



Staff Report

Planning & Building Services – Planning Division

Report To: Committee of Adjustment
Meeting Date: July 16, 2025
Report Number: PBS.25.052
Title: Recommendation Report – Minor Variance Application A13-2025 –
108 Stoneleigh Drive (Edwards)
Prepared by: Manuel Rivera, Planner I

A. Recommendations

THAT the Committee of Adjustment receive Staff Report PBS.25.052, entitled
“Recommendation Report – Minor Variance A13-2025 – 108 Stoneleigh Drive (Edwards)”;

AND THAT the Committee of Adjustment GRANT a minor variance for A13 – 2025 to increase
the maximum lot coverage from 30% to 34.4% in order to permit the construction of a new 45
m² pergola.

1. That the site development be constructed in a manner substantially in accordance with
the submitted site plan; and
2. 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
July 16, 2027.

B. Background

The subject lands are located at 108 Stoneleigh Dr. surrounded by residential uses in all
directions. The land is approximately 732 m² (0.18 ac) in size. The subject lands contain an
existing 206.4 m² single detached dwelling. The dwelling also includes a covered porch at the
front with an attached deck at the rear. The property has a wooden fence that runs along the
runs along the interior side and rear lot lines, connecting it back to the rear portion main
building which provides privacy.

The owner proposes to construct a 45 m² pergola along with enhancing the aesthetics of their
rear yard.

A variance is requested for the following:

1. Increase the maximum lot coverage from 30% to 34.4%.

C. Analysis

Pursuant to Section 45(1) of the Planning Act, the Committee of Adjustment is authorized to grant minor variances to by-laws enacted by the Town which are established to implement the Official Plan. Staff have reviewed the proposal against the relevant planning documents, including the four tests of a minor variance, as outlined in the following section.

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject lands are designated Residential Recreational Area (RRA) in the 2016 Town of the Blue Mountains Official Plan. This land use designation recognizes areas within the Town where there is a mix of seasonal and permanent residences that will support and provide access to resort and recreational amenities (B3.7.1). Single detached dwellings along with accessory uses are permitted in the RRA designation (B3.7.3).

Planning Staff are therefore satisfied that the proposal maintains the general intent and purpose of the Official Plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The subject lands are zoned R1-1-112 in the Town of the Blue Mountains Comprehensive Zoning By-law 2018-65. Exception 112 states that these lands will have a minimum lot frontage shall be 17 m and the minimum interior side yard of 1.5 m. The purpose of this variance is to increase the maximum lot coverage from 30% to 34.4%. The current lot coverage for this property is currently 28.2%, which consists of the existing main building with the attached deck and covered porch. The proposed pergola will increase the lot coverage to a total of 34.4%. This increase will not exceed the permitted 10% lot coverage for all accessory buildings or structures in any residential zone. The increase in maximum lot coverage is keeping with the intent of zoning by-law.

Planning Staff are satisfied that the proposal maintains the general intent and purpose of the Zoning By-law.

Is the proposal Minor in nature?

A variance may be considered “minor” where the scale of the request is marginal and the proposed relief will not result in a greater than minor adverse impact on adjacent properties, uses, or area. The proposed pergola is modest in scale, maintains the appropriate setback and heights that are associated with accessory structures.

Planning Staff are satisfied that this proposal is minor in nature.

Is the proposal desirable for the development and use of the lands?

Planning Staff are satisfied that the proposal is desirable for the development and use of the lands. The proposed pergola will enhance the outdoor living environment of the property along with shade and sun protection during the warmer seasons. The proposed pergola will maintain the character associated with the residential neighborhood.

Based on the above comments, Planning Staff are satisfied that the proposal can meet all four tests for minor variance.

D. Attached

1. Attachment 1

Respectfully submitted,

Manuel Rivera
Planner I

For more information, please contact:

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Report Approval Details

Document Title:	PBS.25.052 Recommendation Report - Minor Variance A13-2025 - 108 Stoneleigh Drive (Edwards).docx
Attachments:	- A13-205 Draft Decision.docx
Final Approval Date:	Jul 9, 2025

This report and all of its attachments were approved and signed as outlined below:

Shawn Postma - Jul 9, 2025 - 3:09 PM



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

In the matter of application for File No. **A13 - 2025** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: July 16, 2025
Property Location: 108 Stoneleigh Dr
Owner/ Applicant: Edwards
Purpose of Application:

The effect of this application is to request a minor variance from Table 6.2.1 to increase the maximum lot coverage from 30% to 34.4%.

DECISION:
THAT the Committee of Adjustment GRANT a minor variance for A13 – 2025 to increase the maximum lot coverage from 30% to 34.4% in order to permit the construction of a new 45 m² pergola and subject to the conditions of this decision.

Conditions and Reasons For Decision: *See Attached Schedule “A”*

Robert B. Waind	Jim Oliver Chairman	Michael Martin	Jan Pratt	Duncan McKinlay Vice Chairman
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Date of Decision: July 16, 2025
The last date for filing an appeal to the decision is August 5, 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: July 16, 2025



Town of The Blue Mountains
Committee of Adjustment
Decision

- Schedule A -

CONDITIONS:

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
2. 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 July 16, 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.25.051.

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:

