



# Notice of Decision and Right to Appeal

**This is a notice about the decisions from the December 18, 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 for a minor variance decision is January 7, 2025, 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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by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. **A40-2024** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

**Date of Hearing:** December 18, 2024  
**Property Location:** 140 Venture Boulevard  
**Owner/ Applicant:** Clerici

**Purpose of Application:**

The purpose of this application is to request a minor variance from Table 6.2.1

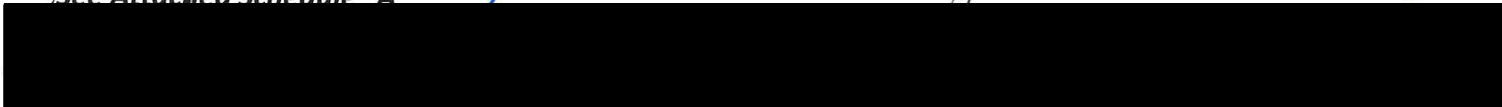
- 1. To increase the maximum lot coverage from 30% to 33.9%

**DECISION:**

THAT the Committee of Adjustment GRANT Application **A40-2024** to permit the construction of 14.9 square metre accessory structure.

Conditions and Reasons For Decision:

*See Attached Schedule "A"*



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

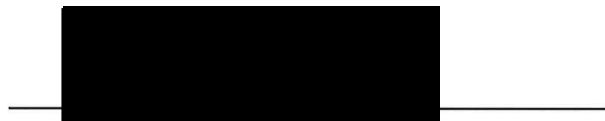
**Date of Decision:** December 18, 2024

**\*The last date for filing an appeal to the decision is January 7, 2025\***

**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: December 18, 2024