



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

In the matter of application for File No. **A46-2023** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: November 15, 2023

Property Location: 167 Alice Street

Owner/ Applicant: Grant Campbell

Purpose of Application:

The purpose of this application is to consider a request for minor variance to subsection b) viii) of General Provision 6.20. *Accessory Apartment Units Within a Detached Structure* of the Town of Thornbury Zoning By-law 10-77 as amended. The Owner is seeking a minor variance to the height standards to permit the construction of a detached garage with an accessory apartment on the second floor. The effect of the application is to permit an accessory apartment within a detached structure to be 7.74 metres in height, whereas a maximum of 4.5 metres is permitted.

DECISION:

THAT the Committee of Adjustment GRANT Application **A46-2023** to permit the construction of a detached garage and accessory apartment on the second floor with a height of 7.74 metres.

Conditions and Reasons For Decision:

See Attached Schedule "A"

Robert B. Waind

Chairman

Greg Aspin

Michael Martin

Vice Chairman

Jim Oliver

Duncan McKinlay

Date of Decision: November 15, 2023

The last date for filing an appeal to the decision is December 5, 2023

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.

Carrie Fairley, Secretary-Treasurer

Town of The Blue Mountains Committee of Adjustment

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

Dated: November 15, 2023



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- Schedule A -

CONDITIONS:

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 November 15, 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.23.123. 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:

