



Notice of Decision and Right to Appeal

This is a notice about a decision of the Committee of Adjustment on Minor Variance Applications A44-2022 (Owner: Carbon Holdings Limited)

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. 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 September 6, 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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by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. **A44-2022** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended,

Date of Hearing: August 17, 2022
Property Location: 222 Bay Street
Owner/ Applicant: Carbon Holdings Limited

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 an existing accessory building to be located 1 metre from the rear lot line and 0.5 metres from the interior side lot line.

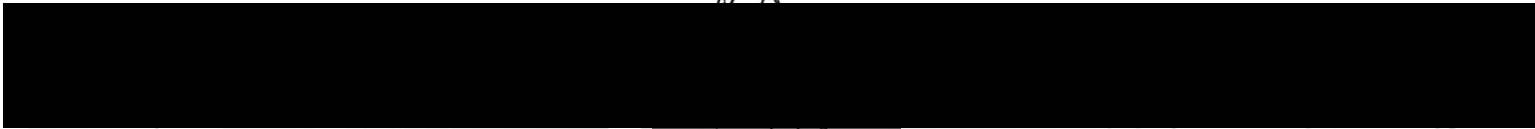
WE, the undersigned, in making the decision upon this application have considered whether or not the variance requested was minor and desirable for the appropriate development and use of land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, **CONCUR** in the following decision and reason(s) for decision:

DECISION:

THAT the Committee of Adjustment **GRANT** Minor Variance Application No. A44-2022 for the lands known as 222 Bay Street to permit an existing accessory building, or a building of the same dimensions, to be located 1 metre from the front lot line and 0.5 metres from the interior side lot line.

Conditions and Reasons For Decision:

See Attached Schedule "A"



Robert B. Waind Bill Remus Peter Franklyn Jim Uram Jim Oliver
Chairman

Date of Decision: August 17, 2022

The last date for filing an appeal to the decision is September 6, 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: August 17, 2022

- Schedule A -

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.

RESIDENTIAL ZONE STANDARDS R1-1 ZONE

ZONE STANDARDS	REQUIRED	PROVIDED
Minimum Lot Area (m ²)	550	+/-1780
Maximum Lot Coverage	30%	<30%
Minimum Lot Frontage (m)	16.0	+/-39
Minimum Front Yard (m)	7.5	+/-9
Minimum Exterior Side Yard (m)	5.0	n/w
Minimum Interior Side Yard (m)	2.0	≥2.0
Minimum Rear Yard (m)	9.0	≥9
Maximum Height (m)	9.5	8.7
Maximum Height (storeys)	2.5	1.5

Town of The Blue Mountains Zoning By-law 2018-65 Table 6.2.1 - Residential Zone Standards

RESIDENTIAL ZONE USE PERMISSIONS R1 ZONE

ZONE STANDARDS	R1
Single Detached Dwelling	X

Town of The Blue Mountains Zoning By-law 2018-65 Table 6.1 - Residential Zone Use Permissions

OTHER PROVISIONS

Town of The Blue Mountains Zoning By-law 2018-65 4.3 Accessory Buildings, Structures, and Uses

4. An accessory building or structure may be located in the front yard of the lot provided that the building or structure is a min. of 2.5m from the front lot line and no closer than 1.2m from an interior side lot line.

Detail View (n.t.s.)

Legend:

- PROPERTY BOUNDARY
- BUILDING ENVELOPE per R1-1 Zone Provisions
- EXISTING ACC. BUILDING (to be relocated)
- PROPOSED ACC. BUILDING

LOT PLAN REFERENCES

- Herold & Mine Limited (O.L.S.) Plan of Survey, Apr 2016
- 3d/4d design + Build Proposed Garage Relocation (A.1, March, 2022)
- Town of The Blue Mountains Official Plan 2016 / Schedule A-2
- Town of The Blue Mountains Zoning By-law 2018-65
- Gray County 2022 / Site Location

SKETCH LOT PLAN

DIAMOND RESIDENCE

222 BAY STREET EAST

THORNBURY, TOWN OF THE BLUE MOUNTAINS

RELOCATION OF ACCESSORY BUILDING

GORDON H. RUSSELL

PLANNING & DEVELOPMENT SERVICES

Cell Phone # 705-446-6107

Created by: D.C. / Checked by: B.R. / Date: 07/13/2023