



Town of The Blue Mountains
Committee of Adjustment
Decision

In the matter of application for File No. **A06 - 2025** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: April 16, 2025
Property Location: 174 Clark Street
Owner/ Applicant: Keaney
Purpose of Application:

The purpose of this application is to request a minor variance from Section 4.3 (j) of the Zoning By-law:

1. To increase the maximum height for a detached private garage from 5 metres to 6.32 metres;

DECISION:

THAT the Committee of Adjustment Grand Minor Variance Application A06-2025 so as to permit the construction of a 61.9 sq m new addition to the existing detached garage with a maximum permitted height of 6.32 metres.

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: April 16, 2025

The last date for filing an appeal to the decision is May 6, 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: April 16, 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 April 16, 2027.

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.25.027.

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:

