



Town of The Blue Mountains
Committee of Adjustment
Decision

In the matter of application for File No. **A11-2025** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: June 18, 2025
Property Location: 229 Brophy's Lane
Owner/ Applicant: Powers

Purpose of Application:

The effect of this application is to request a minor variance from Section 4.34.2 (a)(i) and Table 6.2.1:

- 1. To permit an encroachment into the 177.9 m G.S.C. elevation adjacent to Georgian Bay that is located 28.5 m from the rear lot line;
- 2. To permit a reduction from the minimum interior side yard setback from 2.0 m to 1.0 m

DECISION:

THAT the Committee of Adjustment GRANT Application **A11-2025** to permit the reconstruction of the existing dwelling with a new addition utilizing the existing foundation and located closer to the westerly side lot line and within the wave uprush from Georgian Bay.

Conditions and Reasons For Decision:

See Attached Schedule "A"



Robert B. Waite

Jim Oliver
Chairman

Michael Martin

Jan Pratt

Duncan McKinlay
Vice Chairman

Date of Decision: June 18, 2025

The last date for filing an appeal to the decision is July 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: June 18, 2025



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- Schedule A -

CONDITIONS:

1. A permit from Grey Sauble Conservation Authority be obtained and all openings proposed are above the 177.9m elevation;
2. The Grey Sauble Conservation Authority minor variance fee of \$630 be paid;
3. An erosion and sediment control plan should be implemented to reduce impacts to fish habitat and wetlands;
4. That the site development be constructed in a manner substantially in accordance with the submitted site plan;
5. That the Owner relocates the existing portion of the driveway off of Lot 70 to be added on to the subject lands with a minimum setback of 1.0 m between the driveway and eastern property line;
6. That the Owner relocates the retaining wall from Lot 70 and to be added on to the subject lands;
7. 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 June 18, 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.25.047.

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:

