



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

In the matter of application for File No. **A40-2024** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

**Date of Hearing:** December 18, 2024  
**Property Location:** 140 Venture Boulevard  
**Owner/ Applicant:** Clerici  
**Purpose of Application:**

The purpose of this application is to request a minor variance from Table 6.2.1

1. To increase the maximum lot coverage from 30% to 33.9%

**DECISION:**

THAT the Committee of Adjustment GRANT Application **A40-2024** to permit the construction of 14.9 square metre accessory structure.

Conditions and Reasons For Decision:

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

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Robert B. Waind  
Chairman

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Jim Oliver  
Vice Chairman

\_\_\_\_\_  
Michael Martin

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Jan Pratt

\_\_\_\_\_  
Duncan McKinlay

**Date of Decision:** December 18, 2024

**\*The last date for filing an appeal to the decision is January 7, 2025\***

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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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Carrie Fairley, Secretary-Treasurer

Town of The Blue Mountains Committee of Adjustment

32 Mill Street, Thornbury, Ont., N0H 2P0

Dated: December 18, 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 December 18, 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.24.150.

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:**

