



Revised Agenda

The Blue Mountains, Committee of Adjustment

Date: Wednesday, April 17, 2024
Time: 1:00 p.m.
Location: Town Hall, Council Chambers and Virtual Meeting
32 Mill Street, Thornbury ON
Prepared by: Carrie Fairley, Secretary-Treasurer

Pages

A. Call to Order

A.1 Traditional Territory Acknowledgement

We would like to begin our meeting by recognizing the First Nations, Metis and Inuit peoples of Canada as traditional stewards of the land. The municipality is located within the boundary of Treaty 18 region of 1818 which is the traditional land of the Anishnaabek, Haudenosaunee and Wendat-Wyandot-Wyandotte peoples.

A.2 Committee Member Attendance

A.3 Approval of Agenda

Recommended (Move, Second)

THAT the Agenda of April 17, 2024, be approved as circulated, including any additions to the agenda.

A.4 Declaration of pecuniary interest and general nature thereof

NOTE: In accordance with the *Municipal Conflict of Interest Act*, the Town Committee of Adjustment By-Law 2024-04, and the Town Procedural By-law 2023-62, Committee of Adjustment Committee Members must file a written statement of the interest and its general nature with the Clerk for inclusion on the Registry.

A.5 Previous Minutes

Recommended (Move, Second)

THAT the Minutes of March 20, 2024 be approved as circulated, including any revisions to be made.

A.6 Business Arising from Previous Minutes

B. Public Meeting

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town's website and/or made available to the public upon request.

B.1 Minor Variance Application No. A06-2024

5

Owner: Diana Donnelly

Applicant/Agent: Brad Abbott

Municipal Address: 151 Wyandot Court

Legal Description: Plan 1063 Lot 5 Wyandot Court

Recommended (Move, Second)

THAT the Committee of Adjustment receive Staff Report PDS.24.032, entitled "Recommendation Report – Minor Variance A06-2024 – 151 Wyandot Court (Donnelly)";

AND THAT the Committee of Adjustment REFUSE a minor variance for A06-2024.

B.2 Minor Variance Application No. A14-2024

14

Owner: David and Stephanie Dewulf

Applicant/Agent: David and Stephanie Dewulf

Municipal Address: 108 Springside Crescent

Legal Description: Plan 16M69 Lot 5

Recommended (Move, Second)

THAT the Committee of Adjustment receive Staff Report PDS.24.061, entitled "Recommendation Report – Minor Variance File A14-2024 – 108 Springside Crescent (Dewulf)";

AND THAT the Committee of Adjustment GRANT a minor variance for A14-2024 subject to the following conditions:

1. That a maximum 48 square metre open air pergola be permitted at a total maximum lot coverage of 35%; and
2. This variance to the Zoning By-law is for the purpose of obtaining a building permit for the open air pergola and is only valid for a period of two (2) years from the date of decision. This variance shall expire on April 17, 2026.

B.3 Minor Variance Application No. A15-2024

24

Owner: Daniel Hageman and Julie Fotheringham

Applicant/Agent: Abbey Scott, First Step Building Consultants

Municipal Address: 145 Carmichael Crescent

Legal Description: Plan 915 Lot 109

Recommended (Move, Second)

THAT the Committee of Adjustment receive Staff Report PDS.24.063, entitled “Recommendation Report – Minor Variance File A16-2024 – 145 Carmichael Crescent (Hageman and Fotheringham)”;

AND THAT the Committee of Adjustment GRANT a minor variance for A16-2024 subject to the following conditions:

1. That the development be constructed in a manner substantially in accordance with the submitted site plan and elevations; and
2. This variance to the Zoning By-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. This variance shall expire on April 17, 2026.

B.4 Minor Variance Application No. A16-2024

33

Owner: Motria Dzulynsky and Ostap Mojsiak

Applicant/Agent: Abbey Scott, First Step Building Consultants

Municipal Address: 147 Hoover Lane

Legal Description: Concession 7 Part Lot 27 and RP 16R8415 Part 3

Recommended (Move, Second)

THAT the Committee of Adjustment receive Staff Report PDS.24.062, entitled “Recommendation Report – Minor Variance File A16-2024 – 147 Hoover Lane (Dzulynsky and Mojsiak)”;

AND THAT the Committee of Adjustment GRANT/REFUSE Application A16-2024;

B.5 Minor Variance Application No. A17-2024

47

Owner: Kevin Tulk

Applicant/Agent: Meagan Lachcik, Lofty Designs

Municipal Address: 154 Courtland Street

Legal Description: Plan 16M86 Lot 8

Recommended (Move, Second)

THAT the Committee of Adjustment receive Staff Report PDS.24.064, entitled “Recommendation Report – Minor Variance A17-2024 – 154 Courtland Street (Tulk)”;

AND THAT the Committee of Adjustment GRANT a minor variance for A17-2024 subject to the following conditions:

1. That the development be constructed in a manner substantially in accordance with the submitted site plan and elevations; and
2. This variance to the Zoning By-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. This variance shall expire on April 17, 2026.

B.6 Minor Variance Application No. A18-2024

Owner: Mark Waters and Mary Morningstar
 Applicant/Agent: Rockside Campbell Design
 Municipal Address: Concession 3, Part Lot 19
 Legal Description: Concession 3, Part Lot 19

Recommended (Move, Second)

THAT the Committee of Adjustment receive Staff Report PDS.24.065, entitled "Recommendation Report – Minor Variance A18-2024 – Concession 3, Part Lot 19 (Waters and Morningstar)";

AND THAT the Committee of Adjustment GRANT a minor variance for A18-2024 subject to the following conditions:

1. That the development be constructed in a manner substantially in accordance with the submitted site plan and elevations; and
2. This variance to the Zoning By-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. This variance shall expire on April 17, 2026.

C. Other Business***C.1 Adam Smith, Director of Planning and Development**

Re: Update on Delegated Authority regarding Consent Applications (Verbal Update)

D. Committee Member Expenses**E. Notice of Meeting Date**

May 15, 2024

Town Hall, Council Chambers, and Virtual

June 19, 2024

Town Hall, Council Chambers, and Virtual

F. Adjournment**Recommended (Move, Second)**

THAT the Committee of Adjustment does now adjourn at (time) p.m. to meet again at the call of the Chair.