



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

In the matter of application for File No. **A07-2024** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: February 21, 2024
Property Location: 181 Bay Street East
Owner/ Applicant: Tobias and Laurie Effinger
Purpose of Application:

The purpose of this application is to request a minor variance to subsection 4.3(d) of the Zoning By-law to permit:

1. An accessory building to be located 7.5 metres from the front lot line, whereas the main dwelling is located approximately 19.4 metres from the front lot line and accessory buildings and structures are not permitted to be closer to the front lot line than the main dwelling.

DECISION:

THAT the Committee of Adjustment receive Staff Report PDS.24.036, entitled "Recommendation Report – Minor Variance A10-2024 – Block 38, Plan 16M24 (Primont);"

AND THAT the Committee of Adjustment GRANT Minor Variance A10-2024.

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: February 21, 2024

The last date for filing an appeal to the decision is March 12, 2024

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: February 21, 2024



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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 February 21, 2026.

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.24.033.

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:

