



Notice of Decision and Right to Appeal

This is a notice about the decisions from the November 20, 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 December 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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by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. 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. Waing Chair, Jim Oliver Vice Chair, Michael Martin, Jan Pratt, Duncan McKinlay

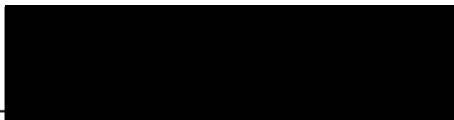
Date of Decision: November 20, 2024

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



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

- 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.