



Notice of Decision and Right to Appeal

This is a notice about the decisions from the August 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 September 9, 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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by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. **A14 – 2025** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: August 20, 2025
Property Location: 186 Northmount Crescent
Owner/ Applicant: Polubiec

Purpose of Application:

The purpose of this application is to consider a request to construct a new 1.5 storey / 7.5 metre tall detached garage with a ground floor area of 89.86 m². A minor variance from Section 4.3(j) of the Zoning By-law is required as follows:

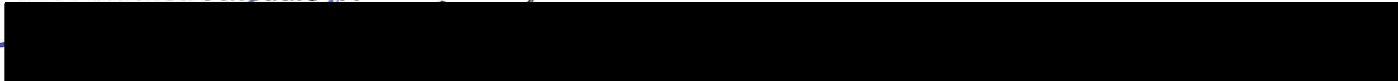
- 1. To increase the maximum permitted height from 5.0 m to 7.5 m.

DECISION:

THAT the Committee of Adjustment GRANT Application for Minor Variance **A14 – 2025** in order to permit the construction of a new 89.86 m² detached garage with a maximum height of 7.5 m.

Conditions and Reasons For Decision:

See Attached Schedule "A"



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

Date of Decision: August 20, 2025

The last date for filing an appeal to the decision is September 9, 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: August 20, 2025



Town of The Blue Mountains
 Committee of Adjustment
 Decision

- Schedule A -

CONDITIONS:

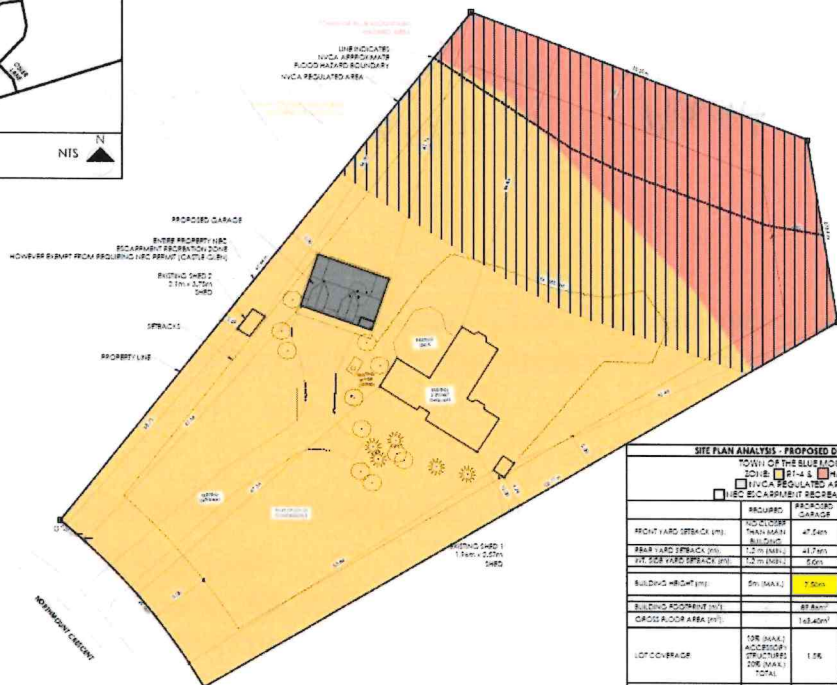
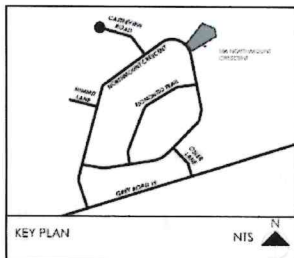
1. Confirmation from Nottawasaga Valley Conservation Authority that a permit can be obtained (if required);
2. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
3. That this variance to the Zoning By-law is for the purpose of obtaining 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 August 20, 2027.

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 PBS.25.056.

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:



SITE PLAN ANALYSIS - PROPOSED DETACHED GARAGE

TOWN OF THE BLUE MOUNTAINS
 ZONE: R1-4 & R1-4-2 HAZARD
 IUCR REGULATED AREA &
 IUCR REGULATED RECREATION AREA

	REQUIRED	PROPOSED	EXISTING	EXISTING	EXISTING
			SHED-1	SHED-2	
RIGHT YARD (SPRACK) (m)	10.0 (MIN)	47.2 (m)	47.2 (m)	33.4 (m)	36.7 (m)
REAR YARD (SPRACK) (m)	1.2 (MIN)	41.7 (m)	44.4 (m)	32.4 (m)	34.3 (m)
LEFT YARD (SPRACK) (m)	1.2 (MIN)	5.0 (m)	10.0 (m)	4.7 (m)	2.0 (m)
BUILDING HEIGHT (m)	5m (MAX)	7.5 (m)	5.4 (m)	4.4 (m)	4.4 (m)
BUILDING FOOTPRINT (m ²)	80 (MAX)	122.5 (m ²)	2.5 (m ²)	2.8 (m ²)	
GROSS FLOOR AREA (m ²)	143.4 (m ²)	307.7 (m ²)	2.5 (m ²)	7.5 (m ²)	
LOFT COVERAGE	1.0%	2.0%	0.1%	0.1%	
LOFT HEIGHT (m)	30m (MAX)	30.7 (m)			
LOFT AREA (m ²)	2000 (m ²)	108.7 (m ²)			
LOFT FLOOR AREA (m ²)	2000 (m ²)	108.7 (m ²)			

MAX. HEIGHT OF ADDITIONAL RESIDENTIAL UNIT (R.U.) IN A DETACHED ACCESSORY BUILDING UNDER THE R.U.'S COVERED AREA AND/OR ACCESSORY USE: 8.0M PER TOWN ZONING BY-LAW 4.1.3. OTHERWISE 5M. MAX. BUILDING HEIGHT FOR ACCESSORY BUILDING

LLOYD HUNT
 architect

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ONTARIO ASSOCIATION
 OF ARCHITECTS
 Lloyd Hunt
 LLOYD HUNT
 LICENCE # 4188

PROJECT NO: 2772
 4188

DATE: 26.07.22
 DRAWN BY: J.H.E.B.

SCALE: 1:500

1. 26.07.22 PRELIMINARY
 2. 26.07.22 FOR N/C.A. & N/C. PERMIT
 3. 26.07.22 FOR MINOR VARIANCE

SITE PLAN

186 NORTHMOUNT
 CRESCENT

TOWN OF THE BLUE MOUNTAINS
 COUNTY OF BRN

25.772
 SP-01