



Minutes

The Blue Mountains, Committee of Adjustment

Date: October 18, 2023
Time: 1:00 p.m.
Location: Town Hall, Council Chambers and Virtual Meeting
32 Mill Street, Thornbury ON
Prepared by: Carrie Fairley, Secretary-Treasurer

Members Present: Greg Aspin, Michael Martin, Jim Oliver, Robert Waind, Duncan McKinlay

Staff Present: Planner Nicole Schroder, Planner Carter Triana, Chief Building Official Tim Murawsky

A. Call to Order

A.1 Traditional Territory Acknowledgement

We would like to begin our meeting by recognizing the First Nations, Metis and Inuit peoples of Canada as traditional stewards of the land. The municipality is located within the boundary of Treaty 18 region of 1818 which is the traditional land of the Anishnaabek, Haudenosaunee and Wendat-Wyandot-Wyandotte peoples.

A.2 Committee Member Attendance

Chair Waind called the meeting to order at 1:00 p.m. with all members present.

A.3 Approval of Agenda

Moved by: Michael Martin

Seconded by: Jim Oliver

THAT the Agenda of October 18, 2023, be approved as circulated, including any additions to the agenda.

Yay (5): Greg Aspin, Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (5 to 0)

A.4 Declaration of pecuniary interest and general nature thereof

NOTE: In accordance with the *Municipal Conflict of Interest Act*, the Town Committee of Adjustment By-Law 2022-71, and the Town Procedural By-law 2023-62, Committee of Adjustment Committee Members must file a written statement of the interest and its general nature with the Clerk for inclusion on the Registry.

Chair Waind declared a conflict on item B.2 Minor Variance Application A39-2023 as he is the owner of the Open Space Block immediately adjacent with the applicant's lands.

A.5 Previous Minutes

Moved by: Michael Martin

Seconded by: Duncan McKinlay

THAT the Minutes of September 20, 2023, be approved as circulated, including any revisions to be made.

Yay (5): Greg Aspin, Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (5 to 0)

A.6 Business Arising from Previous Minutes

None

B. Public Meeting

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town's website and/or made available to the public upon request.

B.1 Minor Variance Application No. A38-2023

Owner: Robert Ironside

Applicant/Agent: Chris Crocker

Municipal Address: 117 Red Pine Street

Legal Description: PLAN 16M64 PT LOT 26 RP 16R11149 PART 31

Chair Waind read aloud the Public Meeting Notice and Planning staff also confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by

pre-paid first-class mail and was posted on-site on the subject lands. The Secretary/Treasurer also provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

The Committee discussed the merits of the application.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

Chris Crooker the applicant's agent was in attendance virtually but was unable to speak due to technical issues however the committee was able to confirm that the applicant and agent have no concerns with the recommendation.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Waind closed the public meeting.

Moved by: Jim Oliver

Seconded by: Duncan McKinlay

THAT the Committee of Adjustment receive Staff Report PDS.23.105, entitled "Recommendation Report – Minor Variance A38-2023 – 117 Red Pine Street (Ironsides);"

Yay (5): Greg Aspin, Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (5 to 0)

Moved by: Jim Oliver

Seconded by: Michael Martin

AND THAT the Committee of Adjustment GRANT Application A38-2023 to permit the encroachment of a deck 6.26 metres into the required rear yard or 2.74 metres from the rear lot line, subject to the following conditions:

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan;
2. That this 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 shall expire on October 18, 2025.

Yay (5): Greg Aspin, Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (5 to 0)

B.2 Minor Variance Application No. A39-2023

Owner: Tracey Zlotos

Applicant/Agent: Ouellet & Associates

Municipal Address: 121 Scandia Lane

Legal Description: PLAN 807 PT BLK A RP 16R1767 PART 3

Robert Waind declared a conflict on this Minor Variance Application as he is the owner of the Open Space Block immediately adjacent with the applicant's lands.

Vice Chair Martin read aloud the Public Meeting Notice and Planning staff also confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary/Treasurer also provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

Member Aspin spoke requesting clarification on the side yard setback. Planner Nicole noted that the wall that is closest to the side yard it is 1.2 metres. Member Aspin asked if the side yard set back in the zoning bylaw is 2 metres, which Planner Nicole noted that for accessory buildings and structures it is 1.2 metres.

Member Oliver spoke regarding one of the conditions in the draft recommendations, relating to the shipping container being removed prior to a building permit being issued by the building department. Member Oliver asked why the issuance of the building permit is critical of the removal of the shipping container. Planner Nicole advised that under the zoning by-law in residential zones, shipping containers are only permitted within thirty days of the whole calendar year. Planner Nicole further noted that the site plan that was provided, the shipping container was on the site plan, which was dated June 6, 2023, so it has been there for over 130 days so the Town would like to bring the property into conformity with zoning by-law and in doing so, it would be removing that shipping container. Member Oliver further questioned the timing, which he noted has already exceeded the timing the by-law permits and asked Planner Nicole what the harm would be, if any, to allow the container to stay in place, until the garage is constructed so the contents of the container can be moved into the garage.

The Committee further discussed this recommended condition and the options available to the Town for enforcement later, should the Committee amend the condition to allow the shipping container to stay until after the final inspection. Chief Building Official Tim Murawsky noted that under the Ontario Building Code, there will be an inspection before the garage will be permitted for use.

Vice Chair Martin then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

The Applicant, Tracey Zlotos, spoke regarding the application and requested there be an exception made to allow the shipping container to stay until after the garage is built. Tracey noted they have spoke to neighbours about the shipping container and no one has a problem with it. Tracey further noted that the contents of the container will be moved into the garage once they have the final approval.

The Committee further discussed the merits of the application.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Vice Chair Martin closed the public meeting.

Moved by: Duncan McKinlay

Seconded by: Greg Aspin

THAT the Committee of Adjustment receive Staff Report PDS.23.106, entitled "Recommendation Report – Minor Variance A39-2023 – 121 Scandia Lane (Zlotos);"

Yay (4): Greg Aspin, Michael Martin, Jim Oliver, and Duncan McKinlay

Conflict (1): Robert Waind

The motion is Carried (4 to 0)

Moved by: Duncan McKinlay

Seconded by: Michael Martin

AND THAT the Committee of Adjustment GRANT Minor Variance A39-2023, subject to the following conditions:

1. That the shipping container be removed from the property within 30 days after the final inspection of the garage.
2. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and

3. That this variance 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 October 18, 2025.

Yay (4): Greg Aspin, Michael Martin, Jim Oliver, and Duncan McKinlay

Conflict (1): Robert Waind

The motion is Carried (4 to 0)

B.3 Minor Variance Application No. A40-2023

Owner: Tarynn and Brett Lennox

Applicant/Agent: Tarynn and Brett Lennox

Municipal Address: 5 Shirley Court

Legal Description: PLAN 1104 LOT 2

Chair Waind read aloud the Public Meeting Notice and Planning staff also confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary/Treasurer also provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

Member McKinlay asked Planner Nicole if the reason the home is non-complying is due to a change in regulation and when it was constructed, it did comply with the zoning by-law at one time which Planner Nicole noted that to be correct.

Member Michael noted as this property is a wedge-shaped piece of property and the side yard gets narrow and asked if this application would intrude on that area, which Planner Nicole confirmed that would not happen to her knowledge.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

The Applicant Tarynn Lennox spoke and provided the reasons for this application.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Waind closed the public meeting.

Moved by: Duncan McKinlay

Seconded by: Michael Martin

THAT the Committee of Adjustment receive Staff Report PDS.23.107, entitled "Recommendation Report – Minor Variance A40-2023 – 5 Shirley Court (Lennox);"

Yay (5): Greg Aspin, Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (5 to 0)

Moved by: Michael Martin

Seconded by: Jim Oliver

AND THAT the Committee of Adjustment GRANT application A40-2023, subject to the following conditions:

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
2. That this application for the expansion of a non-complying building 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 permission shall expire on October 18, 2025.

Yay (5): Greg Aspin, Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (5 to 0)

B.4 Minor Variance Application No. A41-2023

Owner: WM. Craig Wright and Beverley Wright

Applicant/Agent: N/A

Municipal Address: 165 Woodland Park Road

Legal Description: PLAN 925 LOT 4

Chair Waind read aloud the Public Meeting Notice and Planning staff also confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary/Treasurer also provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

Member McKinlay questioned if there is a minimum distance requirement for the garage to the home. Chief Building Official Tim Murawsky noted there is not a minimum

distance requirement, and that the building department would be looking at what foundation was being used to avoid putting any pressure against the house. Member McKinlay asked if the applicants were to put a breezeway between the garage and home if there would be a further variance required, which Tim Murawsky confirmed there would not be the need for one.

The applicant, Beverley Wright spoke noting the reason for building the garage and the need for this application.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Waind closed the public meeting.

Moved by: Duncan McKinlay

Seconded by: Michael Martin

THAT the Committee of Adjustment receive Staff Report PDS.23.108, entitled "Recommendation Report – Minor Variance A41-2023 – 165 Woodland Park Road (Wright);"

Yay (5): Greg Aspin, Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (5 to 0)

Moved by: Jim Oliver

Seconded by: Greg Aspin

AND THAT the Committee of Adjustment GRANT Application A41-2023 to permit the construction of a detached garage closer to the front lot line than a main dwelling, and 14 metres from the front lot line, subject to the following conditions:

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan;
2. That this 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 shall expire on October 18, 2025.

Yay (5): Greg Aspin, Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (5 to 0)

B.5 Minor Variance Application No. A42-2023

Owner: Centennial Construction and Contracting (Niagara) Inc.

Applicant/Agent: Antony Candeloro

Municipal Address: 106 Sebastian Street, Unit 98

Legal Description: Level 1, Unit 98 RP GVLC#110

Chair Waind read aloud the Public Meeting Notice and Planning staff also confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary/Treasurer also provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

Member McKinlay questioned the height difference between the other homes in this development. Planner Carter noted that not all buildings in the development have received or requested a variance, but the ones that have, have been granted. Member Oliver spoke noting that in a previous application it was noted that the ground water conditions are different on a lot-by-lot basis which determines whether they need to raise the foundations. Tim Murawsky noted that some designs might have a slightly higher roof than other designs and that is when it is determined that it may not comply with the height by-law and therefore will require a minor variance.

Member McKinlay asked if it is only the roof that changes, the entrance, and ground floor of the homes are the same which Tim Murawsky confirmed that is true, noting a really steep roof can increase the height.

Member Aspin questioned how the comments received by the Grey Sauble Conservation Authority noted they have no concerns when they had provided a building permit for this property. Planner Carter noted that there could be a portion of the property that is regulated by Grey Sauble Conservation Authority but there maybe no hazards present.

Member Martin noted the intent of the by-laws are not to have a request for a variance for every lot in developments where there is not currently a home and Member Martin noted that they should build so they comply.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Waind closed the public meeting.

Moved by: Duncan McKinlay

Seconded by: Jim Oliver

THAT the Committee of Adjustment receive Staff Report PDS.23.109, entitled "Recommendation Report – Minor Variance A42-2023 – 106 Sebastian Street (Centennial Construction & Contracting (Niagara) Inc.);"

Yay (5): Greg Aspin, Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (5 to 0)

Moved by: Jim Oliver

Seconded by: Greg Aspin

AND THAT the Committee of Adjustment GRANT Minor Variance A42-2023 to permit the construction of a single detached dwelling with an increased maximum height of 8.89 metres, subject to the following 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 October 18, 2025.

Yay (4): Greg Aspin, Jim Oliver, Duncan McKinlay, and Robert Waind

Nay (1): Michael Martin

The motion is Carried (4 to 1)

B.6 Minor Variance Application No. A43-2023

Owner: Nicholas and Ingrid Beck

Applicant/Agent: Jasper Group Inc.

Municipal Address: 56 Bay Street West

Legal Description: TOWN PLOT LOT 30 BAY W/S

Chair Waind read aloud the Public Meeting Notice and Planning staff also confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary/Treasurer also provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

Member Aspin sought clarification regarding the driveways location and if the driveway were to be moved, would they be allowed to keep both driveways. Planner Nicole noted that the Town's Road Department has advised that the driveway off Bay Street would be the preferred driveway as the Alma Street driveway is far too close to the intersection, and does not meet the 45 metres.

Member Oliver spoke regarding the Committees' options of amending the recommendation of staff, to allow the applicants to receive the permit today and to save the applicants the cost to go through this process again. Planner Nicole noted the purpose of the application is to obtain two driveways. Planner Nicole further noted that if the applicants were to remove Alma and put in Bay Street, they would not require another variance. Chair Waind asked how that will impact the decision the Committee had regarding this property at the August Committee of Adjustment meeting, which was granting the accessory use. Planner Nicole noted that the applications are separate and will not affect each other.

Chair Waind spoke noting that it makes more sense having two access points for this property. Chair Waind noted it will not create any more traffic than what is there now. He further noted that stretching the 45 metre criteria to allow one access on one street and one access on the other street, they will be separate and is a reasonable way to provide what is being asked for, without making it a big issue from a planner perspective, given the fact that it is a corner lot.

Member Oliver noted that page 2 of the staff report, third paragraph, talks about the rationale as to why this application is before the Committee and that it was discovered that the site plan submitted by the applicants for the garage, did not include a proposed driveway. Member Oliver asked if it was odd that they are asking for approval of a garage with no driveway. Planner Nicole noted that it will be reviewed however, there was no driveway in the drawings submitted, so that is why we are here now.

The Committee further discussed the merits of the application.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

Shalea from Jasper, agents for this application spoke regarding the background of the property and the applicants. Shalea noted that the driveway was shown on the grading plan that was submitted and reviewed. Shalea further noted that the frontage for this property on both Bay Street and Alma Street is 84 metres.

Member Oliver questioned the applicant's agent regarding the location of the proposed driveway. Shalea noted the proposed driveway is further east than currently where the

homeowners are entering now and that the driveway will be gravel, to avoid any drainage issues.

Member Aspin questioned the distance to the stop sign. Shalea noted the measurements that they have is to the lot line which is 32 metres.

Shalea, the applicant's agent provided more information about the application and the intentions of the homeowner should this application be denied.

The Committee further discussed the merits of the application and possible alternatives, noting that safety is the issue.

The homeowner Nicholas Beck spoke providing background information on the property and reasons for the application.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Waind closed the public meeting.

Moved by: Duncan McKinlay

Seconded by: Michael Martin

THAT the Committee of Adjustment receive Staff Report PDS.23.110, entitled "Recommendation Report – Minor Variance A43-2023 – 56 Bay Street West (Beck);"

Yay (5): Greg Aspin, Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (5 to 0)

Moved by: Duncan McKinlay

Seconded by: Michael Martin

AND THAT the Committee of Adjustment REFUSE minor variance application A43-2023 requesting permission to construct a secondary driveway entrance on a property with a frontage of less than 45.0 metres.

Yay (4): Greg Aspin, Michael Martin, Jim Oliver, and Duncan McKinlay

Nay (1): Robert Waind

The motion is Carried (4 to 1)

B.7 Minor Variance Application No. A44-2023

Owner: Benjamin Shepherd and Kira Carfagnini

Applicant/Agent: N/A

Municipal Address: 149 John Street

Legal Description: Plan 108 Lot 10 & 11 W Marsh, Lots 9, 10 & 11, E Hill

Chair Waind read aloud the Public Meeting Notice and Planning staff also confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary/Treasurer also provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

Member McKinlay confirmed septic system upgrades would be taking place due to this application.

The Committee further discussed the merits of the application.

The applicant, Ben Shepherd noted that their plans are to maintain both homes on the property with one being maintained as a long-term rental.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Waind closed the public meeting.

Moved by: Duncan McKinlay

Seconded by: Jim Oliver

THAT the Committee of Adjustment receive Staff Report PDS.23.111, entitled "Recommendation Report – Permission A44-2023 – 149 John Street (Shepherd)"

Yay (5): Greg Aspin, Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (5 to 0)

Moved by: Duncan McKinlay

Seconded by: Greg Aspin

AND THAT the Committee of Adjustment GRANT Application A44-2023 to permit the expansion of a non-complying dwelling, subject to the following conditions:

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
2. That this permission 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 permission shall expire on October 18, 2025.

Yay (5): Greg Aspin, Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (5 to 0)

B.8 Deferred Minor Variance Application No. A36-2023

Owner: Ann Martin

Applicant/Agent: Matthew VanAndel, Outdoor Reflections

Municipal Address: 188 Courtland Street

Legal Description: Lot 18 Plan 16M-8

Chair Waind read aloud the Public Meeting Notice and Planning staff also confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary/Treasurer also provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and recommendations contained in the Staff Recommendation Report.

Chair Waind asked a technical question about the deck being higher than two feet, and whether it would be considered a structure, which changes the definition of footprint, and therefore the coverage is being exceeded. Planner Nicole noted that lot coverage is only calculated when there is a roof.

The Committee further discussed the merits of the application and how to possibly avoid these types of variances coming to the Committee of Adjustment.

Chair Waind then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

The applicant's agent, Matthew VanAndel, Outdoor Reflections spoke noting he was available for questions should the Committee have any.

Ann Martin, the property owner spoken that she would have appreciated knowing before she purchased the property that she could not have a covered porch and had the developer noted that to her in advance she may have chose another model that allowed her to have a covered porch.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Waind closed the public meeting.

Moved by: Duncan McKinlay

Seconded by: Michael Martin

THAT the Committee of Adjustment receive Staff Report PDS.23.112, entitled "Recommendation Report – Minor Variance A36-2023 – 188 Courtland Street (Martin)"

Yay (5): Greg Aspin, Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (5 to 0)

Moved by: Jim Oliver

Seconded by: Michael Martin

AND THAT the Committee of Adjustment GRANT Minor Variance A36-2023, subject to the following conditions:

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
2. That this variance 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 October 18, 2025.

Yay (5): Greg Aspin, Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (5 to 0)

C. Other Business

C.1 Update to Committee of Adjustment Procedural By-law 2022-71

The Town Clerk provided an overview of Staff Report FAF.23.142 entitled Update to Committee of Adjustment Procedural By-law 2022-71.

The Committee discussed the suggested house-keeping revisions to the procedural by-law and provided the Clerk with direction on what they would like to be amended or revised.

Moved by: Jim Oliver

Seconded by: Michael Martin

THAT the Committee of Adjustment receive Staff Report FAF.23.142, entitled "Update to Committee of Adjustment Procedural By-law 2022-71

AND THAT the Committee of Adjustment considers the suggested revisions to the Committee of Adjustment Procedural By-law 2022-71 as noted in this staff report, and provides input on any additional suggested revisions;

AND THAT the Committee of Adjustment requests a staff report back from the Town Clerk regarding items 9(m) of the current Procedural By-law.

Yay (5): Greg Aspin, Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (5 to 0)

C.2 Roles and Responsibilities of the Town of The Blue Mountains Committee of Adjustment

The Town Clerk provided an overview of the Staff Report FAF.23.156 entitled Roles and Responsibilities of the Blue Mountains Committee of Adjustment that will be going forward to Council for their consideration.

Moved by: Duncan McKinlay

Seconded by: Michael Martin

THAT the Committee of Adjustment receive Staff Report FAF.23.156, entitled "Roles and Responsibilities of the Town of The Blue Mountains Committee of Adjustment," for information.

Yay (5): Greg Aspin, Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (5 to 0)

D. Committee Member Expenses

E. Notice of Meeting Date

November 15, 2023

Town Hall, Council Chambers and Virtual

December 20, 2023

Town Hall, Council Chambers and Virtual

F. Adjournment

Moved by: Duncan McKinlay

Seconded by: Michael Martin

THAT the Committee of Adjustment does now adjourn at 4:38 p.m. to meet again at the call of the Chair.

Yay (5): Greg Aspin, Michael Martin, Jim Oliver, Duncan McKinlay, and Robert Waind

The motion is Carried (5 to 0)