



# Notice of Decision and Right to Appeal

## **This is a notice about a decision of the Committee of Adjustment on Minor Variance Application A04-2023 (Hitchman and Petrie)**

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 (OLT).** 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. Please note, only the applicant, the municipality, the Minister of Municipal Affairs and Housing, and 'specified persons', as defined by the Planning Act, are permitted to appeal decisions related to minor variance applications. These are recent changes that have been made to the Planning Act by the province.

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, P.O. Box 310  
Thornbury, ON, N0H 2P0

**The last date for filing an appeal is March 7, 2023, 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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by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. **A04-2023** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended,

**Date of Hearing:** February 15, 2023  
**Property Location:** 13 Alice Street East  
**Owner/ Applicant:** Greg Hitchman and Alison Petrie  
**Purpose of Application:**

The purpose of this application is to consider a request for minor variance to Section 6.2 *Residential Zone Standards* of Zoning By-law 2018-65. The Owner is seeking a minor variance to the maximum lot coverage to permit the construction of a 3,408.80 square foot, 2-storey single detached dwelling with a lot coverage of 36.8%.

**DECISION:**

THAT the Committee of Adjustment REFUSE the minor variance application A07-2023 to permit a single detached dwelling to be constructed with a lot coverage of 36.8%.

Conditions and Reasons For Decision:

*See Attached Schedule "A"*

Robert B. Waind  
Chairman

Greg Aspin

Michael Martin  
Vice Chairman

Jim Oliver

**Date of Decision: February 15, 2023**

**\*The last date for filing an appeal to the decision is March 7, 2023, by 4:30pm\***

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**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: February 15, 2023



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

**- Schedule A -**

**CONDITIONS:**

**REASON FOR DECISION:**

The Committee has reviewed the request as it relates to 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:**

