



Notice of Decision and Right to Appeal

This is a notice about a decision of the Committee of Adjustment on Minor Variance Applications A01-2022, A18-2022, A19-2022 (Owner: Centennial Construction)

A certified copy of the Committee of Adjustment's decisions are attached to this notice.

If you disagree with this decision you may file an appeal with the Ontario Land Tribunal. 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.

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, Thornbury, ON, N0H 2P0

The last date for filing an appeal is May 9, 2022, 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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by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 Minor Variance File No. A01-2022 to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended,

Date of Hearing: April 19, 2022
Property Location: 112 Sebastian Street (Unit 101, GVLCP 110)
Owner/ Applicant: Centennial Construction & Contracting (Niagara) Inc.
Purpose of Application:

The purpose of this application is to consider a request for minor variance from R1-3-58 Zone Standard in Zoning By-Law 2018-65. The application requests the following variance:

1. Relief from the R1-3-58 Zone Standard to permit a maximum height of 8.48m for a single detached dwelling unit, whereas a maximum of 8.0m is permitted in the R1-3-58 zone.

The effect of the application is to permit the construction of a single detached dwelling unit on the subject lands with a maximum height of 8.48m, whereas a maximum height of 8.0m is permitted.


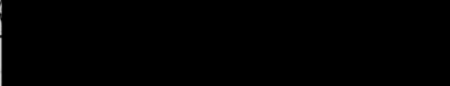
WE, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, or in the case of a change in a use of property or structures which is lawfully non-conforming under the by-law as to whether or not this application has met the requirements of Section 45(2) of the *Planning Act*, **CONCUR** in the following decision and reason(s) for decision:

DECISION:

THAT the Committee of Adjustment **GRANT** Minor Variance Application No. A01-2022 to permit the development of the lands in accordance with the site sketch.

Conditions and Reasons For Decision:

See Attached Schedule "A"

						
Robert B. Waind	Peter Franklyn	Bill Re'mus	Jim Uram	Jim Oliver		
Chairman						

Date of Decision: April 19, 2022

***The last date for filing an appeal to the decision is May 9, 2022**

CERTIFICATION

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

I, Kyra Dunlop, 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 East, Thornbury, Ont., N0H 2P0

Dated: April 19, 2022



Town of The Blue Mountains
Committee of Adjustment
Decision

- Schedule A -

CONDITIONS:

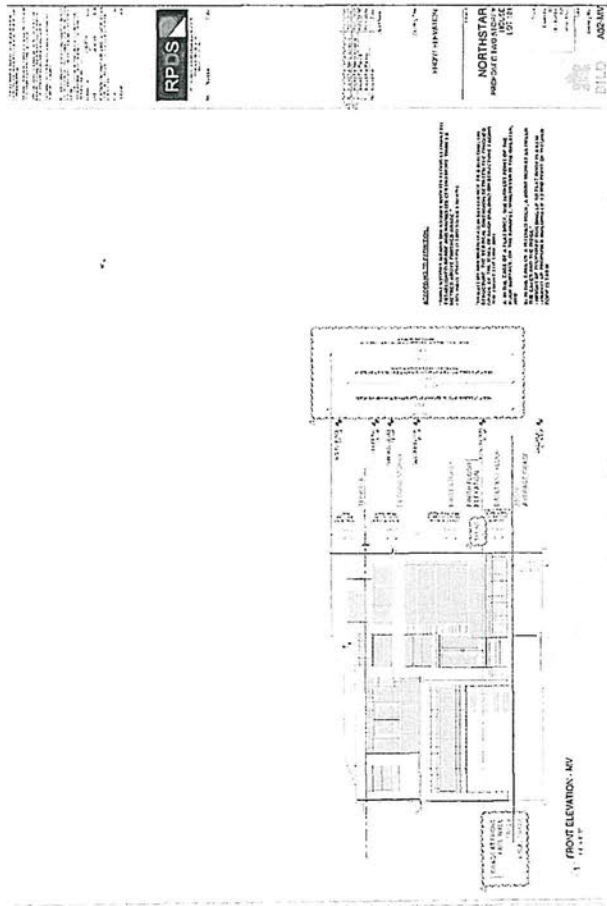
1. That the development be constructed in a manner substantially in accordance with the applicant's proposed building elevations;
2. This variance to the zoning by-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision, should a building permit not be issued by the Town within two years, the variance shall expire on April 19, 2024.

REASON FOR DECISION:

The Committee is satisfied that the application meets 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.22.017.

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 ELEVATION PLAN:





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

In the matter of application for Minor Variance File No. **A18-2022** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended,

Date of Hearing: April 19, 2022
Property Location: 125 Jewel Street Street (Unit 130, GVLCP 110)
Owner/ Applicant: Centennial Construction & Contracting (Niagara) Inc.
Purpose of Application:

The purpose of this application is to consider a request for minor variance from R1-3-58 Zone Standard in Zoning By-Law 2018-65. The application requests the following variance:

1. Relief from the R1-3-58 Zone Standard to permit a maximum height of 8.38m for a single detached dwelling unit, whereas a maximum of 8.0m is permitted in the R1-3-58 zone.

The effect of the application is to permit the construction of a single detached dwelling unit on the subject lands with a maximum height of 8.38m, whereas a maximum height of 8.0m is permitted.

WE, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, or in the case of a change in a use of property or structures which is lawfully non-conforming under the by-law as to whether or not this application has met the requirements of Section 45(2) of the *Planning Act*,

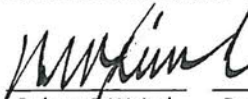
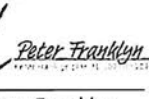
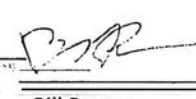
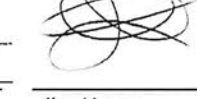
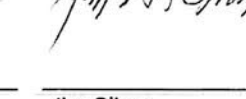
CONCUR in the following decision and reason(s) for decision:

DECISION:

THAT the Committee of Adjustment **GRANT** Minor Variance Application No. A18-2022 to permit the development of the lands in accordance with the site sketch.

Conditions and Reasons For Decision:

See Attached Schedule "A"

 Robert B. Waind Chairman	 Peter Franklyn	 Bill Remus	 Jim Uram	 Jim Oliver
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Date of Decision: April 19, 2022

***The last date for filing an appeal to the decision is May 9, 2022**

CERTIFICATION

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

I, Kyra Dunlop, 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 East, Thornbury, Ont., N0H 2P0

Dated: April 19, 2022



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

- Schedule A -

CONDITIONS:

1. That the development be constructed in a manner substantially in accordance with the applicant's proposed building elevations;
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, should a building permit not be issued by the Town within two years, the variance shall expire on April 19, 2024.

REASON FOR DECISION:

The Committee is satisfied that the application meets 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.22.044.

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 ELEVATION PLAN:

File No: A18-2022
Owner: Centennial Construction
Roll #4242000006487420000

FOR REVIEW ONLY
(NOT FOR PERMIT)

RPDS
INTEGRATED DESIGN FIRM
1111 1st Ave. S.W.
Seattle, WA 98104
Tel: 206.461.1111
Fax: 206.461.1112
Email: info@rpds.com
Website: www.rpds.com

Mr. Heston
Date

Project: Two-Storey House
Location: 1000 1st Ave. S.W.
City: Seattle, WA
County: King
State: WA
Zip: 98104
Scale: 1/4" = 1'-0"

Front & Left Elevation

Lot-130
Jewel St. Town of the Blue Mountains
Proposed Two-Storey House

1st Floor
2nd Floor
3rd Floor
4th Floor
5th Floor
6th Floor
7th Floor
8th Floor
9th Floor
10th Floor
11th Floor
12th Floor
13th Floor
14th Floor
15th Floor
16th Floor
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93rd Floor
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1st Floor Elevation
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2nd Floor Elevation
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151st Floor Elevation
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152nd Floor Elevation
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153rd Floor Elevation
14'-1 1/2"

154th Floor Elevation

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.



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

In the matter of application for Minor Variance File No. **A19-2022** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended,

Date of Hearing: April 19, 2022
Property Location: 102 Sebastian Street (Unit 96, GVLCP 110)
Owner/ Applicant: Centennial Construction & Contracting (Niagara) Inc.
Purpose of Application:

The purpose of this application is to consider a request for minor variance from R1-3-58 Zone Standard in Zoning By-Law 2018-65. The application requests the following variance:

1. Relief from the R1-3-58 Zone Standard to permit a maximum height of 8.84m for a single detached dwelling unit, whereas a maximum of 8.0m is permitted in the R1-3-58 zone.

The effect of the application is to permit the construction of a single detached dwelling unit on the subject lands with a maximum height of 8.84m, whereas a maximum height of 8.0m is permitted.

WE, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, or in the case of a change in a use of property or structures which is lawfully non-conforming under the by-law as to whether or not this application has met the requirements of Section 45(2) of the *Planning Act*, **CONCUR** in the following decision and reason(s) for decision:


DECISION:

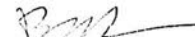
THAT the Committee of Adjustment **GRANT** Minor Variance Application No. A19-2022 to permit the development of the lands in accordance with the site sketch.

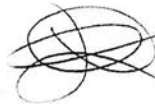
Conditions and Reasons For Decision:


See Attached Schedule "A"


Robert B. Waind
Chairman


Peter Franklyn


Bill Remus


Jim Uram


Jim Oliver

Date of Decision: April 19, 2022

***The last date for filing an appeal to the decision is May 9, 2022**

CERTIFICATION

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

I, Kyra Dunlop, 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 East, Thornbury, Ont., N0H 2P0

Dated: April 19, 2022



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

- Schedule A -

CONDITIONS:

1. That the development be constructed in a manner substantially in accordance with the applicant's proposed building elevations;
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, should a building permit not be issued by the Town within two years, the variance shall expire on April 19, 2024.

REASON FOR DECISION:

The Committee is satisfied that the application meets 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.22.044.

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 ELEVATION PLAN:

[illegible]