



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

In the matter of application for File No. **A01-2025** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

**Date of Hearing:** February 19, 2025  
**Property Location:** 108 Jozo Weider Blvd  
**Owner/ Applicant:** Blue Mountain Resorts LP  
**Purpose of Application:**

The purpose of this application is to request a minor variance from Section 4.3 (a), 4.3 (e) and Table 8.2 of the Zoning By-law:

1. To permit an accessory structure to be constructed prior to the main building;
2. To permit an accessory structure to be located closer to the front lot line than the minimum front yard requirement for the main building in the Parking Zone;
3. To reduce the required minimum front yard setback from 7.5 metres to 1 metre;

**DECISION:**

THAT the Committee of Adjustment GRANT Application **A01-2025** to permit the construction of a 9 m<sup>2</sup> enclosed electrical vehicle charging utility structure be located in the front yard, with a minimum front yard setback of 1 metre, to be constructed prior to a main building, and substantially in accordance with the submitted Site sketch.

Conditions and Reasons For Decision:

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

_____ Robert B. Waing	_____ Jim Oliver Chairman	_____ Michael Martin	_____ Jan Pratt	_____ Duncan McKinlay Vice Chairman
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**Date of Decision:** February 19, 2025

**\*The last date for filing an appeal to the decision is March 11, 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: February 19, 2025



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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;
2. Obtain a permit from Electrical Safety Authority and any other requirements that may be required;
3. A Reserved Electric Vehicle Charging Parking Sign posted along designated parking spaces for charging vehicles;

**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 PBS.25.013.

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 SKETCH:**

