

July 3, 2024

The Town of the Blue Mountains, Town Council and Staff

Re: Support for Councilor Maxwell's Motion for a Watershed Summit

Councilor Maxwell has put forward a motion for the Town of the Blue Mountains Town Council and staff to consider convening a Watershed Summit. The Watershed Trust enthusiastically supports Councilor Maxwell's motion; this is our letter of support.

The intent of the summit would be to find a path forward to better protect and manage the area's watersheds and their ecosystems, as well as to better protect area residences from future catastrophic flood events. The summit would ideally include a variety of participants, such as representatives from the Town of The Blue Mountains and Town of Collingwood, the Counties of Grey and Simcoe, and the relevant Conservation Authorities, along with citizens and other not-for-profit agencies.

Please let us know how we can help those taking the lead in this initiative to develop and facilitate a Watershed Summit to create a robust municipal water management plan throughout our municipalities. We are enthusiastic about helping this summit come to pass.

The Blue Mountains Watershed Trust is a Charitable Foundation whose mandate is to protect and enhance The Blue Mountains Watershed Ecosystems through direct action, advocacy and education; we work to protect natural heritage features in our landscapes and to promote the creation of environments where people can respect and live in harmony with nature.

Sincerely,

A solid black rectangular box used to redact the signature of Carl Michener.

Carl Michener, President



The Corporation of the Town of The Blue Mountains

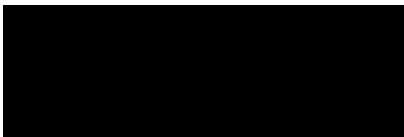
Decision on Consent Application File P3423

Owner/Applicant:	BMR GP (Freed Development)		
Purpose / Effect:	The purpose and effect of this application is to consider a request for lot creation		
Legal Description:	Parts of Lots 6, 10, 14 and 15 and Part of Village Crescent		
Severed Parcel:	Frontage: N/A	Depth: 71.5 m (Irreg.)	Area: 1.31 ha
Retained Parcel:	Frontage: 124.6 m	Depth: 183.7 m (Irreg.)	Area: 3.27 ha
Road Access:	Easement access from Jozo Weider Boulevard (severed) and Jozo Wieder Boulevard (retained)		
Municipal Water:	Yes	Municipal Sewer:	Yes
Decision:	<u>Grant Provisional Consent</u>		
Date of Decision:	June 28, 2024		

In making the decision upon this application for Consent, the Director of Planning and Development Services of the Town of The Blue Mountains is satisfied that the proposed Consent Application complies with the intent and direction of the Provincial Policy Statement, County of Grey Official Plan and the Town of The Blue Mountains Official Plan and represents good planning.

If provisional consent is given, then the following conditions must be met by June 28, 2026.

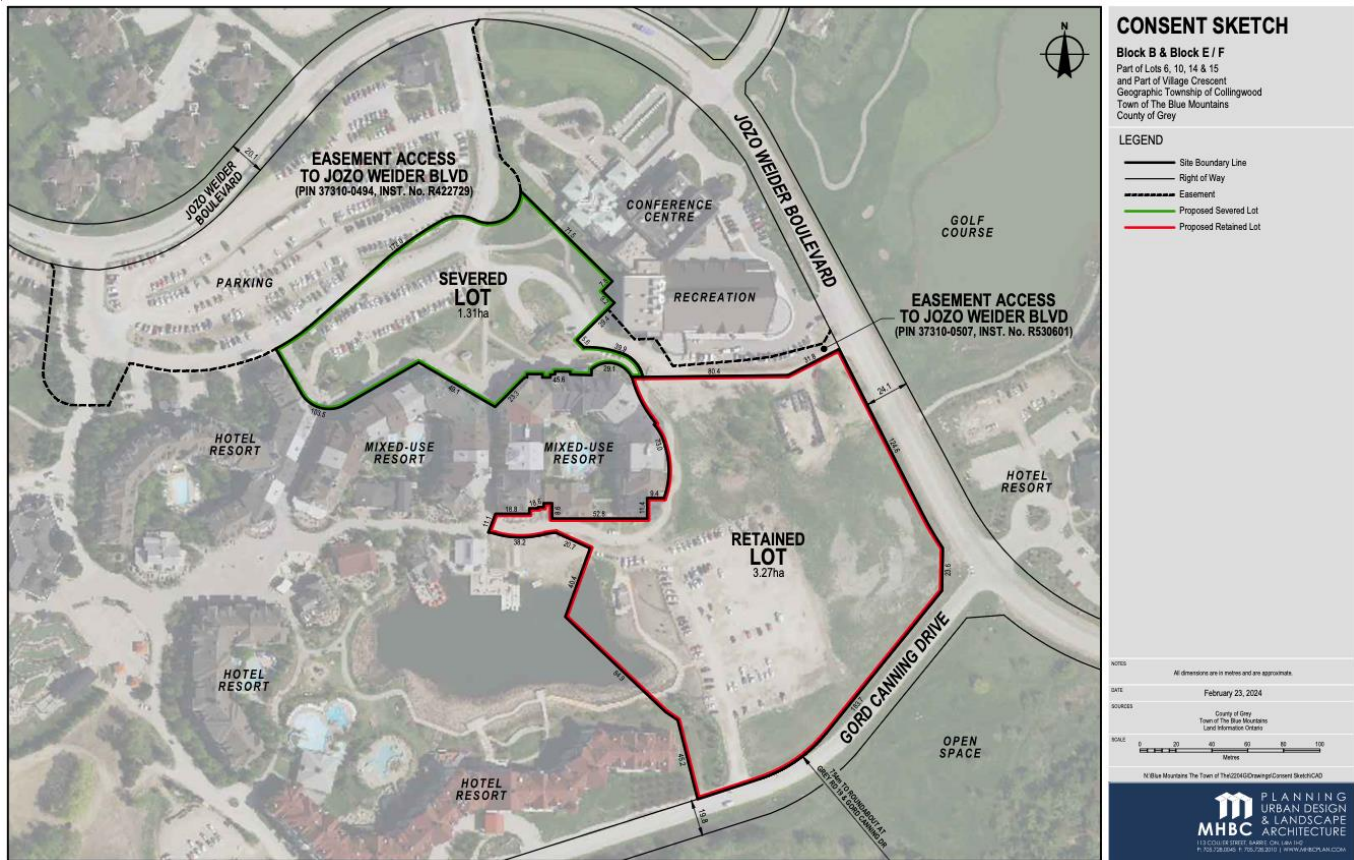
1. That the Owner meets all the requirements of the Town, financial or otherwise, for the Certificate of Consent to be issued;
2. That the Owner receive a Zoning By-law Amendment or Minor Variance to permit the severed parcel from not having direct frontage and access to a municipal street;
3. That the Owner provides a description of the land which can be registered in the Land Registry Office;
4. That all above conditions be fulfilled within two years of the Notice of Decision so that the Town Clerk is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act.



Adam Smith, Director of Planning and Development Services
Town of The Blue Mountains
32 Mill Street, Box 310, Thornbury, ON, N0H 2P0

Dated: June 28, 2024

Severance Sketch



Certification

Planning Act, R.S.O 1990, c. P.13, Sec 53(17) and 53(24), as amended

I, Adam Smith, Director of Planning and Development Services of The Corporation of the Town of The Blue Mountains, certify that the above is a true copy of the decision with respect to the application recorded therein.

[Redacted Signature]

Adam Smith, Director of Planning and Development Services
Town of The Blue Mountains

Dated: June 28, 2024



Notice of Decision and Right to Appeal

This is a notice about the decisions from the June 19, 2024, Committee of Adjustment Meeting.

A certified copy of the Committee of Adjustment's decision is attached to this notice.

If you disagree with this decision, you may file an appeal with the Ontario Land Tribunal (OLT). An appeal must include the required Appellant Form and the required Fees made out to the Minister of Finance. The Appellant Form must also set out the objection to the decision and the reasons in support of the objection. Please note, only the applicant, public bodies with an interest in the matter, the Minister of Municipal Affairs and Housing, and 'specified persons', as defined by the Planning Act, are permitted to appeal decisions related to minor variance applications. These are recent changes that have been made to the Planning Act by the province.

The Appellant Form and fees must be delivered in person or by registered mail to the Secretary-Treasurer of the Committee of Adjustment:

Secretary-Treasurer
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON, N0H 2P0

The last date for filing an appeal for a minor variance decision is July 9, 2024, by 4:30 p.m.

The last date for filing an appeal for a consent decision is July 11, 2024, by 4:30 p.m.

More information about how to file an appeal, including the forms and fees, is available on the Ontario Land Tribunal website at <https://olt.gov.on.ca/>.

If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by the Ontario Land Tribunal.

If no appeal on this decision is received within twenty days of the decision, the decision of the Committee is final and binding. The Secretary-Treasurer will notify the Applicant and file a certified copy of the decision with the Clerk of the Town of The Blue Mountains.



**Town of The Blue Mountains
Committee of Adjustment
Decision**

In the matter of application for File No. **A20-2024** to consider permission for the expansion of a non-complying building.

Date of Hearing: June 19, 2024

Property Location: 102 Lakeshore Drive

Owner/ Applicant: Patricia Kelly

Purpose of Application:

The purpose of this application is to permit a second storey addition to an existing 2-storey dwelling.

DECISION:

THAT the Committee of Adjustment GRANT Application **A20-2024** for permission to expand a non-complying building to permit a front yard setback of 1.12 metres, whereas 7.5 metres is required; a side yard (east) setback of 1.52 metres, whereas 2.0 metres is required and a rear yard setback of 5.65 metres, whereas 15.0 metres is required.

Conditions and Reasons For Decision:

See Attached Schedule "A"

[Redacted Signature]

Robert B. Waind
Chairman

Jim Oliver
Vice Chairman

Michael Martin

John Pratt

Duncan McKinlay

Date of Decision: June 19, 2024

The last date for filing an appeal to the decision is July 9, 2024

CERTIFICATION

Planning Act, R.S.O. 1990, c.P13, Sec 45(10)

I, Carrie Fairley, Secretary-Treasurer of the Town of The Blue Mountains Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

[Redacted Signature]

Carrie Fairley, Secretary-Treasurer

Town of The Blue Mountains Committee of Adjustment

32 Mill Street, Thornbury, Ont., N0H 2P0

Dated: June 19, 2024



- Schedule A -

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
2. That this permission 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. Should a building permit not be issued by the Town within two years, the permission shall expire on June 19, 2026.

The Committee received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

**SITE PLAN ILLUSTRATION OF STRUCTURES LOCATED ON
LOT 19 AND PART OF LOT 20
REGISTERED PLAN 533**

**THE TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY**



PROPERTY INFORMATION		SCHEDULED DEDUCTIONS		INCOME TAX		INVESTMENT INCOME		CAPITAL GAINS		TOTAL TAX	
PROPERTY	VALUE	DEPRECIATION	CHARITABLE CONTRIBUTION	STATE TAX	FEDERAL TAX	STATE TAX	FEDERAL TAX	STATE TAX	FEDERAL TAX	STATE TAX	FEDERAL TAX
1. PROPERTY 1	100,000	10,000	5,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
2. PROPERTY 2	200,000	20,000	10,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
3. PROPERTY 3	300,000	30,000	15,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
4. PROPERTY 4	400,000	40,000	20,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
5. PROPERTY 5	500,000	50,000	25,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
6. PROPERTY 6	600,000	60,000	30,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
7. PROPERTY 7	700,000	70,000	35,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000
8. PROPERTY 8	800,000	80,000	40,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
9. PROPERTY 9	900,000	90,000	45,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000	90,000
10. PROPERTY 10	1,000,000	100,000	50,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
11. PROPERTY 11	1,100,000	110,000	55,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000	110,000
12. PROPERTY 12	1,200,000	120,000	60,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000
13. PROPERTY 13	1,300,000	130,000	65,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000	130,000
14. PROPERTY 14	1,400,000	140,000	70,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000
15. PROPERTY 15	1,500,000	150,000	75,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
16. PROPERTY 16	1,600,000	160,000	80,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000
17. PROPERTY 17	1,700,000	170,000	85,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000
18. PROPERTY 18	1,800,000	180,000	90,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000
19. PROPERTY 19	1,900,000	190,000	95,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000
20. PROPERTY 20	2,000,000	200,000	100,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
21. PROPERTY 21	2,100,000	210,000	105,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000	210,000
22. PROPERTY 22	2,200,000	220,000	110,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000	220,000
23. PROPERTY 23	2,300,000	230,000	115,000	230,000	230,000	230,000	230,000	230,000	230,000	230,000	230,000
24. PROPERTY 24	2,400,000	240,000	120,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000
25. PROPERTY 25	2,500,000	250,000	125,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000

NO.	NAME
1	JOHN PAUL ROBERTS
2	JOHN PAUL ROBERTS
3	JOHN PAUL ROBERTS
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10	JOHN PAUL ROBERTS



Notice of Decision and Right to Appeal

This is a notice about the decisions from the June 19, 2024, Committee of Adjustment Meeting.

A certified copy of the Committee of Adjustment's decision is attached to this notice.

If you disagree with this decision, you may file an appeal with the Ontario Land Tribunal (OLT). An appeal must include the required Appellant Form and the required Fees made out to the Minister of Finance. The Appellant Form must also set out the objection to the decision and the reasons in support of the objection. Please note, only the applicant, public bodies with an interest in the matter, the Minister of Municipal Affairs and Housing, and 'specified persons', as defined by the Planning Act, are permitted to appeal decisions related to minor variance applications. These are recent changes that have been made to the Planning Act by the province.

The Appellant Form and fees must be delivered in person or by registered mail to the Secretary-Treasurer of the Committee of Adjustment:

Secretary-Treasurer
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON, N0H 2P0

The last date for filing an appeal for a minor variance decision is July 9, 2024, by 4:30 p.m.

The last date for filing an appeal for a consent decision is July 11, 2024, by 4:30 p.m.

More information about how to file an appeal, including the forms and fees, is available on the Ontario Land Tribunal website at <https://olt.gov.on.ca/>.

If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by the Ontario Land Tribunal.

If no appeal on this decision is received within twenty days of the decision, the decision of the Committee is final and binding. The Secretary-Treasurer will notify the Applicant and file a certified copy of the decision with the Clerk of the Town of The Blue Mountains.



**Town of The Blue Mountains
Committee of Adjustment
Decision**

In the matter of application for File No. **A21-2024** to consider permission for the expansion of a non-complying building.

Date of Hearing:

June 19, 2024

Property Location:

218 Craigleith Road

Owner/ Applicant:

Craigleith Ski Club / Kristine Loft

Purpose of Application:

The purpose of the application is to request permission for the expansion of an existing non-complying maintenance and repair building that is accessory to the outdoor recreational use of the ski club within the Open Space 'OS-48' zone.

DECISION:

THAT the Committee of Adjustment GRANT Application A21-2024 to permit the expansion of non-complying maintenance building within the Open Space 'OS-48' zone.

Conditions and Reasons For Decision:

Consistent with the Committee's decision, the following conditions are imposed:

[REDACTED]

Robert B. Waind
Chairman

Jim Oliver
Vice Chairman

Michael Martin

Jan Pratt

Duncan McKinlay

Date of Decision: June 19, 2024

The last date for filing an appeal to the decision is July 9, 2024

CERTIFICATION

Planning Act, R.S.O. 1990, c.P13, Sec 45(10)

I, Carrie Fairley, Secretary-Treasurer of the Town of The Blue Mountains Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

[REDACTED]

Carrie, Fairley, Secretary-Treasurer

Town of The Blue Mountains Committee of Adjustment

32 Mill Street, Thornbury, Ont., N0H 2P0

Dated: June 19, 2024



**Town of The Blue Mountains
Committee of Adjustment
Decision**

- Schedule A -

File No: A21-2024
Owner: Craigleith Ski Club
Roll # 424200000608300

CONDITIONS:

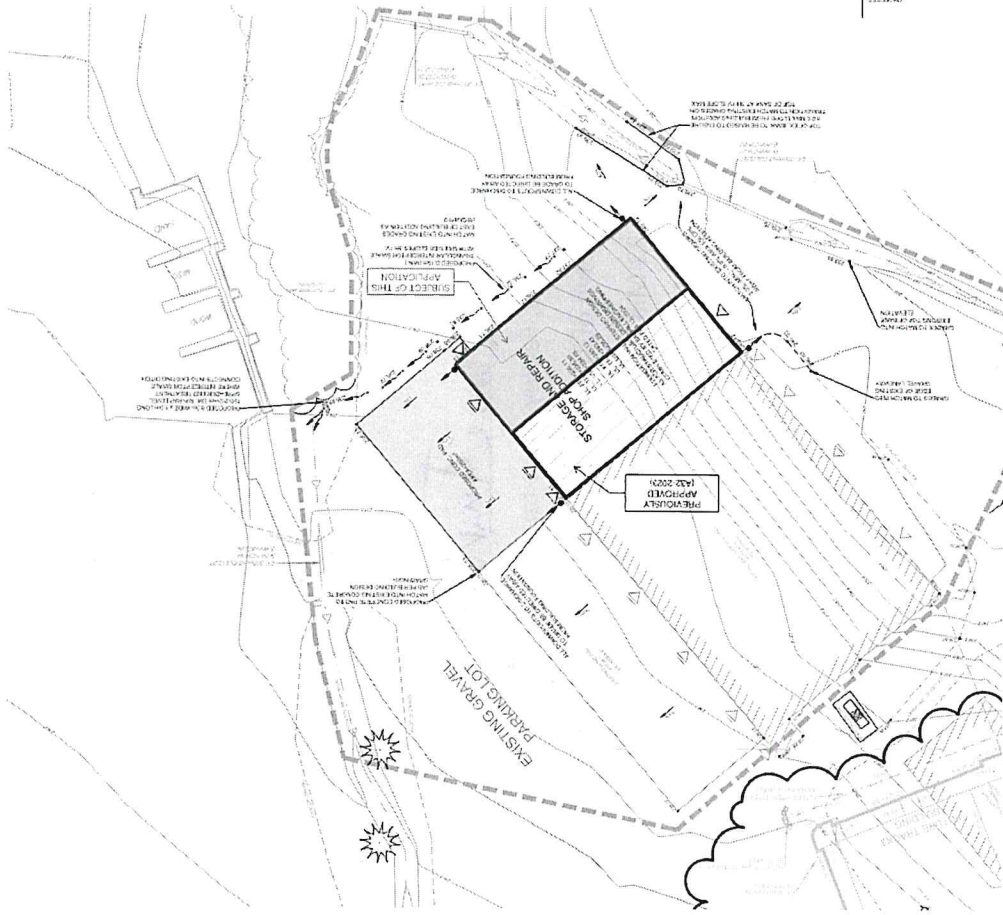
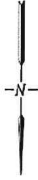
1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
2. That this permission is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. Should a building permit not be issued by the Town within two years, the permission shall expire on June 19, 2026.

REASON FOR DECISION:

The Committee has reviewed the request as it relates to S.45. (2)(a)(i) of the Planning Act, as noted in the Planning and Development Services Staff Report PDS.24.089.

The Committee received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

APPLICANT'S SITE PLAN:





Notice of Decision and Right to Appeal

This is a notice about the decisions from the June 19, 2024, Committee of Adjustment Meeting.

A certified copy of the Committee of Adjustment's decision is attached to this notice.

If you disagree with this decision, you may file an appeal with the Ontario Land Tribunal (OLT). An appeal must include the required Appellant Form and the required Fees made out to the Minister of Finance. The Appellant Form must also set out the objection to the decision and the reasons in support of the objection. Please note, only the applicant, public bodies with an interest in the matter, the Minister of Municipal Affairs and Housing, and 'specified persons', as defined by the Planning Act, are permitted to appeal decisions related to minor variance applications. These are recent changes that have been made to the Planning Act by the province.

The Appellant Form and fees must be delivered in person or by registered mail to the Secretary-Treasurer of the Committee of Adjustment:

Secretary-Treasurer
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON, N0H 2P0

The last date for filing an appeal for a minor variance decision is July 9, 2024, by 4:30 p.m.

The last date for filing an appeal for a consent decision is July 11, 2024, by 4:30 p.m.

More information about how to file an appeal, including the forms and fees, is available on the Ontario Land Tribunal website at <https://olt.gov.on.ca/>.

If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by the Ontario Land Tribunal.

If no appeal on this decision is received within twenty days of the decision, the decision of the Committee is final and binding. The Secretary-Treasurer will notify the Applicant and file a certified copy of the decision with the Clerk of the Town of The Blue Mountains.



**Town of The Blue Mountains
Committee of Adjustment
Decision**

In the matter of application for File No. **A22-2024** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: June 19, 2024

Property Location: 397255 11th Line

Owner/ Applicant: Scott Carter

Purpose of Application:

The purpose of this application is to permit a 1-storey detached garage.

DECISION:

THAT the Committee of Adjustment GRANT Application **A22-2024** for a minor variance to subsection 4.3(d) of the Zoning By-law to permit an accessory building or structure to be located closer to the front lot line than the main building, whereas subsection 4.3(d) does not permit this.

Conditions and Reasons For Decision:

See Attached Schedule "A"

[Redacted Signature Block]

Robert B. Waing
Chairman

Michael Oliver
Vice Chairman

Michael Martin

Jah Pratt

Duncan McKinlay

Date of Decision: June 19, 2024

The last date for filing an appeal to the decision is July 9, 2024

CERTIFICATION

Planning Act, R.S.O. 1990, c.P13, Sec 45(10)

I, Carrie Fairley, Secretary-Treasurer of the Town of The Blue Mountains Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

[Redacted Signature]

Carrie Fairley, Secretary-Treasurer

Town of The Blue Mountains Committee of Adjustment

32 Mill Street, Thornbury, Ont., N0H 2P0

Dated: June 19, 2024



Town of The Blue Mountains
Committee of Adjustment
Decision

- Schedule A -

CONDITIONS:

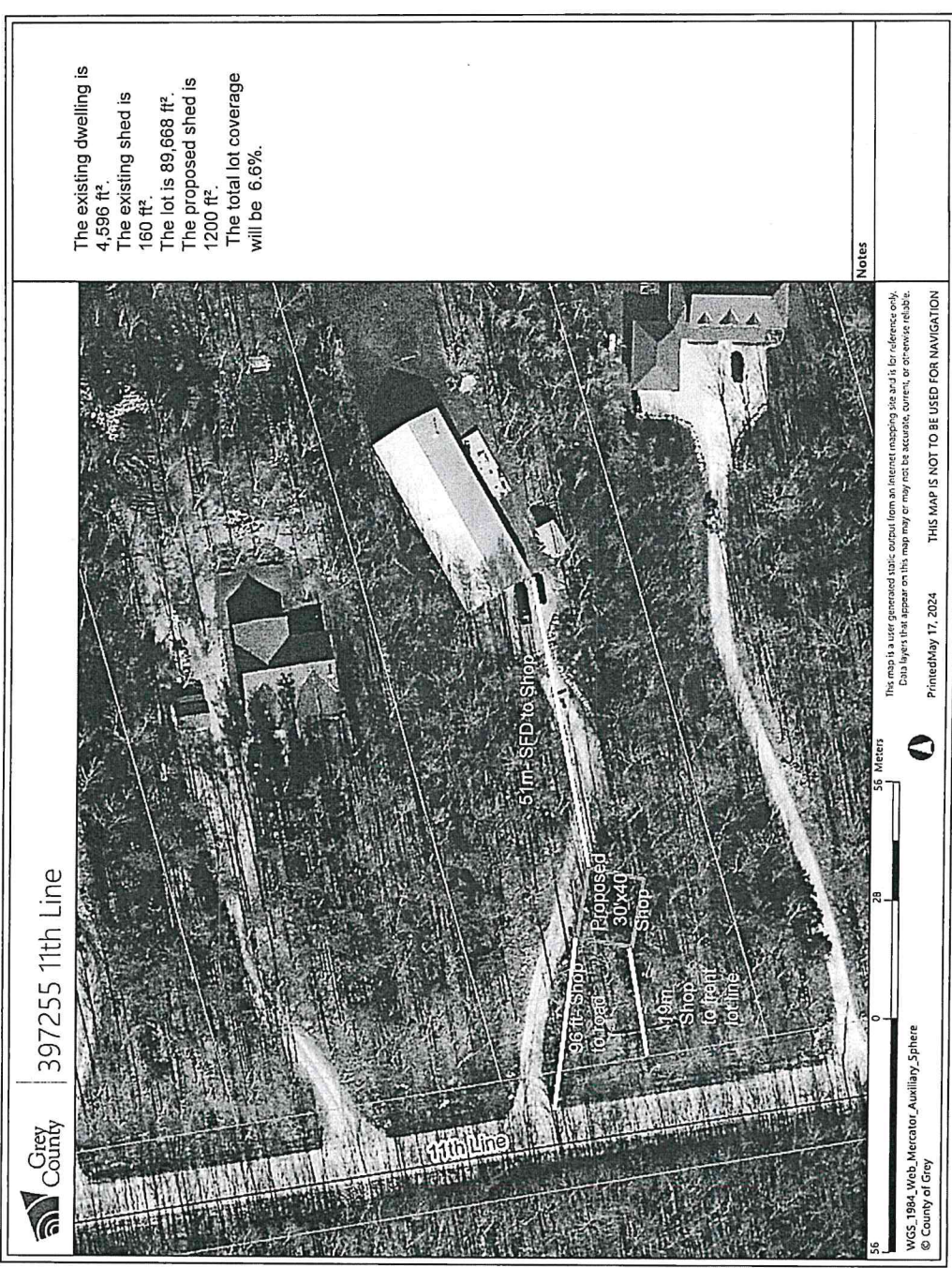
1. That the site development be constructed in a manner substantially in accordance with the submitted site plan;
2. That the applicant replace any tree that is over 10 centimeters in diameter at breast height be replaced and planted at a 2:1 compensation ratio on the property; and
3. That this variance 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. Should a building permit not be issued by the Town within two years, the variance shall expire on June 19, 2026.

REASON FOR DECISION:

The Committee has reviewed the request as it relates to 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.24.090.

The Committee received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

APPLICANT'S SITE PLAN:





Notice of Decision and Right to Appeal

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The Appellant Form and fees must be delivered in person or by registered mail to the Secretary-Treasurer of the Committee of Adjustment:

Secretary-Treasurer
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON, N0H 2P0

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The last date for filing an appeal for a consent decision is July 11, 2024, by 4:30 p.m.

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If no appeal on this decision is received within twenty days of the decision, the decision of the Committee is final and binding. The Secretary-Treasurer will notify the Applicant and file a certified copy of the decision with the Clerk of the Town of The Blue Mountains.



**Town of The Blue Mountains
Committee of Adjustment
Decision**

In the matter of application for File No. **A23-2024** to consider permission for the expansion of a non-complying building.

Date of Hearing: June 19, 2024
Property Location: 107 Leming Street
Owner/ Applicant: Scott Gerard

Purpose of Application:

The purpose of the application is to request a minor variance to the zone standards of the R1-1 zone to permit a lot frontage of 15.08 metres to facilitate the creation of a new lot (File B05-2024), whereas a minimum of 18 metres is required.

DECISION:

THAT the Committee of Adjustment GRANT Application A23-2024 to permit a minimum lot frontage of 15.08 metres.

Conditions and Reasons For Decision:

See Attached Schedule "A"

    
Robert B. Waand John Oliver Michael Martin Ian Pratt Duncan McKinlay
Chairman Vice Chairman

Date of Decision: June 19, 2024

The last date for filing an appeal to the decision is July 9, 2024

CERTIFICATION

Planning Act, R.S.O. 1990, c.P13, Sec 45(10)

I, Carrie Fairley, Secretary-Treasurer of the Town of The Blue Mountains Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.


Carrie, Fairley, Secretary-Treasurer
Town of The Blue Mountains Committee of Adjustment
32 Mill Street, Thornbury, Ont., N0H 2P0

Dated: June 19, 2024



- Schedule A -

CONDITIONS:

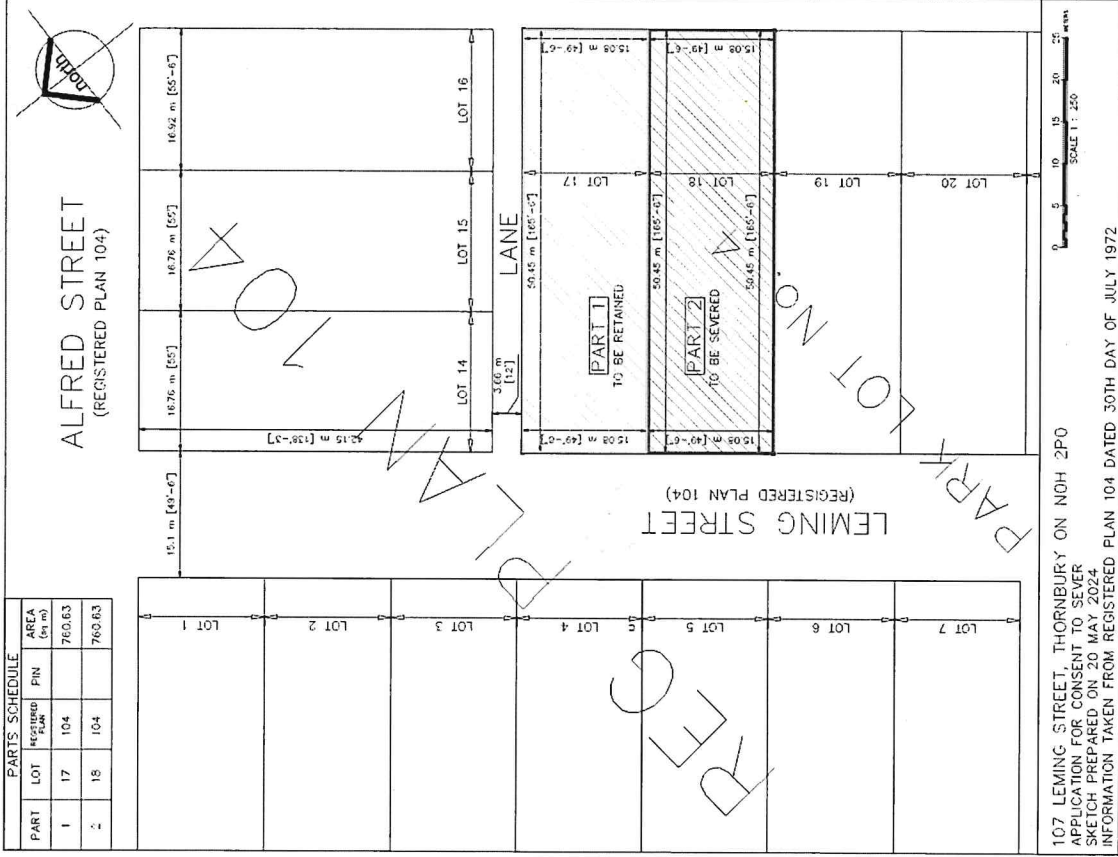
1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
2. That this variance is for the purpose of facilitating the creation of a new lot and is only valid for a period of two (2) years from the date of decision. Should a Certificate of Official not be issued by the Town within two years, the variance shall expire on June 19, 2026.

REASON FOR DECISION:

The Committee has reviewed the request as it relates to 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.24.091.

The Committee received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

APPLICANT'S SITE PLAN:



As prescribed under the *Accessibility for Ontarians with Disabilities Act* – this document can be made available in other accessible formats as soon as practicable and upon request.



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32 Mill Street, P.O. Box 310
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If no appeal on this decision is received within twenty days of the decision, the decision of the Committee is final and binding. The Secretary-Treasurer will notify the Applicant and file a certified copy of the decision with the Clerk of the Town of The Blue Mountains.



**Town of The Blue Mountains
Committee of Adjustment
Decision**

In the matter of application for File No. **A25-2024** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: June 19, 2024
Property Location: 555631 6th Line
Owner/ Applicant: David Hartle Contracting & Haulage Ltd.
Purpose of Application:

The purpose of this application is to permit a reduced minimum lot area and minimum lot frontage

DECISION:

THAT the Committee of Adjustment GRANT Application **A25-2024** for a minor variance to subsection 8.2 of the Zoning By-law to permit a lot area of 0.8 hectares, whereas 20.0 hectares is required and a lot frontage of 65.0 metres, whereas 150.0 metres is required.

Conditions and Reasons For Decision:

See Attached Schedule "A"

Robert B. Waing
Chairman

Jim Oliver
Vice Chairman

Michael Martin

Jan Pratt

Duncan McKinlay

Date of Decision: June 19, 2024

The last date for filing an appeal to the decision is July 9, 2024

CERTIFICATION

Planning Act, R.S.O. 1990, c.P13, Sec 45(10)

I, Carrie Fairley, Secretary-Treasurer of the Town of The Blue Mountains Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.

Carrie Fairley, Secretary-Treasurer

Town of The Blue Mountains Committee of Adjustment
32 Mill Street, Thornbury, Ont., N0H 2P0

Dated: June 19, 2024



Town of The Blue Mountains
Committee of Adjustment
Decision

- Schedule A -

CONDITIONS:

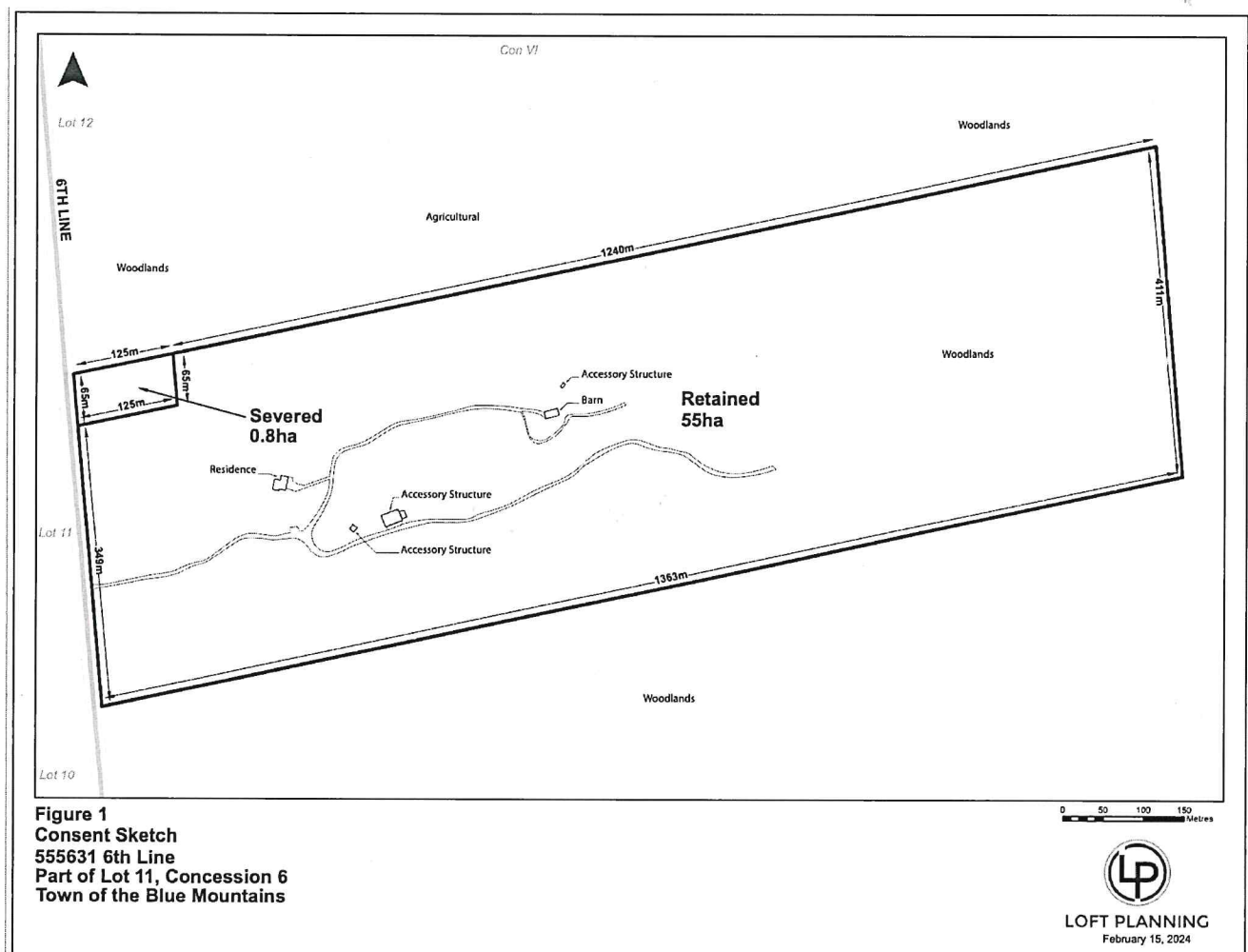
1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
2. That this variance to the Zoning By-law is for the purpose of new lot creation and is only valid for a period of two (2) years from the date of decision. Should the new lot not be created within two years, the variance shall expire on June 19, 2026.

REASON FOR DECISION:

The Committee has reviewed the request as it relates to 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.24.093.

The Committee received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

APPLICANT'S SITE PLAN:





Notice of Decision and Right to Appeal

This is a notice about the decisions from the June 19, 2024, Committee of Adjustment Meeting.

A certified copy of the Committee of Adjustment's decision is attached to this notice.

If you disagree with this decision, you may file an appeal with the Ontario Land Tribunal (OLT). An appeal must include the required Appellant Form and the required Fees made out to the Minister of Finance. The Appellant Form must also set out the objection to the decision and the reasons in support of the objection. Please note, only the applicant, public bodies with an interest in the matter, the Minister of Municipal Affairs and Housing, and 'specified persons', as defined by the Planning Act, are permitted to appeal decisions related to minor variance applications. These are recent changes that have been made to the Planning Act by the province.

The Appellant Form and fees must be delivered in person or by registered mail to the Secretary-Treasurer of the Committee of Adjustment:

Secretary-Treasurer
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON, N0H 2P0

The last date for filing an appeal for a minor variance decision is July 9, 2024, by 4:30 p.m.

The last date for filing an appeal for a consent decision is July 11, 2024, by 4:30 p.m.

More information about how to file an appeal, including the forms and fees, is available on the Ontario Land Tribunal website at <https://olt.gov.on.ca/>.

If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by the Ontario Land Tribunal.

If no appeal on this decision is received within twenty days of the decision, the decision of the Committee is final and binding. The Secretary-Treasurer will notify the Applicant and file a certified copy of the decision with the Clerk of the Town of The Blue Mountains.



The Corporation of the Town of The Blue Mountains

Decision on Consent Application File B05-2024

Owner/Applicant: Scott Gerard

Purpose / Effect: The purpose and effect of this application is to create a new residential lot.

Legal Description: Plan 104 Lots 17 to 18

Severed Parcel: Frontage: 15.08 m Depth: 50.45 m Area: 760 sq.m

Retained Parcel: Frontage: 15.08 m Depth: 50.45 m Area: 760 sq.m

Road Access: Leming Street (municipal road)

Municipal Water: Yes **Municipal Sewer:** Yes

Decision: Grant Provisional Consent

Date of Decision: June 19, 2024

In making the decision upon this application for Consent, the Committee of Adjustment of the Town of The Blue Mountains is satisfied that the proposed Consent Application is consistent with the Provincial Policy Statement, complies with the County of Grey Official Plan and the Town of The Blue Mountains Official Plan and represents good planning.

If provisional consent is given, then the following conditions must be met by June 19, 2026

1. That a minor variance is granted to permit a reduced lot frontage of 15.08 metres for the severed and retained lots;
2. That the Owner obtain a municipal land use permit (MLUP) for any required works, including tree removal, within the Town right-of-way. Prior to applying for a MLUP the owner shall provide a survey of the location and evaluation of the health of existing trees on the subject lands and determine how existing trees may be retained with the development of the severed and retained parcels;
3. That a development agreement be registered on title so that no additional residential unit (ARU) be permitted less than 9 metres from the rear property line for both the retained and severed lots;
4. That the Owner meets all the requirements of the Town, financial or otherwise, for the Certificate of Official to be issued;
5. That the Owner provides payment of cash-in-lieu of applicable parkland dedication, or 5% of the appraised value of the severed lot, as required by the Town;
6. That the Owner provides payment of applicable development charges for the lot(s), as required by the Town;
7. That the Owner provides a description of the land and draft reference plan, which can be registered in the Land Registry Office.
8. That all above conditions be fulfilled within two (2) years of the Notice of Decision so that a Certificate of Official can be issued by the Town, pursuant to Section 53(42) of the Planning Act.

Robert B. Waind
Chairman

Jim Oliver
Vice Chairman

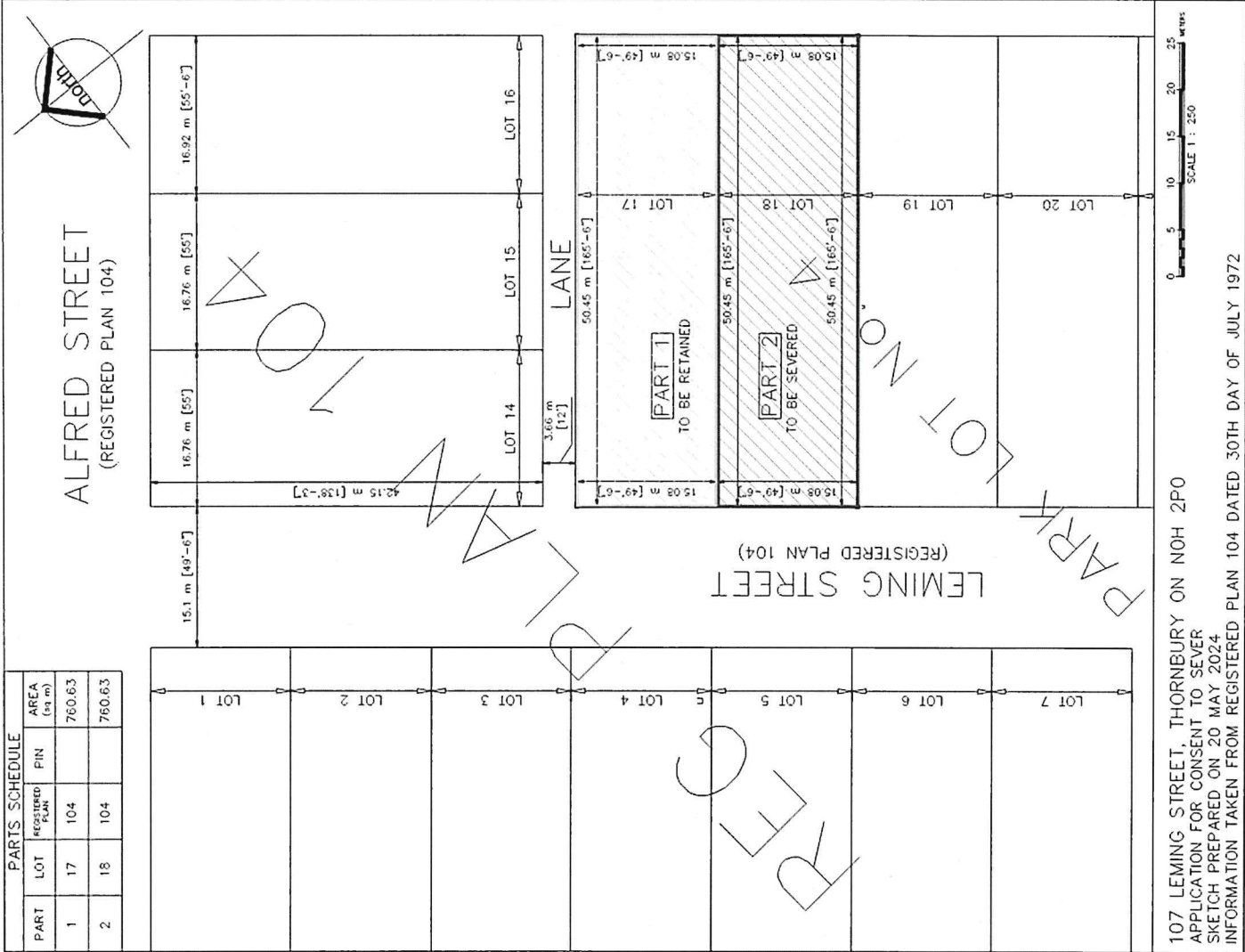
Michael Martin

Jan Pratt

Duncan McKinlay

Dated: June 19, 2024

Easement Sketch



Certification

Planning Act, R.S.O 1990, c. P.13, Sec 53(17) and 53(24), as amended

I, Carrie Fairley, Secretary-Treasurer of the Committee of Adjustment of The Corporation of the Town of The Blue Mountains, certify that the above is a true copy of the decision of with respect to the application recorded therein.

Carrie Fairley, Secretary Treasurer
Committee of Adjustment
Town of The Blue Mountains

Dated: June 19, 2024



Notice of Decision and Right to Appeal

This is a notice about the decisions from the June 19, 2024, Committee of Adjustment Meeting.

A certified copy of the Committee of Adjustment's decision is attached to this notice.

If you disagree with this decision, you may file an appeal with the Ontario Land Tribunal (OLT). An appeal must include the required Appellant Form and the required Fees made out to the Minister of Finance. The Appellant Form must also set out the objection to the decision and the reasons in support of the objection. Please note, only the applicant, public bodies with an interest in the matter, the Minister of Municipal Affairs and Housing, and 'specified persons', as defined by the Planning Act, are permitted to appeal decisions related to minor variance applications. These are recent changes that have been made to the Planning Act by the province.

The Appellant Form and fees must be delivered in person or by registered mail to the Secretary-Treasurer of the Committee of Adjustment:

Secretary-Treasurer
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON, N0H 2P0

The last date for filing an appeal for a minor variance decision is July 9, 2024, by 4:30 p.m.

The last date for filing an appeal for a consent decision is July 11, 2024, by 4:30 p.m.

More information about how to file an appeal, including the forms and fees, is available on the Ontario Land Tribunal website at <https://olt.gov.on.ca/>.

If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by the Ontario Land Tribunal.

If no appeal on this decision is received within twenty days of the decision, the decision of the Committee is final and binding. The Secretary-Treasurer will notify the Applicant and file a certified copy of the decision with the Clerk of the Town of The Blue Mountains.



The Corporation of the Town of The Blue Mountains

Decision on Consent Application File P3421 (B07-2024)

Owner/Applicant:	Dave Hartle Contracting & Haulage Ltd.		
Purpose / Effect:	The purpose and effect of this application is to consider a request for lot creation		
Legal Description:	Parts of Lot 11, Concession 6 S		
Severed Parcel:	Frontage: 65.0 m	Depth: 125.0 m	Area: 0.8 ha.
Retained Parcel:	Frontage: 349.0 m	Depth: 1,363 m	Area: 55.0 ha
Road Access:	6 th Line		
Municipal Water:	No	Municipal Sewer:	No
Decision:	<u>Grant Provisional Consent</u>		
Date of Decision:	June 19, 2024		

In making the decision upon this application for Consent, the Committee of Adjustment of the Town of The Blue Mountains is satisfied that the proposed Consent Application complies with the intent and direction of the Provincial Policy Statement, County of Grey Official Plan and the Town of The Blue Mountains Official Plan and represents good planning.

If provisional consent is given, then the following conditions must be met by June 19, 2026.

1. That the Owner meets all the requirements of the Town, financial or otherwise, for the Certificate of Consent to be issued;
2. That the Owner submit a Letter of Opinion completed by a qualified engineer to ensure that the extraction of the bedrock would not significantly prevent or hinder new extraction operations to the satisfaction of the County of Grey;
3. That the Owner provide payment of cash-in-lieu of applicable parkland dedication and Development Charges, as required by the Town;
4. That the Owner provides a description of the land which can be registered in the Land Registry Office;
5. That all above conditions be fulfilled within two years of the Notice of Decision so that the Town Clerk is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act.

Robert B. Waind
Chairman

Jim Oliver
Vice Chairman

Michael Martin

Jan Pratt

Duncan McKinlay

Dated: June 19, 2024

Severance Sketch

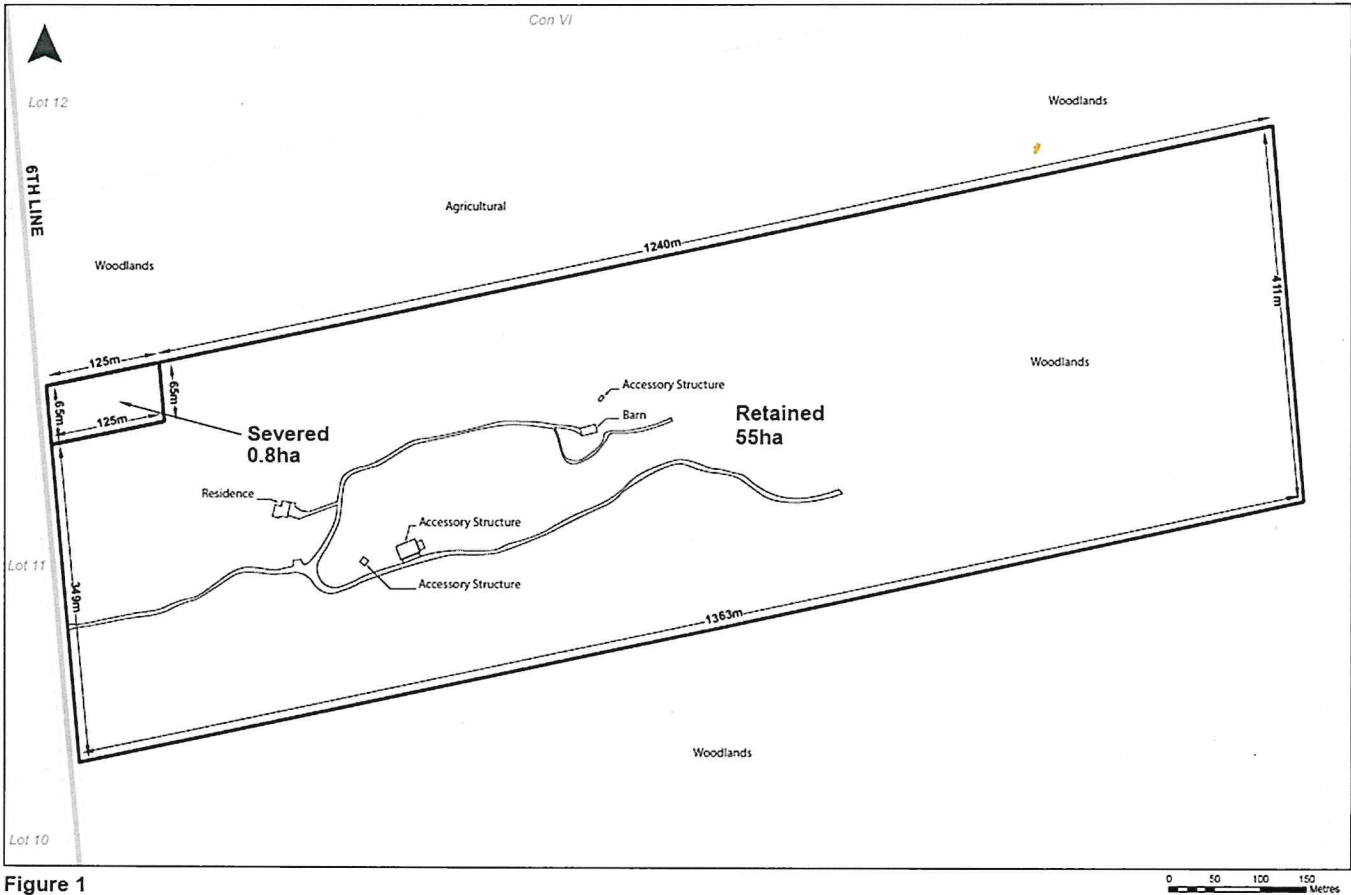



Figure 1
Consent Sketch
555631 6th Line
Part of Lot 11, Concession 6
Town of the Blue Mountains



Certification

Planning Act, R.S.O 1990, c. P.13, Sec 53(17) and 53(24), as amended

I, Carrie Fairley, Secretary-Treasurer of the Town of The Blue Mountains Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.


Carrie, Fairley, Secretary-Treasurer
Town of The Blue Mountains Committee of Adjustment
32 Mill Street, Thornbury, Ont., N0H 2P0

Dated: June 19, 2024

July 10, 2024

From: Lynn Keays, Bay Street East Resident
To: TBM Mayor, Deputy Mayor and Councillors

Re: Bay Street East Reconstruction (Item D.3.1 – COW Report dated July 2, 2024 - on July 15th Council Agenda)

Good day Mayor Matrosovs, Deputy Mayor Bordignon and Councillors,

I want to extend my appreciation for the discussion that occurred at the COW on July 2, 2024, and the resulting motion that will be put to a vote at the July 15, 2024 meeting of Council.

As you were able to see firsthand, this issue is very important to residents of Bay Street East, and more broadly to residents across TBM. We appreciate that those present on July 2, 2024 listened to the views and opinions of the many residents who made deputations and presented comments.

Deputy Mayor Bordignon - although you were not able to be present that day, no doubt you have heard from your colleagues, and if you have had a chance to view the meeting recording, you too will be aware of the concerns of residents.

To be clear, we understand the need for infrastructure maintenance and when necessary, upgrades. We also believe that there are other viable options for the location of the 2nd force main.

It is important that the town keeps to the “Guiding Principals” of the Official Plan which is “development should respect the character of the community and established neighbourhoods” and the number one item in recent surveys “Community character is paramount. It defines who we are, where we are, and what we want to become”. Routing the force main down Bay St. East goes against the Official Plan and the views of surveyed residents.

The severe impact to the streetscape, including the devastating loss of most of the mature trees (several hundred) on the north side and many on the south side, is simply unacceptable.

Urbanization standards would ruin the character and heritage of the street and we urge you to come to the conclusion that one standard does not fit all reconstruction projects in the Town of Blue Mountains.

The residents of Bay Street East look forward to seeing the motion that was put forward by COW approved by Council on July 15th.

Thank you.

Lynn Keays

July 10, 2024

Mayor Matrosovs, Deputy Mayor Bordignon and TBM Councillors,

Thank you for the opportunity to comment on the proposed reconstruction of Bay St E.

The Bay St E reconstruction proposal goes against the Town's stated aims:

- identification and preservation of various and unique communities within Thornbury
- preservation of the tree canopy
- timely and transparent communication with residents regarding issues impacting their specific neighbourhoods as well as the community as a whole

Bay St E is one such unique neighbourhood with an enviable tree canopy. To cut down this important stretch of the Town's tree canopy would be heartbreaking. There are hundreds of trees lining the street, the vast majority of which have been classified as being in excellent to good health. Fronting my property there are 5 large, truly magnificent pines - all in excellent shape. Large mature trees are vital for capturing carbon, improving air quality, preventing storm water runoff in addition to providing shade and shelter and food for many species. And, of course, they are beautiful. It would take generations to replace what already is here. To gauge the impact of what this proposal would mean a short stroll down Bay St E, in its present incarnation, would help. Then, visualize the streetscape with a fraction of the current tree canopy, and more asphalt and/or concrete. The loss of the tree canopy, coupled with more hard surfaces will result in higher temperatures and thorough loss of ambiance. Hardly the street that currently is enjoyed by many visitors as well as residents. Hopefully Council will appreciate that one street scape cannot be imposed in every situation.

There are other options to locate the force main that will not result in devastating a residential neighbourhood. None of which, incidentally, that are in such close proximity to Georgian Bay. The careful and well-planned growth of the Town is important, but it seems the small, residential neighbourhood of Bay St E is being sacrificed for the premise of future potential neighbourhoods and developments. Trusting Council will continue to commit to examining other options.

Peggy Nunn

Resident of Bay Street East

Wendy Boyd
Concerned Bay Street East Resident



July 10, 2024

Town of Blue Mountains
Councillors
Mayor
Mike Humphries, C.E.T.
Senior Infrastructure Capital Project Coordinator
32 Mill Street, P.O. 310
Thornbury, ON N0H 2P0

Bay Street East Reconstruction PIC 1 Follow-up

We are very happy to see that the councillors and mayor voted 6-0 to the following three actions regarding the Forcemain reconstruction at the July 2nd meeting.

1. A complete review of the four options offered for the forcemain alignment presented in the Public Information Centre and the options proposed by the members of the community at the July 2, 2024 Committee of the Whole meeting in response to CSOPS.24.031, including costs for each of these options.
2. Further information on the costs, savings, and cross-section of the one-way street, two-way street and centering options, plus consideration of an additional option of status quo amenities (no sidewalks, no multi-use trail and no curb).
3. Cross-section drawing of pipe placement with corresponding measurements (horizontal and vertical).

I am writing to ask for your support at the July 15 meeting to adopt Councils recommendation to do a complete review of viable alternative routes for the Forcemain as well as detailed cost analysis of each option.

As stated by two of the councillors during the July 2 meeting, it is important to explore all potential options, the associated costs (both financial and intrinsic) as well as the long-term impact of these decisions. For example, have all costs been accounted for, including moving existing water and sewage connections to all homes along Bay Street? Has there been a complete cost and environmental assessment due to the huge loss of trees along Bay Street?

We understand that it is critical to focus on infrastructure and long-term planning as we see our community grow and evolve. It is also critical to respect the Guiding Principles that have been developed.

There are several key guiding principles that need to be front and center while this decision is being made:

*Section A3.9.2 Infrastructure Strategic Objectives Item 4 “Ensure the construction of all infrastructure, or expansions to existing infrastructure, occurs in a manner that is compatible with adjacent land uses, is cost effective and with a **minimum of social and environmental impact**”.*

“development should respect the character of the community and established neighbourhoods” and the number one item in recent surveys “Community character is paramount. It defines who we are, where we are, and what we want to become”

Based on the tree inventory mapping that was provided in CSOPS.24.031, I have counted roughly **250 trees that look like they will need to be eliminated**. This count is an estimate as it is difficult to accurately count the trees based on the visual map that was provided.

From the report, of the 250 trees, 68% or **170 trees were designated as in “excellent”** condition. Only 3% of the trees look like they were graded as poor or very poor. This seems unfathomable that the city will be destroying well over 250 trees that are providing an important canopy of oxygen for this area. This cannot be replaced quickly and will take decades to replace.

And this count is likely grossly understated as there will be other trees in the adjacent area that will have their tree roots disturbed during construction and result in them dying.

These are two pictures of Bay Street East for the councillors who are not familiar with our street.





Although the city may not classify this road as a country/cottage road, that is exactly what it is and how the residents use it. Residents and cyclists share this road in a respectful and safe way and the narrow road way ensures traffic speeds are low.

Picture the massive change in social and environmental impact with the entire treescape being eliminated.

In addition, this is stated in *Section A3.9.2 Infrastructure Strategic Objectives, Item 3:*
“Encourage the establishment of an integrated transportation system that safely and efficiently accommodates various modes of transportation including cycling, walking, automobiles and trucks, and public transit where feasible.”

We all know that traffic on highway 26 is becoming extremely busy and only getting worse through the bottleneck of Thornbury.

If there is a wider, new road on Bay Street, it will only be a matter of time before west bound drivers will turn off on Lakeshore Road, go down Bayview Avenue, Bay Street to Mill Street to avoid traffic lights and traffic jams.

There is no doubt in my mind that this road will become a major thoroughfare and will be unsafe for pedestrians, cyclists and resident vehicles turning out of their homes.

Help us avoid any future fatal accidents by keeping the integrity of this street.



All the neighbours on Bay Street stand united and will do whatever we can to save our street, protect our trees and ensure our safety.

We implore the Blue Mountains Staff and council to look at other alternatives rather than running the Forcemain down Bay Street.

Regards,
Wendy Boyd

Dear Mayor and Council members:

This letter comes to you from concerned community members who have organized several local events over the years and currently use Bayview Park. We are all well aware of how unique and special Bayview Park is. The location, expansive views and sense of community is welcoming for all.

Lack of parking continues to present significant issues especially for those with mobility issues. Today's request is regarding paid parking for non residents

During special events such as Music in the Park (24th year) and the South Georgian Bay Parkinson's Festival and other special events we are asking for the parking fee be waived. Many participants from out of town (including speakers, vendors, performers) would not have access to a parking pass)

There are no admission fees for these events, but \$10 an hour to park and a penalty fee if their vehicle is not registered – \$80

The streets surrounding the tennis court area on Bay Street East have two signs asking for payment – the area is not designated as a municipal parking lot according to the town website and there are no designated parking lines. If a vehicle parks in front of a sign it is very difficult for others to know that signs are there and especially with the length of the two streets surrounding this area.



Town Webpage - To pay for parking, scan the [QR code](#) on the Paid Parking signs located throughout the parking lots to access the [HonkMobile](#) app. If you cannot access the app, please call 519-599-3131 ext 9001 to make a payment.

However these signs do not show a phone number and we do know there are a number of people who do not have smartphones and others who do not have a data plan.



We also understand these streets will undergo major construction next year and some of the issues will be addressed.

Until then we would ask that people can park without a fee and enjoy the summer activities.

Thank you

Linda Wykes, Catherine Smart