



Town of The Blue Mountains
Committee of Adjustment
Decision

In the matter of application for File No. **A03-2025** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: March 19, 2025
Property Location: 417208 10th Line
Owner/ Applicant: Jennett
Purpose of Application:

The purpose of this application is to request a minor variance from Table 8.2 of the Zoning By-law:

1. To reduce the minimum interior side yard setback from 5 metres to 3.35 metres.

DECISION:

THAT the Committee of Adjustment GRANT Application **A03-2025** to permit a 115.02 square metre addition located 3.35 metres from the northerly side yard 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
-----------------	------------------------	----------------	-----------	----------------------------------

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

- Schedule A -

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.

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.25.018.

APPLICANT'S SITE PLAN:

