



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

In the matter of application for File No. **A39-2024** to consider a variance to the Township of Collingwood Zoning By-law 83-40, as amended.

Date of Hearing: November 20, 2024
Property Location: Plan 1065 PT Lots 6, 10, 14, 15 PT Village Cres RP 16R9197 PARTS 1 TO 3 PARTS 4 AND 5 RP 16R10248 PARTS 1 TO 5
Owner/ Applicant: BMR GP Inc (Freed Developments)
Purpose of Application:

The purpose of this application is to request a minor variance to Town of Collingwood By-law 83-40 as amended, Section 5.8 (b)(i), Section 15.2 (c), (e) and Section 15.9 (e) to permit:

1. A development on a lot which fronts on a private road;
2. A reduction in the required minimum front yard setback from 15 metres to 7.5 metres;
3. A reduction in required minimum surface parking from 30% to 0% surface parking space; and
4. An increase of maximum lot coverage from 30 % to 32 %.

DECISION:

THAT the Committee of Adjustment REFUSE Application **A39-2024** to permit:

1. A development on a lot which fronts on a private road;
2. A reduction in the required minimum front yard setback from 15 metres to 7.5 metres;
3. A reduction in required minimum surface parking from 30% to 0% surface parking space; and
4. An increase of maximum lot coverage from 30 % to 32 %.

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, 2020

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



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- Schedule A -

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.24.134.

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.