



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

In the matter of application for File No. **A33-2024** 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:** 495972 Grey Road 2  
**Owner/ Applicant:** NW Property Corp  
**Purpose of Application:**

The purpose of this application to permit a 60 square metres addition on to the existing 136 square metres commercial residential building.

**DECISION:**

THAT the Committee of Adjustment GRANT Minor Variance A33-2024 to permit the construction 60 square metres addition on to the Ravenna General Store

Conditions and Reasons For Decision:

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

Robert B. Waind	Jim Oliver	Michael Martin	Jan Pratt	Duncan McKinlay
Chair	Vice Chair			

**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. The owner enter into a legal agreement with the County to recognize the encroachment onto a County Road, the terms of which must be to the satisfaction of the County of Grey;
2. A letter of exemption to the County Road Setback By-law be obtained from the County of Grey for the proposed addition;
3. That the site development be constructed in a manner substantially in accordance with the submitted site plan;
4. 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 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.24.129.

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:

