



Notice of Decision and Right to Appeal

This is a notice about a decision of the Committee of Adjustment on Minor Variance Application A49-2022 at 788113 Grey Road 13 (Scott)

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 November 1, 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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by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. **A49-2022** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended,

Date of Hearing: October 12, 2022
Property Location: 788113 Grey Road 13
Owner/ Applicant: Robert and Carley Scott

Purpose of Application:

The purpose of this application is to consider a request for minor variance from the Accessory Apartment Dwelling requirements of Zoning By-law 2018-65. The application requests variance to permit a maximum height of 6.4m for an "accessory apartment dwelling", whereas a maximum of 4.5m is permitted, and to permit the "accessory apartment dwelling" to be located a maximum of 173m from the main dwelling unit, whereas a maximum of 50m is permitted. The effect of the application is to allow for the conversion of an existing farm house to be considered as an "accessory apartment dwelling" upon completion of the construction of a proposed new single detached dwelling unit.

DECISION:

THAT the Committee of Adjustment **GRANT** Minor Variance Application No. A49-2022 for the lands known as 788113 Grey Road 13 to permit the conversion of an existing single detached dwelling to an accessory apartment having a maximum height of 6.4 metres and located a maximum distance of 173 metres from the main dwelling unit, subject to conditions, if necessary.

Conditions and Reasons For Decision:

See Attached Schedule "A"



Robert B. Waand
Chairman

Bill Remus

Peter Franklyn

Jim Uram

Jim Oliver

Date of Decision: October 12, 2022

The last date for filing an appeal to the decision is November 1, 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: October 12, 2022

File No: A49-2022
Owner: Scott
Roll # 424200001117950



Town of The Blue Mountains
Committee of Adjustment
Decision

- Schedule A -

CONDITIONS:

1. That the Owner apply for and obtain Site Plan Approval for the Accessory Dwelling Unit, to the satisfaction of the Town of The Blue Mountains;
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. If a building permit has not been issued by the Town within two years, the variance shall expire on October 12, 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.

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:

