



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

In the matter of application for File No. **A37-2024** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: October 16, 2024

Property Location: 415814 10TH Line

Owner/ Applicant: CV Farmco Ltd

Purpose of Application:

The purpose of this application is to obtain a minor variance to establish a new minimum lot area of 1.5 ha and minimum lot frontage of 100 metres whereas the Zoning By-law requires a minimum lot area of 20 ha and minimum lot frontage of 150 metres.

DECISION:

THAT the Committee of Adjustment GRANT Minor Variance A37-2024 for a reduced minimum lot area of 1.15 hectares and reduced minimum lot frontage of 100 metres.

Conditions and Reasons For Decision:

See Attached Schedule "A"

_____ Robert B. Waing Chair	_____ Jim Olivier Vice Chair	_____ Michael Martin	_____ Jan Pratt	_____ Duncan McKinlay
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Date of Decision: October 16, 2024

The last date for filing an appeal to the decision is November 5, 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.

Signature of Secretary-Treasurer

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

Dated: October 16, 2024



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- Schedule A -

CONDITIONS:

1. That the lot addition be completed substantially in accordance with the submitted site plan; and
2. That this variance to the Zoning By-law is for the purpose of a lot addition and is only valid for a period of two (2) years from the date of decision. Should the new lot not be registered within two years, the variance shall expire on October 16, 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.24.132.

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:

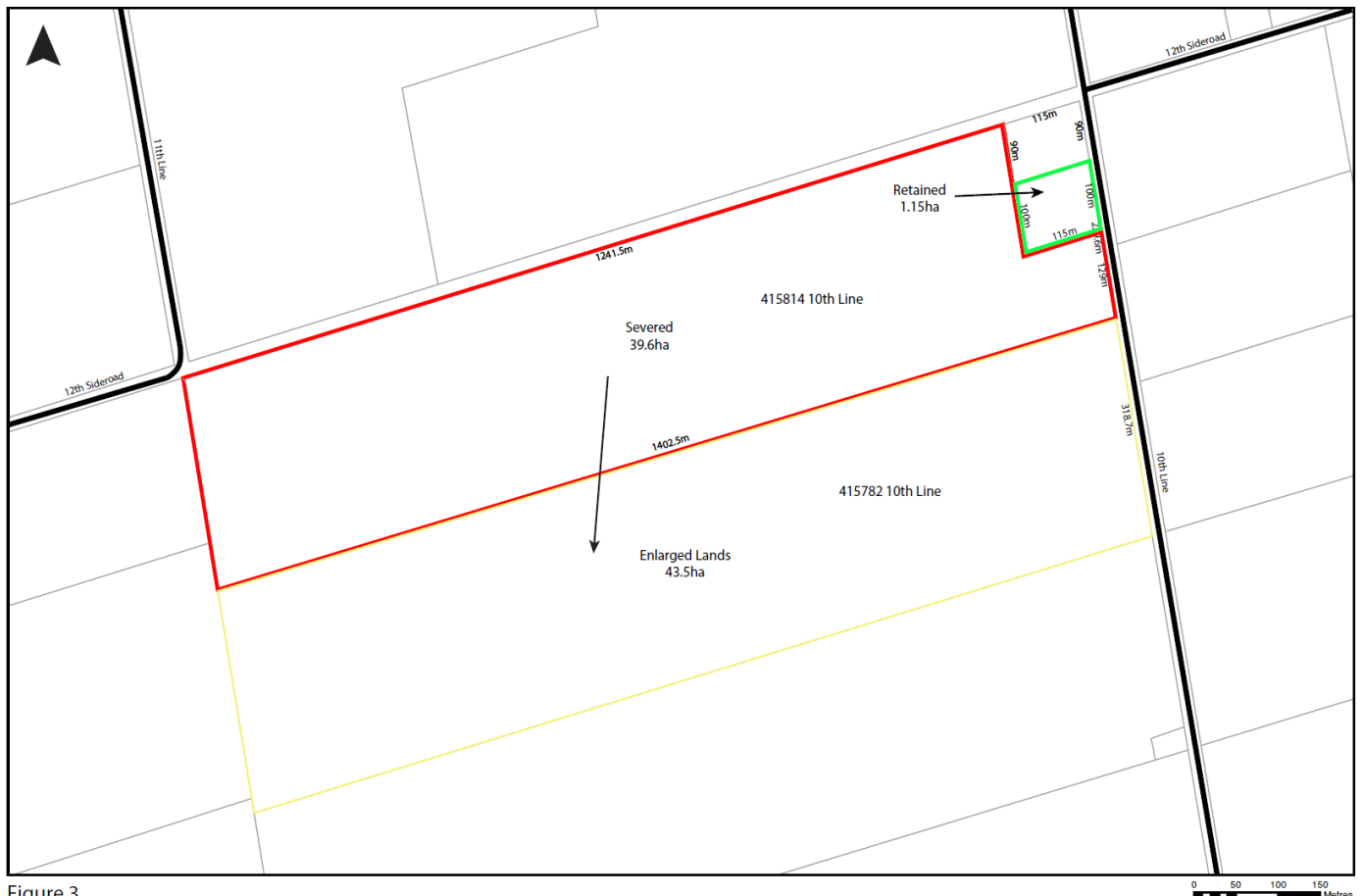


Figure 3
Consent Sketch
41581410th Line
Town of the Blue Mountains

