



Notice of Decision and Right to Appeal

This is a notice about the decisions from the June 19, 2024, Committee of Adjustment Meeting.

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 for a minor variance decision is July 9, 2024, by 4:30 p.m.

The last date for filing an appeal for a consent decision is July 11, 2024, by 4:30 p.m.

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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by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 File No. **A23-2024** to consider permission for the expansion of a non-complying building.

Date of Hearing: June 19, 2024

Property Location: 107 Leming Street

Owner/ Applicant: Scott Gerard

Purpose of Application:

The purpose of the application is to request a minor variance to the zone standards of the R1-1 zone to permit a lot frontage of 15.08 metres to facilitate the creation of a new lot (File B05-2024), whereas a minimum of 18 metres is required.

DECISION:

THAT the Committee of Adjustment GRANT Application A23-2024 to permit a minimum lot frontage of 15.08 metres.

Conditions and Reasons For Decision:

See Attached Schedule "A"

[Redacted Signature]
[Redacted Name]

Robert B. Waind
Chairman

[Redacted Signature]
Michael Martin
Vice Chairman

[Redacted Signature]
Jan Pratt

Duncan McKinlay

Date of Decision: June 19, 2024

The last date for filing an appeal to the decision is July 9, 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.

[Redacted Signature]

Carrie, Fairley, Secretary-Treasurer

Town of The Blue Mountains Committee of Adjustment
32 Mill Street, Thornbury, Ont., N0H 2P0

Dated: June 19, 2024



Town of The Blue Mountains
Committee of Adjustment
Decision

- Schedule A -

File No: A23-2024
Owner: Scott Gerard
Roll # 424200001810600

CONDITIONS:

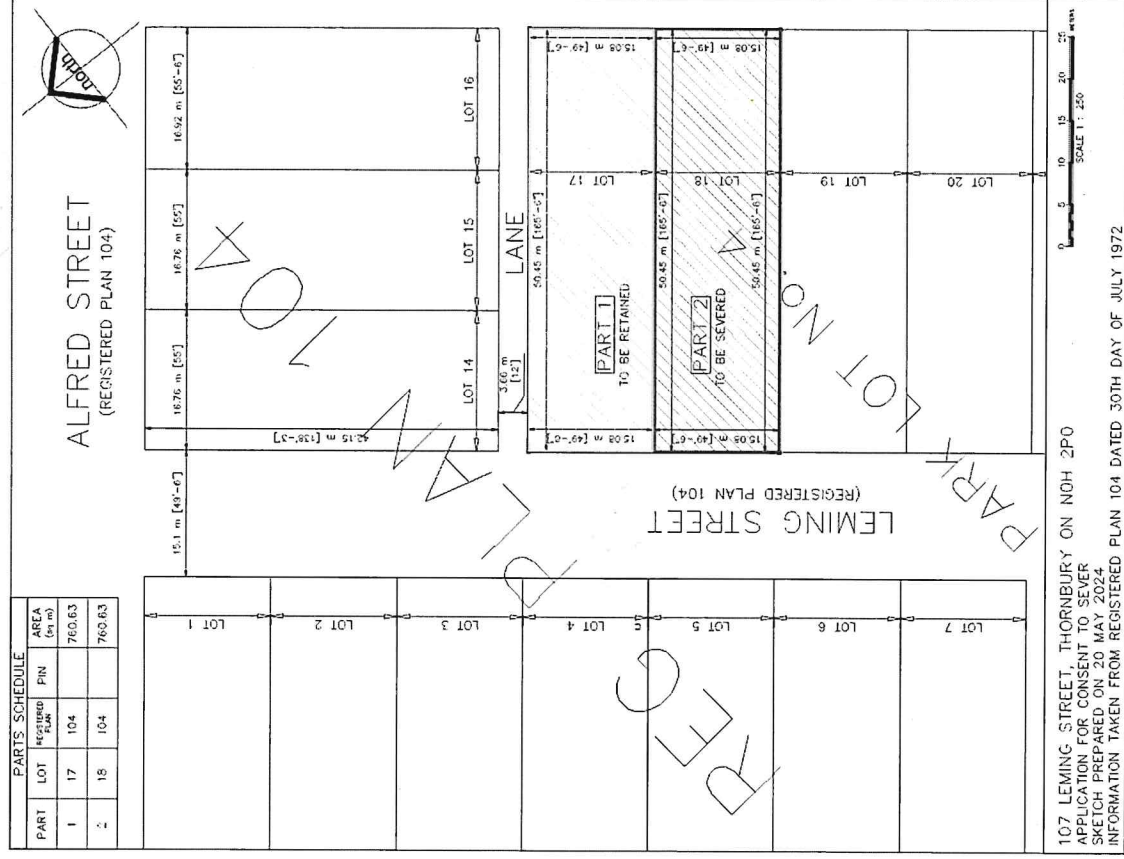
1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
2. That this variance is for the purpose of facilitating the creation of a new lot and is only valid for a period of two (2) years from the date of decision. Should a Certificate of Official not be issued by the Town within two years, the variance shall expire on June 19, 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.24.091.

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:



As prescribed under the Accessibility for Ontarians with Disabilities Act -- this document can be made available in other accessible formats as soon as practicable and upon request.