



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

In the matter of application for File No. **A12-2025** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

**Date of Hearing:** July 16, 2025  
**Property Location:** Lot 31 Clark St  
**Owner/ Applicant:** Thornbury Industrial Park Inc.

**Purpose of Application:**

The purpose of this application is to request a minor variance from the provisions of Table 5.3 – Non-Residential Parking Requirements regarding Commercial Self Storage and Industrial Use:

1. To permit the provision of 8 parking spaces for a self-storage use; whereas By-law 2018-65 requires a total of 27 parking spaces for a self-storage use; and,
2. To permit the provision of 64 parking spaces for an industrial use; whereas By-law 2018-65 requires a total of 67 parking spaces for an industrial use;

**DECISION:**

THAT the Committee of Adjustment GRANT a minor variance for A12-2025 to permit a minimum of 72 parking spaces for the subject lands with 8 parking spaces for the self-storage use and 64 parking spaces for the general industrial uses conditional upon the following:

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:** July 16, 2025

**\*The last date for filing an appeal to the decision is August 5, 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: July 16, 2025



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- Schedule A -

**CONDITIONS:**

1. Confirmation from Grey Sauble Conservation Authority that a permit can be obtained (if required);
2. Confirmation from the Ministry of Transportation that a permit can be obtained (if required);
3. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
4. 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 July 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.25.051.

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:**

