



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

In the matter of application for File No. **A11-2024** to consider permission for the expansion of a non-complying building.

**Date of Hearing:** March 20, 2024  
**Property Location:** 55 King Street  
**Owner/ Applicant:** Scott Gerard  
**Purpose of Application:**

The purpose of this application is to request the enlargement of a non-complying building or structure, in accordance with Section 45(2) of the Planning Act, as well as a minor variance to subsection 4.5.3 of the Zoning By-law to permit:

- 1. 7 parking spaces whereas 11 parking spaces are required (1/30 m<sup>2</sup>)

**DECISION:**

THAT the Committee of Adjustment GRANT Application A11-2024 to permit the renovation of, and addition to, the existing legal non-conforming commercial building.

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:** March 20, 2024

**\*The last date for filing an appeal to the decision is April 9, 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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Signature of Secretary-Treasurer  
Town of The Blue Mountains Committee of Adjustment  
32 Mill Street, Thornbury, Ont., N0H 2P0

Dated: March 20, 2024

**- Schedule A -**

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
2. That this permission 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 permission shall expire on March 20, 2026.

**APPLICANT'S SITE PLAN:**

