



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

In the matter of application for File No. **A36-2024** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

**Date of Hearing:** October 16, 2024  
**Property Location:** 188 West Ridge Drive  
**Owner/ Applicant:** Izumi

**Purpose of Application:**

The purpose of this application is to consider a minor variance to Section 4.12 of the Zoning By-law to increase the maximum encroachment distance for a deck from 1.5 metres to 5.0 metres in order to permit a proposed deck to be located 5.74 metres off of the dwelling and 4.0 metres from the rear lot line.

**DECISION:**

THAT the Committee of Adjustment GRANT Minor Variance A36-2024 to permit the construction of 106 square metres deck in the rear yard.

Conditions and Reasons For Decision:

***See Attached Schedule "A"***

_____ Robert B. Waind Chair	_____ Jim Oliver Vice Chair	_____ Michael Martin	_____ Jan Pratt	_____ Duncan McKinlay
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**Date of Decision:** October 16, 2024

**\*The last date for filing an appeal to the decision is November 5, 2024\***

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**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: October 16, 2024



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- 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 October 16, 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.24.116.

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:

