



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

In the matter of application for File No. **A32-2024** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: August 21, 2024
Property Location: 58 Bruce Street South
Owner/ Applicant: Agueci and Nagy

Purpose of Application:

The purpose of this application is to convert an existing 133.97 m² two (2) storey detached garage into an accessory residential unit. Internal renovations are proposed. No changes to the exterior. Variances are required as the existing structure is larger, taller and located closer to an interior side yard setback.

DECISION:

THAT the Committee of Adjustment GRANT Minor Variance A32-2024 to permit the construction of an accessory apartment within a detached structure

Conditions and Reasons For Decision:

See Attached Schedule "A"

_____ Robert B. Waind Chair	_____ Jim Oliver Vice Chair	_____ Michael Martin	_____ Jan Pratt	_____ Duncan McKinlay
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Date of Decision: August 21, 2024

The last date for filing an appeal to the decision is September 10, 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, Signature of Secretary-Treasurer
Town of The Blue Mountains Committee of Adjustment
32 Mill Street, Thornbury, Ont., N0H 2P0

Dated: August 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 August 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.24.116.

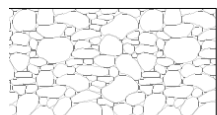
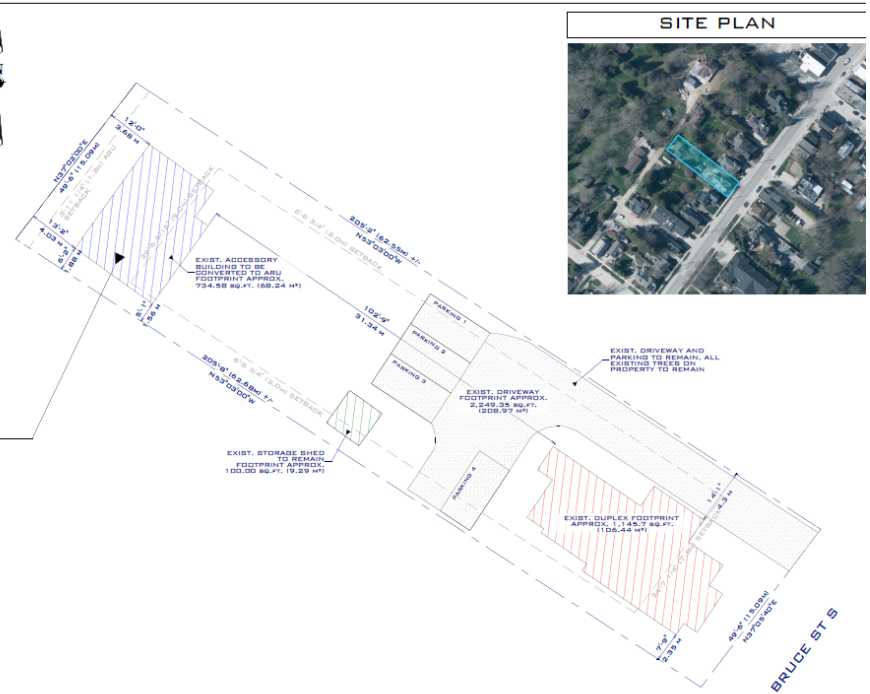
The Committee received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

APPLICANT'S SITE PLAN:

SITE INFORMATION			
LOT AREA	10,164.54 sqft.	944.32 m ²	
LOT ZONING	ZONED: R1-1	ARU ZONING	PROPOSED CONDITIONS
SETBACKS	FRONT	24'-7 1/4" (7.5m)	24'-7 1/4" (7.5m)
	REAR	29'-6 1/4" (9.0m)	3'-11 1/4" (1.2m)
	INTERIOR	6'-6 3/4" (2.0m)	6'-6 3/4" (2.0m)
	EXTERIOR	16'-4 7/8" (5.0m)	16'-4 7/8" (5.0m)
MAX. BLDG. HEIGHT	31'-2" (9.5m)	16'-5" (5.0m)	23'-5 7/8" (7.18m)
LOT COVERAGE	30%	+5% PER ARU	18.50%
PARKING REQUIREMENTS	2 PARKING SPACES	1 PARKING SPACE (per unit)	4 PARKING SPACES
GROSS FLOOR AREA	N/A	1,076.39sqft (100m ²)	1,442.00sqft (133.97m ²)



EXTERIOR PHOTOS OF EXISTING DETACHED GARAGE
 NO BUILDING FOOTPRINT TO BE ADDED TO CONVERT BUILDING TO ONE ADDITIONAL RESIDENTIAL UNIT (ARU)



PROJECT: 5B BRUCE ST S ARU RENOVATION

DATE: JULY 23, 2024

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