



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

In the matter of application for File No. **A20 - 2025** to consider a variance to the Town of Thornbury Zoning By-law 10-77, as amended.

**Date of Hearing:** October 22, 2025  
**Property Location:** Part Lot 13-15 Alfred Street and Part Lot 15 Napier Street  
**Owner/ Applicant:** Lamperstorfer  
**Purpose of Application:**

The effect of this application is to request a minor variance from Sections 6.3 (a), 6.20, 6.20 (b) (iii), 6.20 (b) (vi) and 6.20 (b)(vii) of the Zoning by-law:

1. Increase the maximum permitted height of the primary dwelling to 11 m, whereas Section 6.3(a) permits a maximum of 10.5 m;
2. Permit two (2) detached accessory apartments, whereas Section 6.20 permits a maximum of one (1) in the Development 'D' zone;
3. Increase the maximum number of bedrooms per accessory apartment to three (3), whereas Section 6.20(b)(iii) permits a maximum of two (2) bedrooms;
4. Permit the accessory apartments to be located a maximum of 90 metres from the primary dwelling, whereas Section 6.20(b)(vi) permits a maximum distance of 50 m; and
5. Increase the maximum permitted height of the accessory apartments to 5.5 m, whereas Section 6.20(b)(vii) permits a maximum of 4.5 m.

**DECISION:**

THAT the Committee of Adjustment GRANT Application **A20 - 2025** so as to permit the construction of a 1,600 m<sup>2</sup> single detached dwelling, with a proposed height of 11 m to accommodate an indoor tennis court as part of the residence. In addition, two (2) detached accessory apartments, up to a maximum of 120 m<sup>2</sup> in size, 5.5 m in height, and three (3) bedrooms shall be permitted with one accessory apartment located a maximum of 50 metres from the primary dwelling and the second accessory apartment located a maximum of 90 metres from the primary dwelling.

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.

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 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 a permit be obtained from the Grey Sauble Conservation Authority, prior to the submission of a building permit application along with any other additional requirements and/or permits, if required;
2. That an adequately dimensioned site plan sketch depicting the location of the proposed dwelling and accessory buildings to the satisfaction of the Town; 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 within two years, the variance shall expire on October 22, 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.25.096.

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:

