



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

In the matter of application for File No. **A18 - 2025** to consider permission for the expansion of a non-complying building.

Date of Hearing: October 22, 2025
Property Location: 495972 Grey Rd 2
Owner/ Applicant: NW Property Corp.

Purpose of Application:

The effect of this application is to request permission to expand an existing patio that is accessory to the commercial building.

DECISION:

THAT the Committee of Adjustment GRANT Application **A18 - 2025** in order to permit the replacement of the existing stone patio, approximately 50 m² in size with the construction of a new 66.8 m² wooden patio.

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: October 22, 2025

The last date for filing an appeal to the decision is November 11, 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: October 22, 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 October 22, 2027.

REASON FOR DECISION:

The Committee has reviewed the request as it relates to S.45. (2)(a)(i) of the Planning Act, as noted in the Planning and Development Services Staff Report PBS.25.093.

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:

