



Notice of Decision and Right to Appeal

This is a notice about the decisions from the August 21, 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 is September 10, 2024, by 4:30 pm.

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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by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. **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. Waing Jim Oliver Michael Martin Jan Pratt Duncan McKinlay
Chair Vice Chair

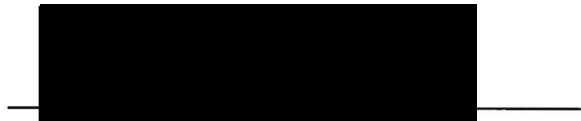
Date of Decision: August 21, 2024

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



Town of The Blue Mountains
 Committee of Adjustment
 Decision

- 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.

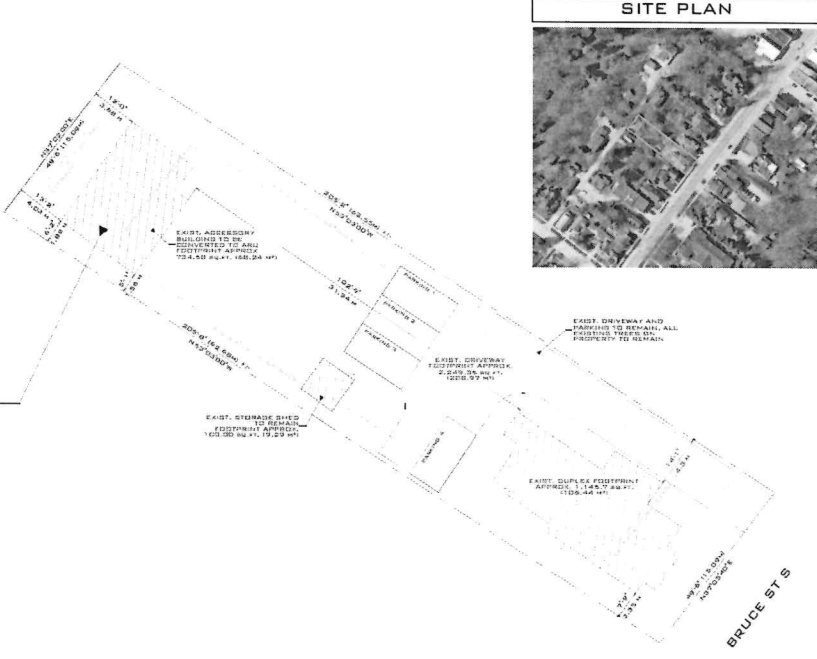
APPLICANT'S SITE PLAN:

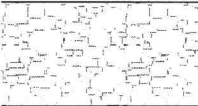
SITE INFORMATION			
LOT AREA	10,164.54 sqft.	944.32 m ²	
LOT ZONING	ZONED: R1-1	ARU ZONING	PROPOSED CONDITIONS
SETBACKS	FRONT 24'-7 1/4" (7.5m)	24'-7 1/4" (7.5m)	N/A
	REAR 25'-6 1/4" (8.0m)	3'-11 1/4" (1.2m)	12'-0 7/8" (3.68m)
	INTERIOR 6'-6 3/4" (2.0m)	6'-6 3/4" (2.0m)	5'-1 1/2" (1.56m)
	EXTERIOR 16'-4 7/8" (5.0m)	16'-4 7/8" (5.0m)	N/A
MAX. BLDG. HEIGHT	31'-2" (9.5m)	16'-5" (5.0m)	23'-5 7/8" (7.16m)
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)







(705)-888-6300

PROJECT:

**58 BRUCE ST S
ARU RENOVATION**

DATE:

JULY 23, 2024

A-1