



Notice of Decision and Right to Appeal

This is a notice about the decisions from the October 16, 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 is November 5, 2024, by 4:30 pm.

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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by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. **A33-2024** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: October 16, 2024
Property Location: 495972 Grey Road 2
Owner/ Applicant: NW Property Corp
Purpose of Application:

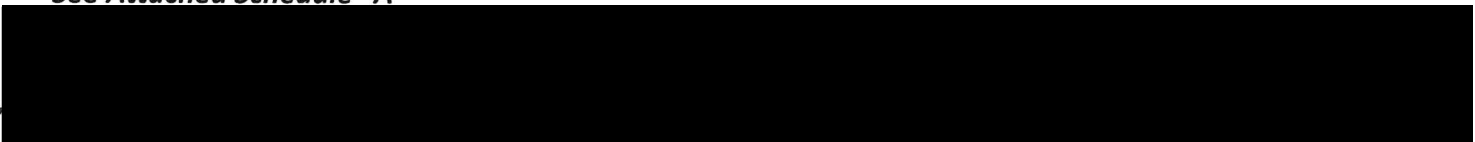
The purpose of this application to permit a 60 square metres addition on to the existing 136 square metres commercial residential building.

DECISION:

THAT the Committee of Adjustment GRANT Minor Variance A33-2024 to permit the construction 60 square metres addition on to the Ravenna General Store

Conditions and Reasons For Decision:

See Attached Schedule "A"



Robert B. Waind ✓ Jim Oliver Michael Martin ✓ Jan Pratt Duncan McKinlay ✓
Chair Vice Chair

Date of Decision: October 16, 2024

The last date for filing an appeal to the decision is November 5, 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.



Signature of Secretary-Treasurer

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

Dated: October 16, 2024



Town of The Blue Mountains Committee of Adjustment Decision

- Schedule A -

CONDITIONS:

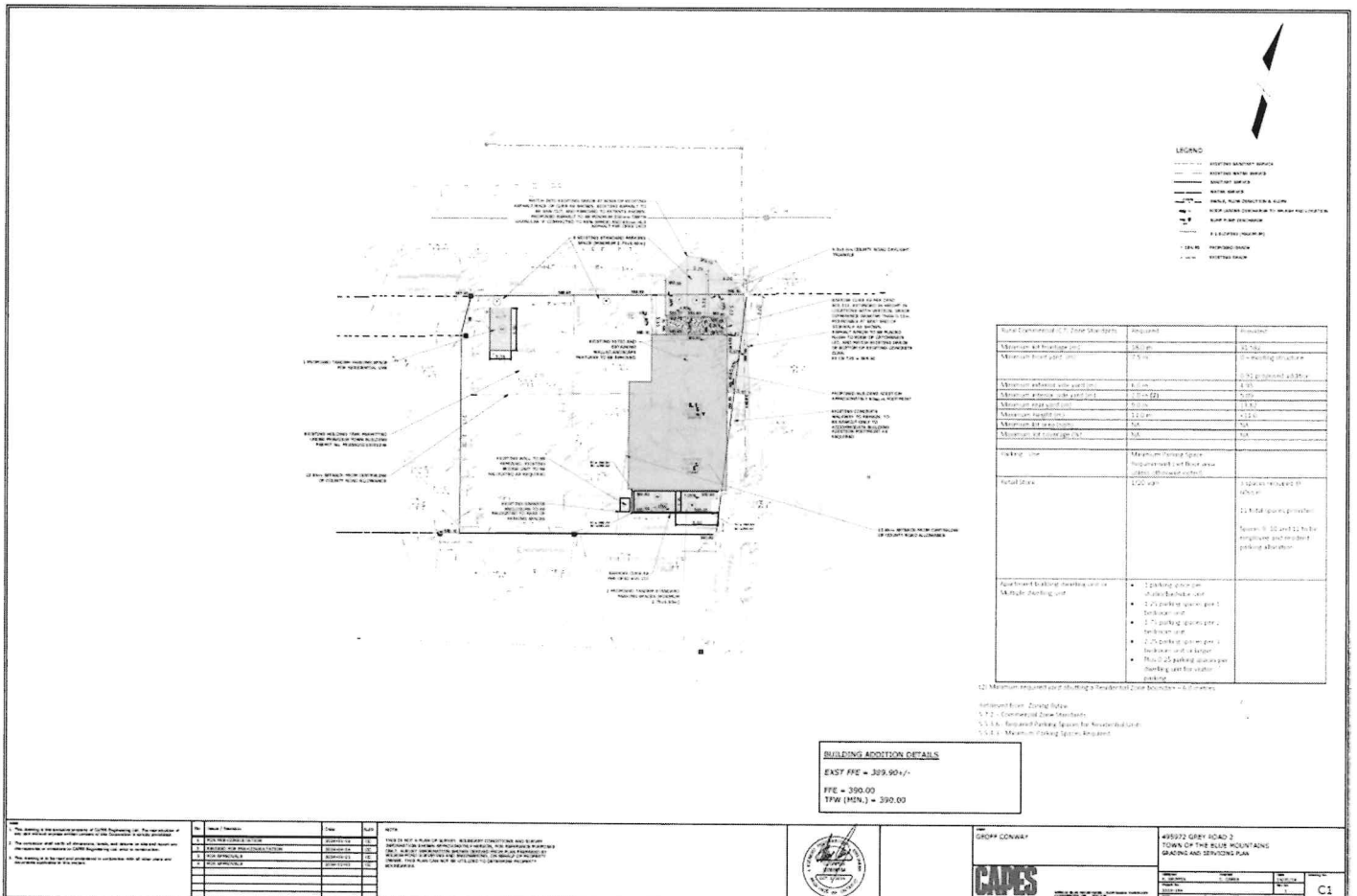
1. The owner enter into a legal agreement with the County to recognize the encroachment onto a County Road, the terms of which must be to the satisfaction of the County of Grey;
2. A letter of exemption to the County Road Setback By-law be obtained from the County of Grey for the proposed addition;
3. That the site development be constructed in a manner substantially in accordance with the submitted site plan;
4. 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 within two years, the variance shall expire on October 16, 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.24.129.

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:





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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

The last date for filing an appeal is November 5, 2024, by 4:30 pm.

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. **A35-2024** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: October 16, 2024
Property Location: 121 Stoneleigh Drive
Owner/ Applicant: Pigat and Muccilli
Purpose of Application:

The effect of this application is to request a minor variance from Section 4.3 (g) and Table 6.2.1 of the Zoning By-law to permit:

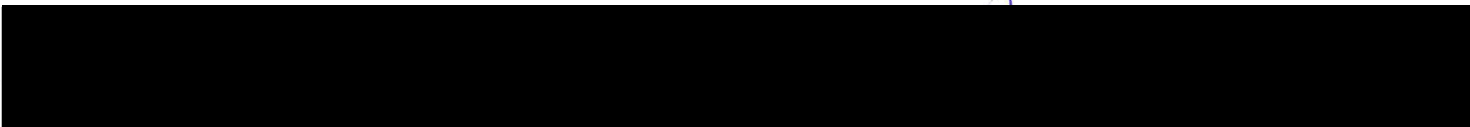
- 1. An interior side yard reduction from 1.2 metres to 0.6 metres to permit an accessory building or structure to be locate on the interior side lot line; and
- 2. An increase of the maximum lot coverage from 30 % to 32.8%.

DECISION:

THAT the Committee of Adjustment GRANT Minor Variance A35-2024 to permit the construction of 39.4 square metre cabana.

Conditions and Reasons For Decision:

See Attached Schedule "A"



Robert B. Waing Jim Oliver Michael Martin Jan Pratt Duncan McKinlay
Chair Vice Chair

Date of Decision: October 16, 2024

The last date for filing an appeal to the decision is November 5, 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.

Signature of Secretary-Treasurer

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

Dated: October 16, 2024



Town of The Blue Mountains
 Committee of Adjustment
 Decision

- Schedule A -

CONDITIONS:

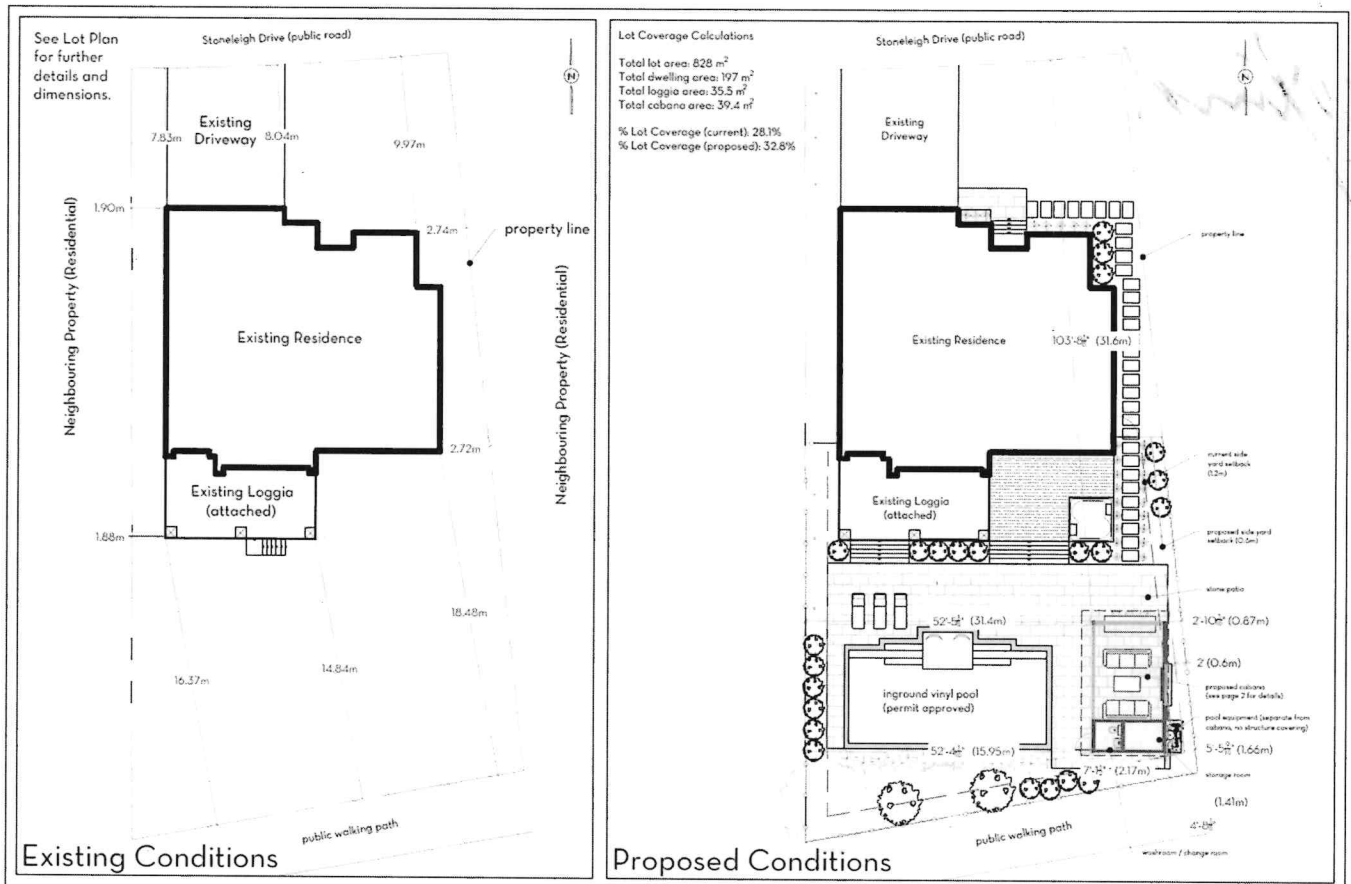
1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
2. That this variance to the Zoning By-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. Should a building permit not be issued by the Town within two years, the variance shall expire on October 16, 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.24.130.

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

The last date for filing an appeal is November 5, 2024, by 4:30 pm.

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. **A36-2024** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: October 16, 2024
Property Location: 188 West Ridge Drive
Owner/ Applicant: Izumi

Purpose of Application:

The purpose of this application is to consider a minor variance to Section 4.12 of the Zoning By-law to increase the maximum encroachment distance for a deck from 1.5 metres to 5.0 metres in order to permit a proposed deck to be located 5.74 metres off of the dwelling and 4.0 metres from the rear lot line.

DECISION:

THAT the Committee of Adjustment GRANT Minor Variance A36-2024 to permit the construction of 106 square metres deck in the rear yard.

Conditions and Reasons For Decision:

See Attached Schedule "A"



Robert B. Waing Jim Oliver Michael Martin Jan Pratt Duncan McKinlay
Chair Vice Chair

Date of Decision: October 16, 2024

The last date for filing an appeal to the decision is November 5, 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.



Signature of Secretary-Treasurer

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

Dated: October 16, 2024



Town of The Blue Mountains
 Committee of Adjustment
 Decision

- Schedule A -

CONDITIONS:

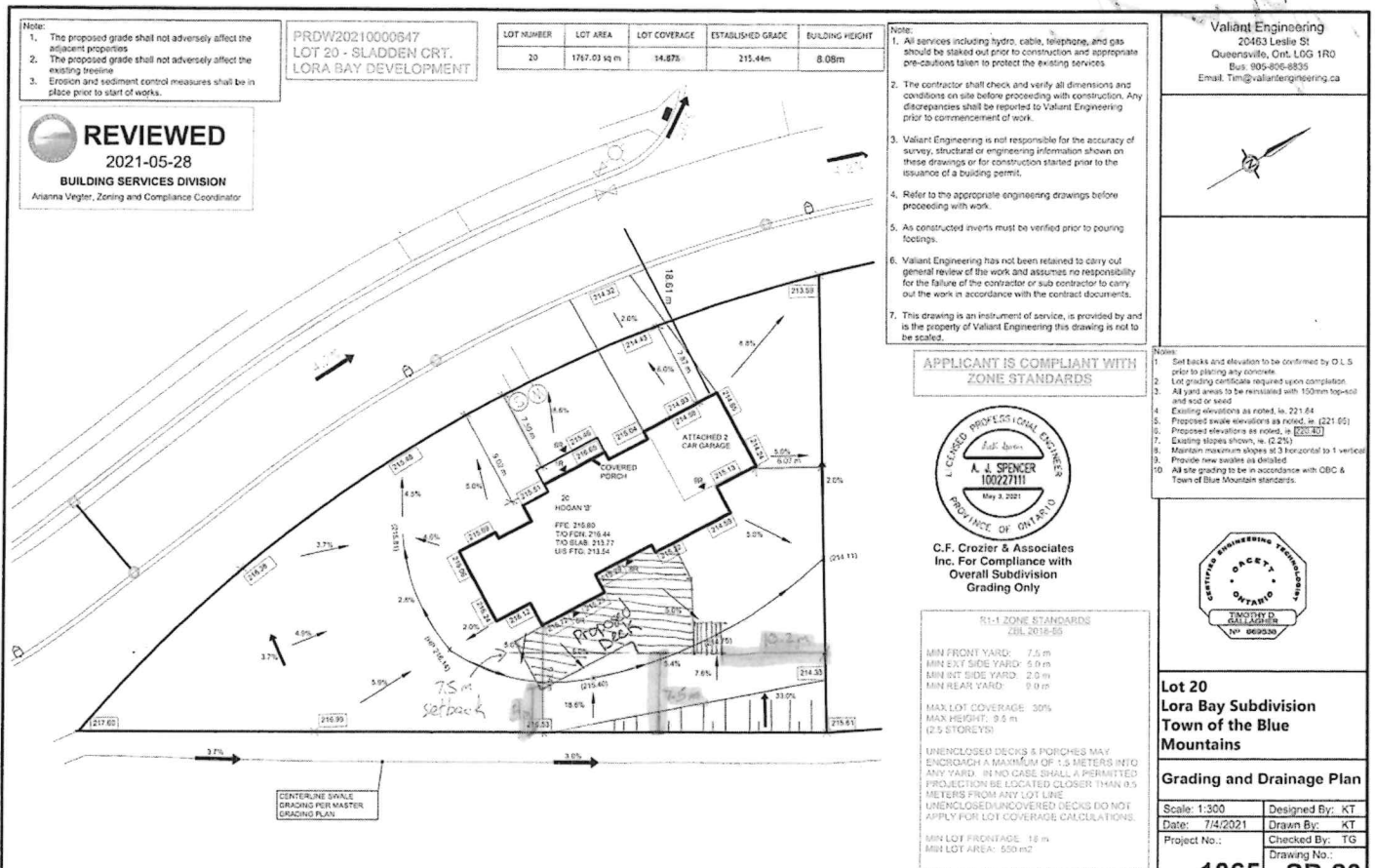
1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
2. That this variance to the Zoning By-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. Should a building permit not be issued by the Town within two years, the variance shall expire on October 16, 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.24.116.

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 October 16, 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 is November 5, 2024, by 4:30 pm.

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. **A37-2024** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: October 16, 2024
Property Location: 415814 10TH Line
Owner/ Applicant: CV Farmco Ltd

Purpose of Application:

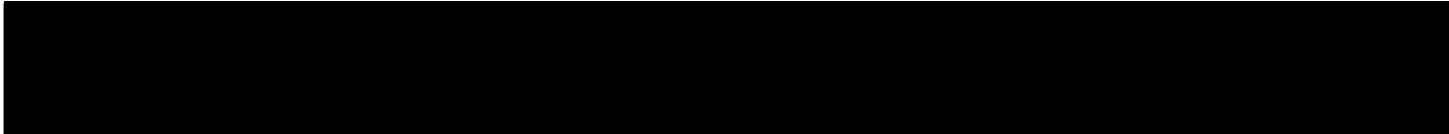
The purpose of this application is to obtain a minor variance to establish a new minimum lot area of 1.5 ha and minimum lot frontage of 100 metres whereas the Zoning By-law requires a minimum lot area of 20 ha and minimum lot frontage of 150 metres.

DECISION:

THAT the Committee of Adjustment GRANT Minor Variance A37-2024 for a reduced minimum lot area of 1.15 hectares and reduced minimum lot frontage of 100 metres.

Conditions and Reasons For Decision:

See Attached Schedule "A"



Robert B. Waind
Chair

Jim Oliver
Vice Chair

Michael Martin

Jan Pratt

Duncan McKinlay

Date of Decision: October 16, 2024

The last date for filing an appeal to the decision is November 5, 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.



Signature of Secretary-Treasurer

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

Dated: October 16, 2024



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

- Schedule A -

CONDITIONS:

1. That the lot addition be completed substantially in accordance with the submitted site plan; and
2. That this variance to the Zoning By-law is for the purpose of a lot addition and is only valid for a period of two (2) years from the date of decision. Should the new lot not be registered within two years, the variance shall expire on October 16, 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.24.132.

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:

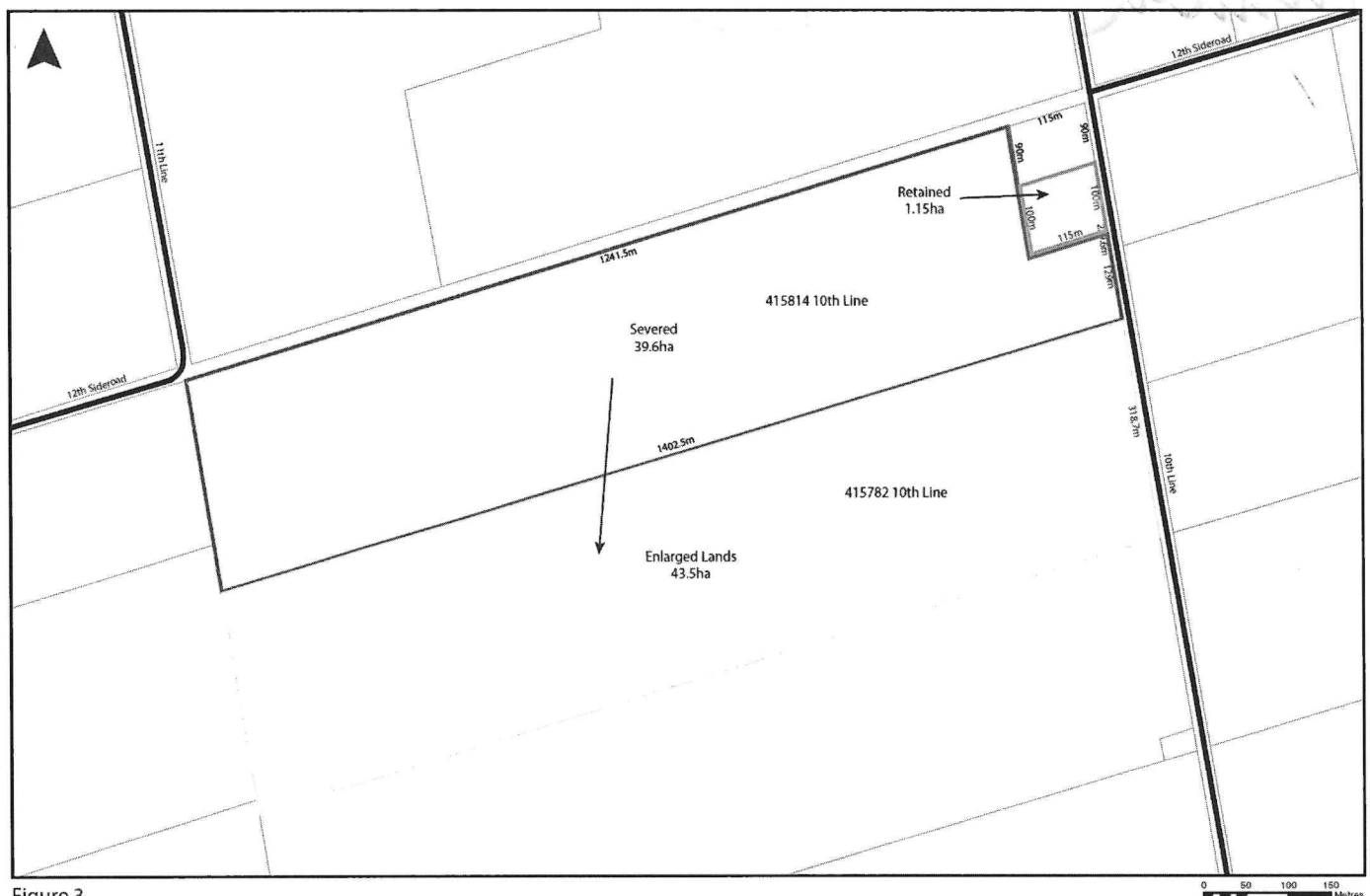


Figure 3
Consent Sketch
41581410th Line
Town of the Blue Mountains



LOFT PLANNING
July 30, 2024



Notice of Decision and Right to Appeal

This is a notice about the decisions from the October 16, 2024, Committee of Adjustment Meeting.

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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

The last date for filing an appeal is November 5, 2024, by 4:30 pm.

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 B16-2024

Owner/Applicant: CV Farmco Ltd

Purpose / Effect: The purpose of this application is to consider a consent for lot addition. The Owner wishes to enlarge an existing 43.5 ha rural/farm parcel, and to retain a 1.5 ha rural residential parcel. (Please refer to the key map indicating the proposed changes to the lot fabric). The lands to be severed include a 39.6 ha parcel to be added to the existing parcel to the south. A rural residential lot of 1.15 ha and 100 m of frontage will be retained.

Legal Description: COLLINGWOOD CON 5 PT LOT 26 RP 16R9473 PARTS 4 AND 8

Severed Parcel: Frontage: 129 m Depth: 1,402 m Area: 39.6 ha

Retained Parcel: Frontage: 100 m Depth: 115 m Area: 1.15 ha

Road Access: 10th Line

Municipal Water: Private **Municipal Sewer:** Private

Decision: Grant Provisional Consent

Date of Decision: October 16, 2024

In making the decision upon this application for Consent, the Director of Planning & Development Services 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 prior to the issuance of a Certificate of Official:

1. That the severed parcel be deeded as a lot addition to the property adjacent to the east legally known as CON 11 S PT LOT 12 and any subsequent transfer, charge or other conveyance of the land to be severed is subject to Section 50(3) or (5) of the Planning Act.
2. That the Owner meets all the requirements of the Town, financial or otherwise, for the Certificate of Consent to be issued;
3. The Owner provides proof of mortgage details for both the enlarged lot and retained lots;
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. Waing
Chairman

Jim Oliver
Vice Chairman

Michael Martin

Jan Pratt

Duncan McKinlay

Dated: October 16, 2024

Consent Sketch

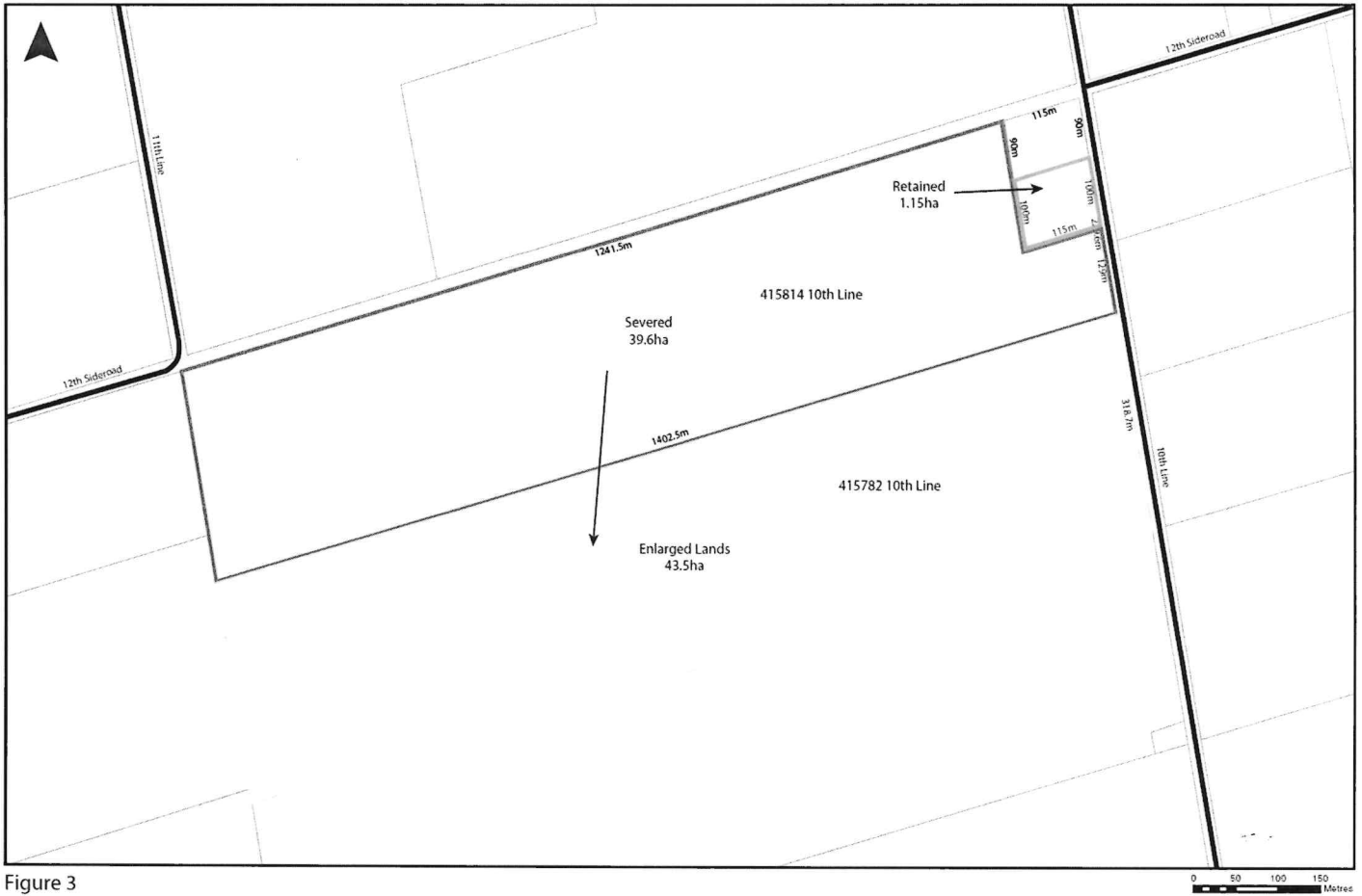


Figure 3
Consent Sketch
415814 10th Line
Town of the Blue Mountains



Certification

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

I, Carrie Fairley, Secretary Treasurer for the Committee of Adjustment at 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
Town of The Blue Mountains

Dated: October 16, 2024



NOTICE OF A RATE HEARING

Enbridge Gas Inc. has applied to increase its natural gas distribution rates

Enbridge Gas Inc. has applied to increase its natural gas rates effective April 1, 2025, to recover costs associated with meeting its obligations under the *Greenhouse Gas Pollution Pricing Act* and the regulations under the *Ontario Emissions Performance Standards*, as well as to recover other related account balances.

If the application is approved as filed, a typical residential customer of Enbridge Gas Inc. would see the following total annual increase:

EGD Rate Zone (2,400 m3)	\$70.84
Union South Rate Zone (2,200 m3)	\$63.83
Union North Rate Zone (2,200 m3)	\$64.10

For a typical residential customer, these increases include an annual bill increase arising from the 2025 carbon charges of \$68.71 (EGD) and \$62.98 (Union South and Union North); plus, a one-time charge of \$2.13 (EGD), \$0.85 (Union South) and \$1.12 (Union North) to recover the balances in the related deferral and variance accounts.

Other customers, including businesses, will also be affected. It's important to review the application carefully to determine whether you may be affected by the proposed changes.

The federal government's *Greenhouse Gas Pollution Pricing Act* establishes a carbon pricing program under which a natural gas utility in Ontario, such as Enbridge Gas Inc., is required to pay a carbon charge to the federal government on the volume of natural gas that it delivers to its customers, and on the volume of natural gas used in the operation of Enbridge Gas Inc.'s natural gas distribution system. The federal carbon charge came into effect on April 1, 2019, has increased annually on April 1st between 2020 and 2024 and will increase again on April 1, 2025.

The *Ontario Emissions Performance Standards* program is the Ontario government's carbon pricing system for industrial emitters that came into effect on January 1, 2022, and replaced the federal government's Output-Based Pricing System in Ontario.

YOU SHOULD KNOW

There are three types of OEB hearings: oral, electronic and written. The applicant has applied for, and the OEB intends to proceed with, a written hearing. If you think a different hearing type is needed, you can write to us to explain why.

This hearing will be held under section 78 of the **Ontario Energy Board Act, 1998**.

Ce document est aussi disponible en français.

During this hearing, we will hear questions and arguments from participants about this case. We will also hear questions and arguments from participants that have registered as Intervenors. After the hearing, we will decide whether to approve the application.

HAVE YOUR SAY

You have the right to information about this application and to participate in the process.

Visit www.oeb.ca/notice and use file number **EB-2024-0251** to:

- Review the application
- File a letter with your comments
- Apply to become an intervenor

IMPORTANT DATES

You must engage with the OEB on or before **November 12th, 2024** to:

- Provide input on the hearing type (oral, electronic or written)
- Apply to be an intervenor

If you do not, the hearing will move forward without you, and you will not receive any further notice of the proceeding.

PRIVACY

If you write a letter of comment, your name and the content of your letter will be put on the public record and the OEB website. If you are a business or if you apply to become an intervenor, all the information you file will be on the OEB website.

LEARN MORE

Ontario Energy Board

☎ /TTY: 1 877-632-2727

🕒 Monday - Friday: 8:30 AM - 5:00 PM

🌐 oeb.ca/notice

Enbridge Gas Inc.

☎ 1 877-362-7434

🕒 Monday - Friday: 8:30 AM - 5:00 PM

🌐 <https://www.enbridgegas.com/en/about-enbridge-gas/regulatory>

Oct 29, 2024

Dear Thornbury BIA Board of Directors, and Council,

This letter is to formally notify you of my resignation as Chair of the Thornbury BIA, effective Dec 31, 2024. This has not been an easy decision, I am very passionate about the work, and successes that we have achieved together over the last two years as a Board and with the help of Town Staff, and Council.

I appreciate the dedication and creativity of our volunteer Board of Directors. I thank all of you for your insight, and commitment to enriching our business community. It has been a pleasure to work alongside all of you. I cherish all our accomplishments and the relationships that we have developed together with the larger community and in partnership with the Town of the Blue Mountains.

Over the next two months, I plan to Chair the upcoming November 6th and December 4th, monthly Thornbury BIA meetings. I am committed to making this a smooth and helpful transition for a new appointed Chair, the Board of Directors, and our new General Manager, Nicole Hilton. I am pleased to share at this time, that several BIA members have recently expressed interest in joining the Board and I remain hopeful that the nomination process, and appointments will happen before the end of the year.

I look forward to continuing to play an active role here in the business community of Thornbury. I am thankful for this opportunity, cherish our achievements, and look forward to the continuation and growth of a very successful Thornbury BIA.

Sincerely,

Sarah Beveridge

Sarah Beveridge
Blue Gallery + Shop
19 Bruce St. N
Thornbury, ON NOH 2P0
519-819-0536

info@bluethornbury.com
bluethornbury.com
[@blue_thornbury](https://www.instagram.com/blue_thornbury)