



Notice of Decision and Right to Appeal

This is a notice about the decisions from the August 20, 2024, Committee of Adjustment Meeting.

A certified copy of the Committee of Adjustment's decision is attached to this notice.

If you disagree with this decision, you may file an appeal with the Ontario Land Tribunal (OLT). An appeal must include the required Appellant Form and the required Fees made out to the Minister of Finance. The Appellant Form must also set out the objection to the decision and the reasons in support of the objection. Please note, only the applicant, public bodies with an interest in the matter, the Minister of Municipal Affairs and Housing, and 'specified persons', as defined by the Planning Act, are permitted to appeal decisions related to minor variance applications. These are recent changes that have been made to the Planning Act by the province.

The Appellant Form and fees must be delivered in person or by registered mail to the Secretary-Treasurer of the Committee of Adjustment:

Secretary-Treasurer
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON, N0H 2P0

The last date for filing an appeal is September 9, 2025, by 4:30 pm.

More information about how to file an appeal, including the forms and fees, is available on the Ontario Land Tribunal website at <https://olt.gov.on.ca/>.

If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by the Ontario Land Tribunal.

If no appeal on this decision is received within twenty days of the decision, the decision of the Committee is final and binding. The Secretary-Treasurer will notify the Applicant and file a certified copy of the decision with the Clerk of the Town of The Blue Mountains.



Town of The Blue Mountains
Committee of Adjustment
Decision

In the matter of application for File No. **A16 – 2025** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: August 20, 2025
Property Location: Block 4, Plan 16M8
Owner/ Applicant: NG Lora Bay Limited

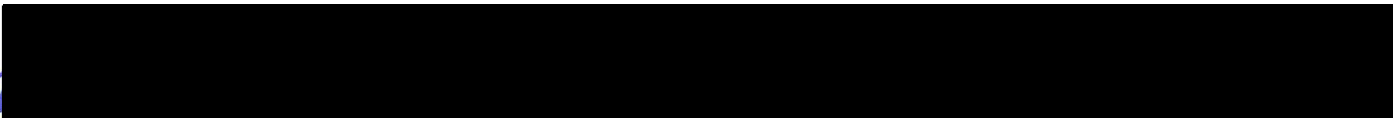
Purpose of Application:

The effect of this application is to consider a proposal for the construction of a 300 m² temporary sales office which includes: a maximum 9.4 m high architectural accent wall, exceeds the maximum permitted ground floor area, and that is located outside the draft approved plan of subdivision for which intends to sell residential units. A minor variance from Section 4.20 (e), (g), and (h) of the Zoning By-law:

- 1. To permit construction on lands outside the draft-approved plan of subdivision for which residential units are to be sold;
- 2. To increase the maximum permitted height from 6.5 m to 9.4 m; and
- 3. To increase the maximum permitted ground floor area for a temporary sales office from 200 m² to 300 m².

DECISION:

THAT the Committee of Adjustment DENY Application for Minor Variance **A16 – 2025** to permit the construction of a 300 m² temporary sales office which includes: a maximum 9.4 m high architectural accent wall, and that is located outside the draft approved plan of subdivision for which intends to sell residential units.



Robert B. Waing Jim Oliver Michael Martin Jan Pratt Duncan McKinlay
Chairman Vice Chairman

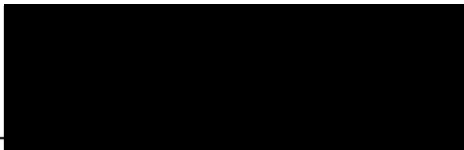
Date of Decision: August 20, 2025

The last date for filing an appeal to the decision is September 9, 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

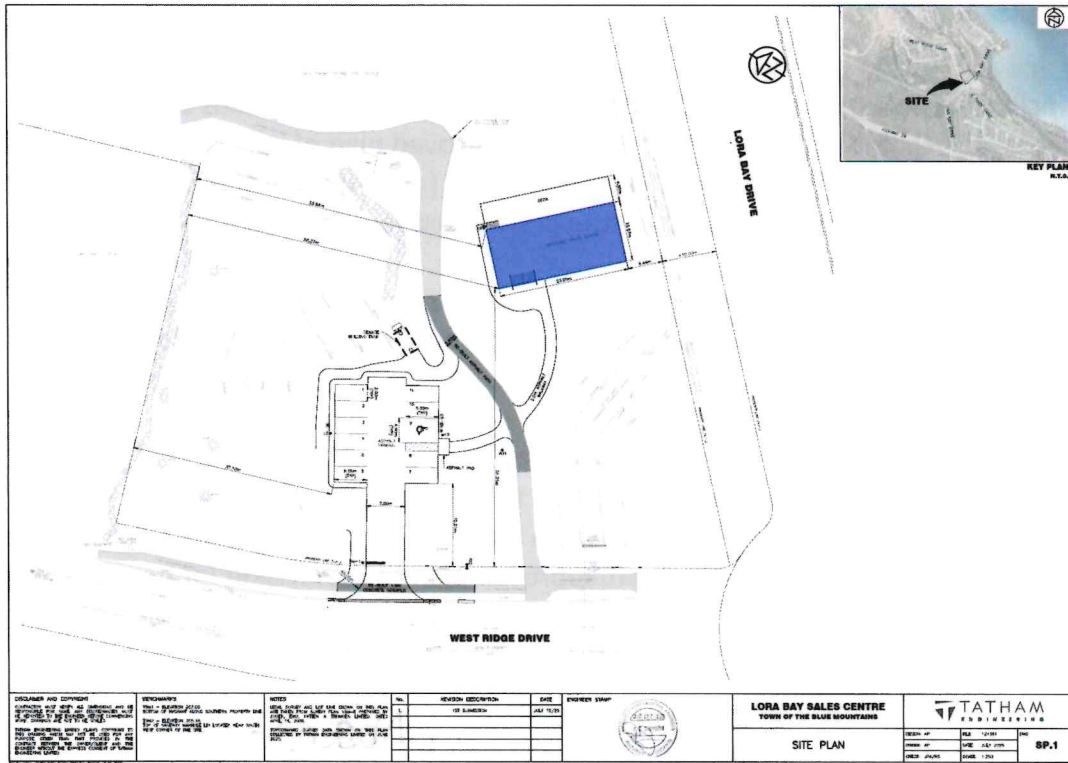
Dated: August 20, 2025



Town of The Blue Mountains
 Committee of Adjustment
 Decision

- Schedule A -

APPLICANT'S SITE PLAN:



As prescribed under the *Accessibility for Ontarians with Disabilities Act* – this document can be made available in other accessible formats as soon as practicable and upon request.