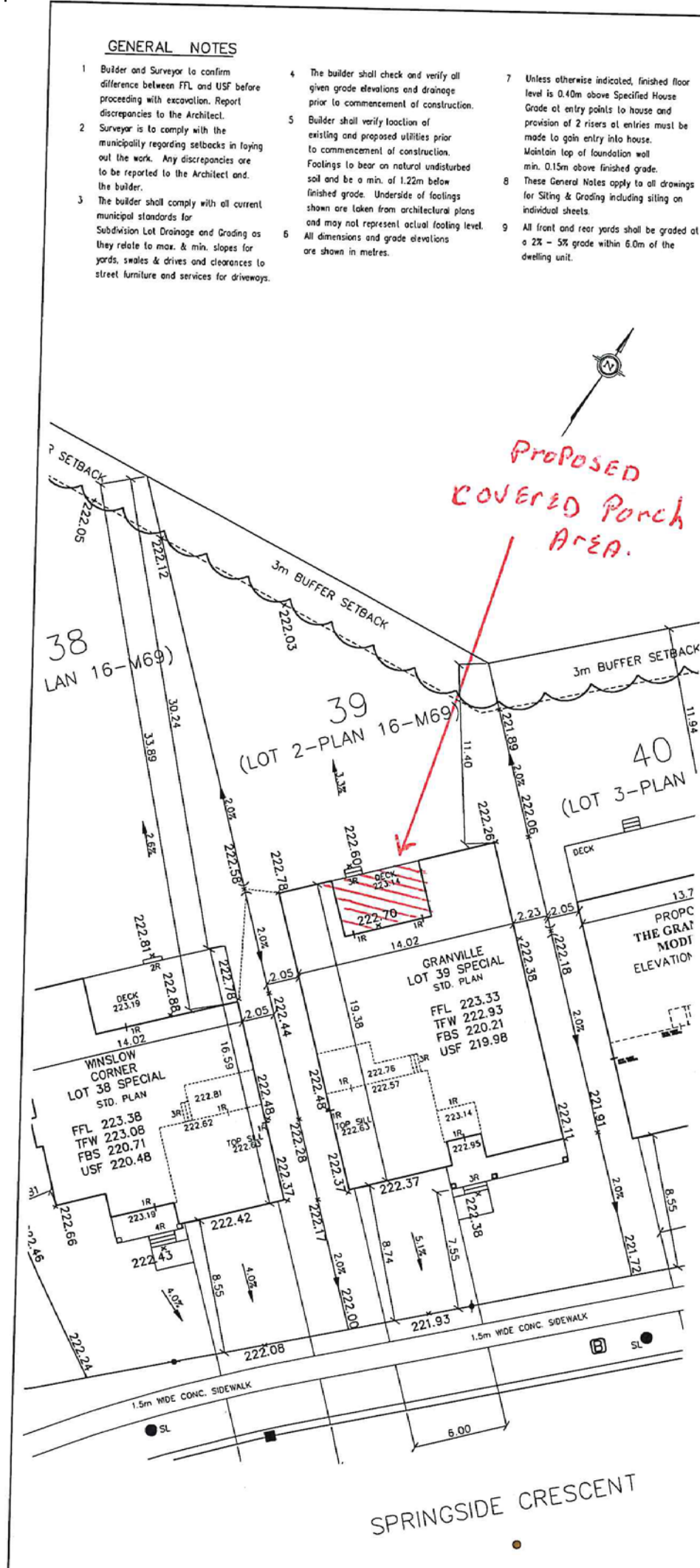
DATE	REF.	DESCRIPTION
06.25.20	FP	Issued for final
06.15.20	FP	Updated footprint per client
04.30.20	FP	Revised & Issued for final
04.23.20	FP	For preliminary grading review



TERRA BROOK HOMES
 CRESTVIEW ESTATES PH.3
 HOUSE SITING & GRADING
 LOT 39

DO NOT SCALE DRAWING

Date 04.23.20 Checked By _____
 Job Number 17-1343 Drawn By FP
 Scale 1:250
 Cad Dwg. 17-1343-siteplan3 Sheet Number _____



SPRINGSIDE CRESCENT