



Town of The Blue Mountains
Committee of Adjustment
Decision

In the matter of application for File No. **A02-2025** to consider permission for the expansion of a non-complying building.

Date of Hearing: March 19, 2025
Property Location: 150 Bay Street East
Owner/ Applicant: Edwards
Purpose of Application:

The purpose of this application is to request permission to expand an existing two storey single detached dwelling by increasing the maximum lot coverage.

DECISION:

AND THAT the Committee of Adjustment GRANT an expansion to a legal non-conforming use under Application **A02-2025** in order to permit a 4.5 square metre addition in the southwest corner of the existing dwelling, and to increase the maximum lot coverage by 0.7% subject to the following conditions.

Conditions and Reasons For Decision:

See Attached Schedule “A”

Robert B. Waind	Jim Oliver Chairman	Michael Martin	Jan Pratt	Duncan McKinlay Vice Chairman
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Date of Decision: March 19, 2025

The last date for filing an appeal to the decision is April 8, 2025

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.

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

Dated: March 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; 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 March 19, 2027.

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 PBS.25.017.

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:

