



Notice of Decision and Right to Appeal

This is a notice about a decision of the Committee of Adjustment on Minor Variance Application A53-2022 at 160 King Street East (Thornbury Hills Ltd)

A certified copy of the Committee of Adjustment's decisions 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 December 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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by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. **A53-2022** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended,

Date of Hearing: November 16, 2022

Property Location: 160 King Street East

Owner/ Applicant: Thornbury Hills Ltd

Purpose of Application:

The purpose of this application is to consider a request for minor variance to General Provision 5.4.3 *Minimum Parking Spaces Required* of Zoning By-law 2018-65. The Owner is seeking a minor variance to the minimum number of parking spaces requirement related to a proposed 69 room 3-storey hotel. A concurrent application for Site Plan Approval has been submitted to the Town. In support of this application, a parking study has been prepared. The effect of the application is to permit a minimum of 69 parking spaces, whereas Section 5.4.3 *Minimum Parking Spaces Required* of Zoning By-law 2018-65 requires a minimum of 90 parking spaces for a hotel with 69 rooms.

DECISION:

THAT the Committee of Adjustment **GRANT** Minor Variance Application No. A53-2022 for the lands known as 160 King Street East to permit the construction of a parking lot with a minimum of 69 parking spaces.

Conditions and Reasons For Decision:

See Attached Schedule "A"

[Redacted Signature Block]

Robert B. Waind Bill Remus Peter Franklyn Jim Oliver
Chairman

Date of Decision: November 16, 2022

The last date for filing an appeal to the decision is December 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.

[Redacted Signature]

Signature of Secretary-Treasurer

Town of The Blue Mountains Committee of Adjustment

32 Mill Street East, Thornbury, Ont., N0H 2P0

Dated: November 16, 2022



Town of The Blue Mountains
Committee of Adjustment
Decision

- Schedule A -

CONDITIONS:

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan;
2. That the Owner obtain Site Plan Approval for the development, to the satisfaction of the Town;
3. 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 five (5) years from the date of decision. Should a building permit not be issued by the Town within five years, the variance shall expire on November 16, 2027;
4. That the Owner enter into a shared parking arrangement with adjacent lands to the satisfaction of the Town and registered on title; and
5. That an update to the Parking Study be received to confirm that appropriate snow storage is available for the site, and/or that sufficient parking spaces remain in consideration of winter snow storage requirements within the parking area.

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:

