



Notice of Decision and Right to Appeal

This is a notice about a decision of the Committee of Adjustment on Minor Variance Application A50-2022 at 101 Admirals Trail (Drouin)

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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by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. **A50-2022** 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: 101 Admirals Trail
Owner/ Applicant: Jean and Barb Drovin / Matt Baker
Purpose of Application:

The purpose of this application is to consider a request for minor variance to General Provision 4.12 Deck of Zoning By-law 2018-65 to permit an uncovered deck to encroach a maximum of 2.37m into a required rear yard, whereas a maximum encroachment of 1.5m is permitted (additional encroachment of 0.87m). The effect of the application is to permit an uncovered deck to have a minimum setback of 0.63m from a rear property line.

DECISION:

THAT the Committee of Adjustment **GRANT** Minor Variance Application No. A50-2022 for the lands known as 101 Admirals Trail to permit a new deck to be constructed in the rear yard with a maximum project of 2.37 metres into the rear yard and a minimum setback of 0.63 metres from the rear property line.

Conditions and Reasons For Decision:

See Attached Schedule "A"



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

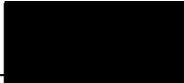
Date of Decision: October 12, 2022

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: A50-2022
Owner: Drovin
Roll # 424200001518545



Town of The Blue Mountains
Committee of Adjustment
Decision

- Schedule A -

CONDITIONS:

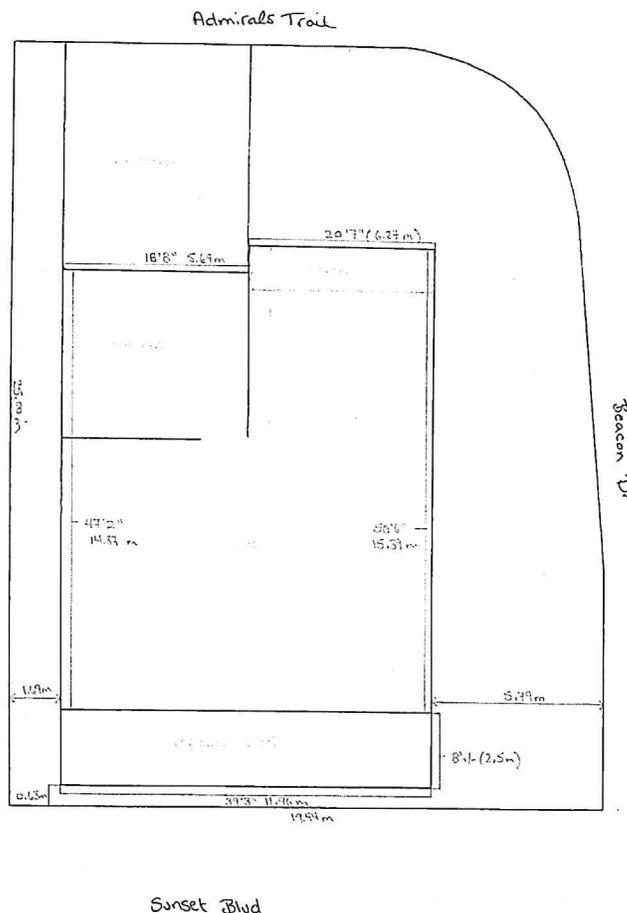
1. That this variance to the zoning by-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. If a building permit has not been issued by the Town within two years, the variance shall expire on October 12, 2024.

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:



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.