



Notice of Decision and Right to Appeal

This is a notice about a decision of the Committee of Adjustment on Minor Variance Application A20-2022 (Pedlar)

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 January 10, 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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by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. **A20-2022** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended,

Date of Hearing: December 21, 2022
Property Location: 113 Fraser Crescent
Owner/ Applicant: Patrick and Cindy Pedlar

Purpose of Application:

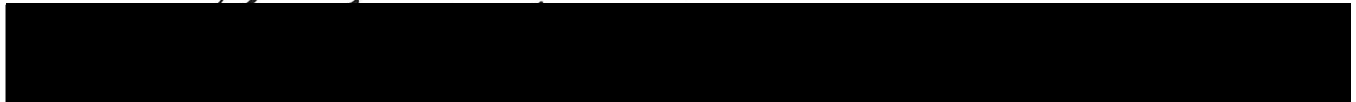
The purpose of the application is to consider a request for minor variance to General Provision 4.34.2 *Special Setbacks from Georgian Bay* and Section 6.2 *Residential Zone Standards* of Zoning By-law 2018-65. The Owner is seeking a minor variance to the minimum G.S.C elevation setback and to the minimum side yard setback to permit the replacement of an existing single detached dwelling with a proposed 179 square metre 2-storey single detached dwelling and attached private garage 5.4 metres from the 177.9 metre G.S.C. elevation and 1.26 metres from the eastern interior lot line.

DECISION:

THAT the Committee of Adjustment **GRANT** Minor Variance Application No. A20-2022 for the lands known as 113 Fraser Crescent to permit the construction of a single detached dwelling and attached private garage with a 5.4 metre setback from the 177.9 metre G.S.C. elevation and a 1.26 metre setback from the eastern interior lot line.

Conditions and Reasons For Decision:

See Attached Schedule "A"



 Robert B. Waing  Greg Aspin Michael Martin  Jim Oliver

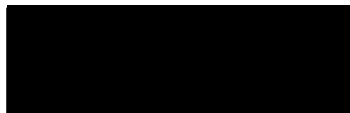
Date of Decision: December 21, 2022

The last date for filing an appeal to the decision is January 10, 2023

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: December 21, 2022

- Schedule A -

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
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. Should a building permit not be issued by the Town within two years, the variance shall expire on December 21, 2024; and
3. That all improvements to the shoreline structure as recommended in the submitted Shoreline Study be implemented at the building stage; and
4. That the Owner obtain a Development Permit from the Grey Sauble Conservation Authority, prior to the issuance of a Building Permit.

APPLICANT'S SITE PLAN:

