



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

In the matter of application for File No. **A12-2024** to consider permission for the expansion of a non-complying building.

**Date of Hearing:** March 20, 2024  
**Property Location:** 116 Lakeshore Drive  
**Owner/ Applicant:** Denise Swartz  
**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, to permit a front yard of 3.84 metres, whereas 4.11 metres currently exists. The effect of this application is to permit a second storey addition towards the front of the dwelling.

**DECISION:**

THAT the Committee of Adjustment GRANT Application A12-2024 to permit the construction of a second storey addition on the front western portion of the dwelling.

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.

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

Dated: March 20, 2024



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 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.

REASON FOR DECISION:

The Committee has reviewed the request as it relates to S.45. (2)(a)(i) of the Planning Act, as noted in the Planning and Development Services Staff Report PDS 24.049.

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:

