



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

In the matter of application for File No. **A38-2024** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: November 20, 2024
Property Location: 61 Lansdowne Street North
Owner/ Applicant: Gordon
Purpose of Application:

The purpose of this application is to request a minor variance to Section 4.3 (i) of the Zoning By-law 2018-65 to permit:

1. An increase of 5.3 metres in height, whereas 4.5 metres is permitted.

DECISION:

THAT the Committee of Adjustment GRANT Application **A38-2024** to permit the construction of a 53.51 m² detached shop.

Conditions and Reasons For Decision:

See Attached Schedule "A"

Robert B. Waind
Chairman

Jim Oliver
Vice Chairman

Michael Martin

Jan Pratt

Duncan McKinlay

Date of Decision: November 20, 2024

The last date for filing an appeal to the decision is December 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, Secretary-Treasurer

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

Dated: November 20, 2024



Town of The Blue Mountains
 Committee of Adjustment
 Decision

- Schedule A -

CONDITIONS:

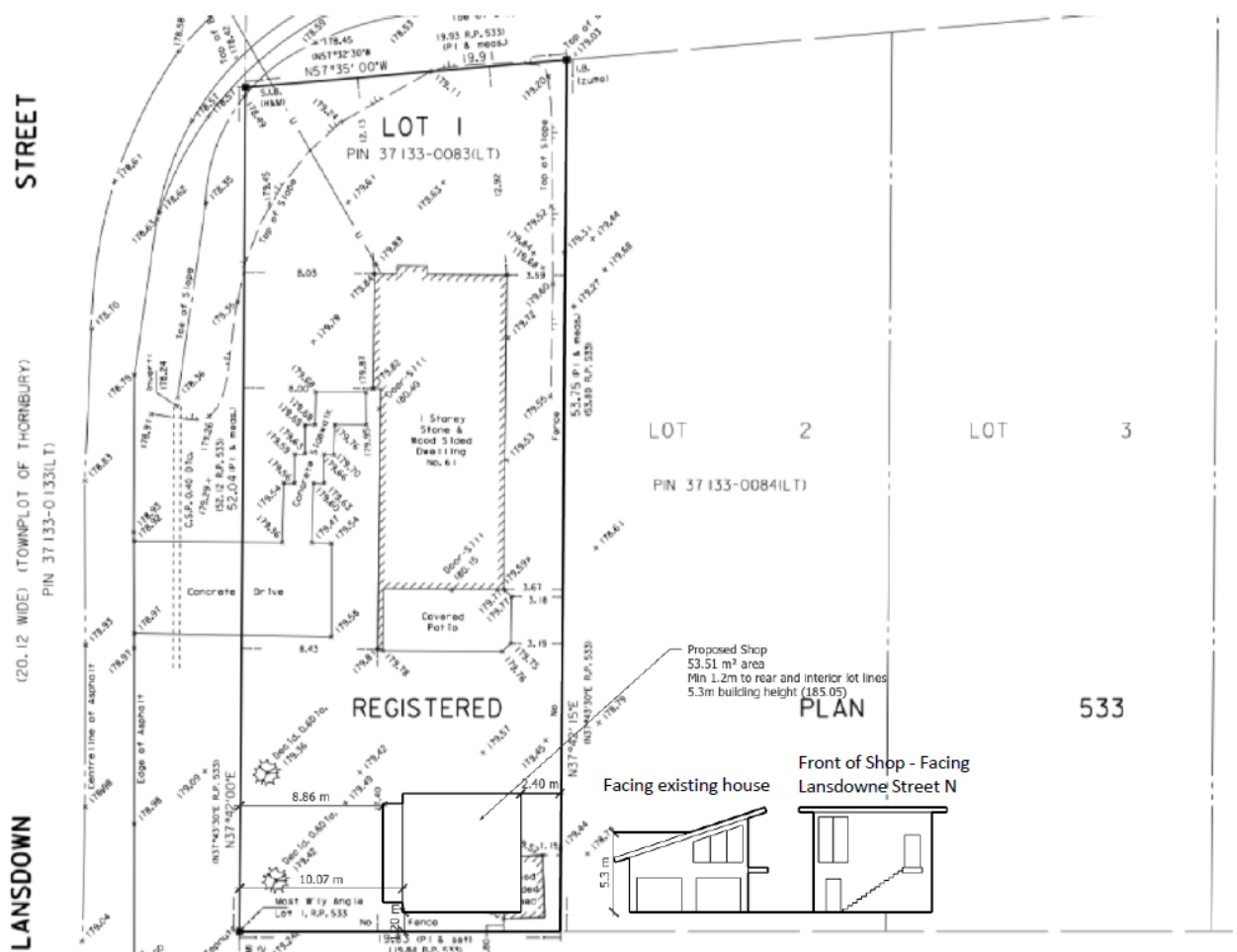
1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
2. That this variance to the Zoning By-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. Should a building permit not be issued by the Town within two years, the variance shall expire on November 20, 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.24.133.

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:



61 Lansdowne Street North
 Shop Site Plan(1) 18Oct24
 Prepared by: Devin Gordon P.Eng.

The existing lot is 958.70m².
 The existing single family dwelling is 221m².
 The existing shed will be removed and the proposed 53.51m² shop will cover 5.6% of the lot.
 The total lot coverage will be 28.6%