



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

In the matter of application for File No. **A09-2024** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

**Date of Hearing:** February 21, 2024  
**Property Location:** 796363 Grey Road 19  
**Owner/ Applicant:** 2535600 Ontario Ltd.

**Purpose of Application:**

The purpose of this application is to request minor variances to subsections 4.1.1(b) and (c) of the Zoning By-law to permit and accessory apartment with:

- 1. A gross floor area 54.5% that of the main dwelling, whereas a maximum of 50% is permitted; and
- 2. Three (3) bedrooms, whereas a maximum of two (2) is permitted.

**DECISION:**

THAT the Committee of Adjustment receive Staff Report PDS.24.035, entitled “Recommendation Report – Minor Variance A09-2024 – 796363 Grey Road 19 (2535600 Ontario Ltd.);”

THAT the Committee of Adjustment GRANT a Minor Variance to Zoning By-law Subsection 4.1.1 b), regarding maximum gross floor area, for A09-2024;

AND THAT the Committee of Adjustment REFUSE a Minor Variance to Zoning By-law Subsection 4.1.1 c), regarding maximum permitted number of bedrooms, for A09-2024.

Conditions and Reasons For Decision:

**See Attached Schedule “A”**

Robert B. Waind	Greg Aspin	Michael Martin	Jim Oliver	Duncan McKinlay
Chairman		Vice Chairman		

**Date of Decision:** February 21, 2024

**\*The last date for filing an appeal to the decision is March 12, 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.

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Carrie Fairley, Secretary-Treasurer  
Town of The Blue Mountains Committee of Adjustment  
32 Mill Street, Thornbury, Ont., N0H 2P0

Dated: February 21, 2024



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**- Schedule A -**

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**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 February 21, 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.24.035.

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:**

