



# Notice of Decision and Right to Appeal

**This is a notice about a decision of the Committee of Adjustment on Minor Variance Application A18-2023 (2243452 Ontario Inc.)**

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, public bodies with an interest in the matter, 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 June 6, 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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by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. **A18-2023** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended,

**Date of Hearing:** May 17, 2023  
**Property Location:** 25 Louisa Street West  
**Owner/ Applicant:** 2243452 Ontario Inc./ Larry Swalm  
**Purpose of Application:**

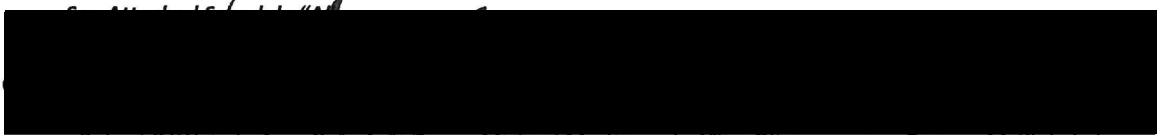
The purpose of this application is to consider a request for minor variance to Section 6.2 *Residential Zone Standards* and Section 4.22 *Non-Complying Buildings and Structures* of Zoning By-law 2018-65. The Owner is seeking a minor variance to the minimum rear yard setback, minimum interior side yard setback, and maximum lot coverage standards to permit the expansion of an existing single detached dwelling.

**DECISION:**

AND THAT, the Committee of Adjustment GRANT the request for minor variance to Section 6.2 *Residential Zone Standards* of Zoning By-law 2018-65 to the minimum rear yard setback of 7.0 metres and a lot coverage of 33%; for the property legally described as 25 Louisa Street West subject to conditions.

AND THAT, the Committee of Adjustment REFUSE the request for minor variance to Section 4.22 *Non-Conforming Uses* of Zoning By-law 2018-65 to the minimum side yard setback of 0.0 metres for the property legally described as 25 Louisa Street West.

Conditions and Reasons For Decision:



Robert B. Waing  
Chairman  
Greg Aspin  
Vice Chairman  
Michael Martin  
Jim Oliver  
Duncan McKinlay

**Date of Decision: May 17, 2023**

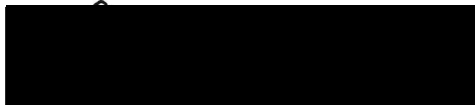
**\*The last date for filing an appeal to the decision is June 6, 2023, by 4:30pm\***

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**CERTIFICATION**

Planning Act, R.S.O. 1990, c.P13, Sec 45(10)

I, Carrie Fairley, 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, Thornbury, Ont., N0H 2P0

Dated: May 17, 2023



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 save and except for the proposed garage conversion and enlargement; 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 May 17, 2025.

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, as noted in the Planning and Development Services Staff Report PDS.23.047.

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:

