



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

In the matter of application for Minor Variance File No. A16-2022 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:** 589072 Grey Road 19  
**Owner/ Applicant:** Edwards

**Purpose of Application:**

The purpose of this application is to consider a request for minor variance to the provisions of Zoning By-law 2018-65 to permit development in a *Hazard* zone, whereas development and site alteration is generally prohibited within *Hazard* zones.

The effect of the application would be to permit a detached accessory structure (garage) to be located within a *Hazard* zone.

WE, the undersigned, in making the decision upon this application have considered 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. A16-2022 to permit the development of the lands in accordance with the site sketch.

**Conditions and Reasons For Decision:**

**See Attached Schedule "A"**

[Redacted signature area]

[Redacted signature area]

Robert B. Waind  
Chairman

Peter Franklyn

Bill Remus

Jim Uram

Jim Oliver

**Date of Decision:** April 19, 2022, 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.

[Redacted signature]  
\_\_\_\_\_  
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  
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- Schedule A -

CONDITIONS:

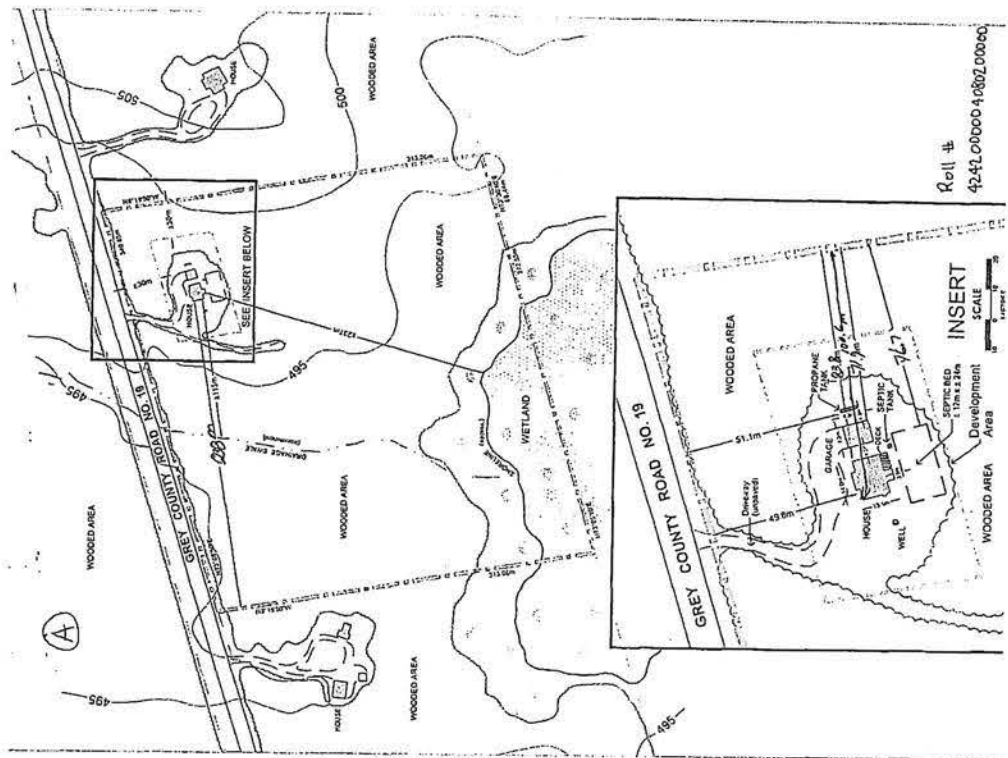
1. That the development be constructed in a manner substantially in accordance with the proposed building location and elevations;
2. This variance to the zoning by-law is for the purpose of obtaining a building permit and is only valid for a period of three (3) years from the date of decision, should a building permit not be issued by the Town within three years, the variance shall expire on April 19, 2025.

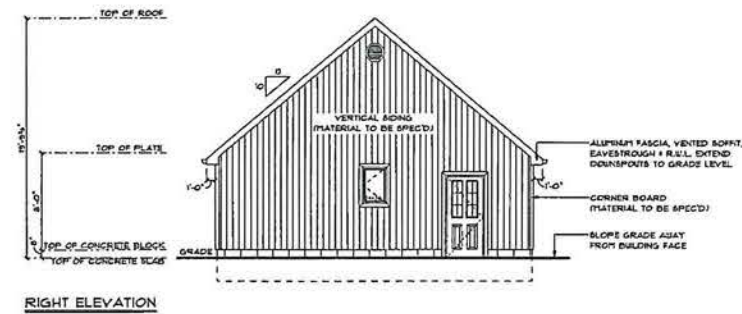
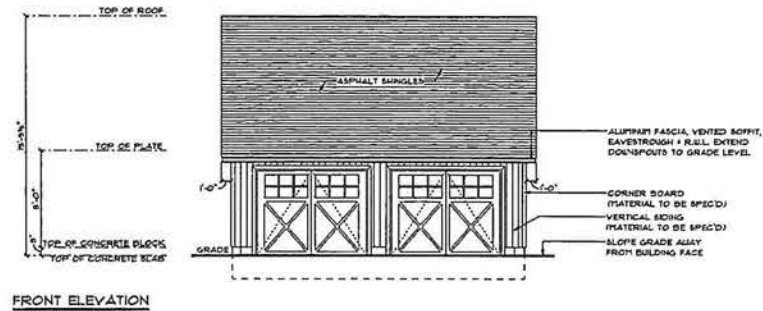
REASON FOR DECISION:

The Committee is satisfied that the application meets the tests to permit an extension of a legal non-conforming use of S.45. (2) of the Planning Act, as noted in the Planning and Development Services Staff Report PDS.22.045.

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:





I have reviewed this plan and approved for the construction of this building in accordance with O.B.C. Division C 3.2.4.  
B.C. (A) - 1.000000 46313  
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DATE: 09-17-2021

PRIOR TO PROCEEDING WITH CONSTRUCTION, THE OWNER / BUILDER, BUILDER AND / OR CONTRACTOR MUST VERIFY ALL INFORMATION, DIMENSIONS AND SPECIFICATION ON THIS PLAN. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.	CUSTOMER INFO DAVE EDWARDS SITE 589072 GREY RD 19 RAVENNA, ON N0H 2E0		 <b>A-2</b>
	DRAWING TITLE FRONT & RIGHT ELEVATION		
	SCALE 3/16" = 1'-0"	DATE SEP 17, 2021	
	DRAWN BY M.O.	PROJECT NUMBER GP-632-24x26	