



# Staff Report

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## Planning & Building Services – Planning Division

**Report To:** Committee of Adjustment  
**Meeting Date:** October 22, 2025  
**Report Number:** PBS.25.092  
**Title:** Recommendation Report – Minor Variance A17-2025 – 165 Lakewood Dr (Henry)  
**Prepared by:** Manuel Rivera, Planner I

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### A. Recommendations

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THAT the Committee of Adjustment receive Staff Report PBS.25.092, entitled “Recommendation Report – Minor Variance A17-2025 – 165 Lakewood Dr (Henry)”;

AND THAT Committee of Adjustment GRANT Application for Minor Variance A17 - 2025 in order to permit the construction single detached dwelling, increasing its area to 281.42 m<sup>2</sup> that is located 5.53 m away from the rear lot line, subject to the following conditions:

1. The existing shipping container and metal shed be removed from the subject lands;
2. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
3. 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 October 22, 2027.

### B. Background

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The subject lands are located at 165 Lakewood Dr, and are surrounded by residential uses to the north, east, and west, with Lakewood Dr bordering the property to the south. The lot is approximately 1,358.68 m<sup>2</sup> (0.34 acres) and features gentle slopes in the front yard, which naturally accommodate the driveway path from Lakewood Dr to the dwelling. The property is well-vegetated, with mature trees and landscaping throughout.

The site contains an existing 106.59 m<sup>2</sup> two-storey single detached dwelling, with an open deck attached to the southwest portion of the building and a smaller deck attached to the north side. Additionally, there is a metal shed and a shipping container located in the northwest corner of the property.

The owner wishes to reconstruct and relocate the existing single detached dwelling that will be increasing its area to 281.42 m<sup>2</sup>. The proposed location will be closer to the rear lot line, while maintaining a rear yard setback that is slightly greater than that of the existing dwelling.

To permit the construction of this dwelling, the following variance is requested:

1. To reduce the minimum rear yard setback from 9 m to 5.53 m.

The owner's agent received a permit from Ministry of Transportation Ontario (MTO) to permit the construction of new and larger single detached dwelling as the property within the MTO Highway Management Corridor.

### **C. Analysis**

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Pursuant to Section 45(1) of the Planning Act, the Committee of Adjustment is authorized to grant minor variances to by-laws enacted by the Town which are established to implement the Official Plan. Staff have reviewed the proposal against the relevant planning documents, including the four tests of a minor variance, as outlined in the following section.

#### **Does the proposal maintain the general intent and purpose of the Official Plan?**

The subject lands are designated Residential Recreational Area (RRA) in the 2016 Town of the Blue Mountains Official Plan. This land use designation is to recognize areas within the Town where there is a mixture of permanent residential and recreational uses and recognize areas where some of the residential uses are to be located to support and provide access to resort and recreational amenities (B3.7.1). Single detached dwelling is a permitted use in the RRA designation (B3.7.3 a)).

Planning Staff is therefore satisfied that the proposal maintains the general intent and purpose of the Official Plan.

#### **Does the proposal maintain the general intent and purpose of the Zoning By-law?**

The subject lands are zoned Residential One (R1-1) in the Town of the Blue Mountains Comprehensive Zoning By-law 2018-65. Single detached dwellings are permitted as of right for R1-1 zone. Table 6.2.1 discusses the lot standards that are associated with the R1-1 which include lot setbacks. The variance that is being requested is to reduce the rear yard setback from 9 m to 5.53 m. The intent of the rear yard setback is to ensure sufficient space between building for lot lines along with privacy, access for maintenance and maintain community aesthetics. The location of the current existing singled detached dwelling is located 5.12 m from the rear lot line. The proposed location will located 5.53 m from the rear lot line. The proposed dwelling is to be located slightly further away by 0.43 m from the current location where the existing building is located. In addition, it will be maintaining the permitted lot coverage, maximum permitted height and remaining lot setbacks that are associated within the R1-1 zone. The owner has provided verbal confirmation that both the shipping container and metal shed will be removed from the property. Their removal will not impact on the lot coverage or minimum building setbacks associated with the proposed new single detached dwelling.

Planning Staff is satisfied that the proposal maintains the general intent and purpose of the Zoning By-law.

**Is the proposal Minor in nature?**

A variance may be considered “minor” where the scale of the request is marginal and the proposed relief will not result in a greater than minor adverse impact on adjacent properties, uses, or area. The proposed relocation of the existing single detached dwelling slightly further from the rear lot line than the existing location. The existing vegetation removal may be minimal along with location being on portions of lands that have been disturbed on the property.

Planning Staff is satisfied that this proposal is minor in nature.

**Is the proposal desirable for the development and use of the lands?**

Planning Staff is satisfied that the proposal is desirable for the development and use of the lands. The proposal will be maintaining the neighborhood characteristics that are associated along the adjacent lands.

Based on the above comments, Planning Staff is satisfied that the proposal can meet all four tests for minor variance.

**Additional Comments**

At time of writing this report, comments from external agencies, internal town departments, the general public have not been received. The Committee will need to consider all comments received prior to making a decision and developing necessary conditions to approval.

**D. Attached**

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1. Draft Decision

Respectfully submitted,

Manuel Rivera  
Planner I

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**Report Approval Details**

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|----------------------|--|
| Document Title:      | PBS.25.092 Recommendation Report - Minor Variance A17-2025 - 165 Lakewood Drive (Henry).docx |
| Attachments:         | - A17-2025 Draft Decision.pdf  |
| Final Approval Date: | Oct 15, 2025   |

This report and all of its attachments were approved and signed as outlined below:

**Shawn Postma - Oct 15, 2025 - 10:08 PM**