

# Town of The Blue Mountains Committee of Adjustment Decision

In the matter of application for File No. **A26-2024** 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:** 191 Summit View Crescent

Owner/ Applicant: Grandmont

## **Purpose of Application:**

The purpose of this application is to request a minor variance to Sections 4.3(d) and (j) of the Zoning Bylaw to permit a detached garage to be:

- 1. Located closer to the front lot line than the main building; and
- 2. 6.75 metres in height, whereas 5.0 metres is permitted.

### **DECISION:**

THAT the Committee of Adjustment GRANT Application **A26-2024** to permit the construction of a detached garage.

Conditions and Reasons For Decision:

See Attached Schedule "A"

Robert B. Waind Jim Oliver Michael Martin Jan Pratt Duncan McKinlay
Chairman Vice Chairman

Date of Decision: November 20, 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., NOH 2P0

Dated: November 20, 2024

<sup>\*</sup>The last date for filing an appeal to the decision is December 10, 2024\*

File No: *A26-2024* Owner: Grandmont Roll # 424200000805534



# Town of The Blue Mountains Committee of Adjustment Decision

- Schedule A -

## **CONDITIONS:**

- 1. That a permit is obtained from the Grey Sauble Conservation Authority.
- 2. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
- 3. 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.24.145.

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:**

