



Staff Report

Planning & Building Services – Planning Division

Report To: Committee of Adjustment
Meeting Date: October 22, 2025
Report Number: PBS.25.097
Title: Recommendation Report – Minor Variance A21-2025 – 149
Cameron St (Westhampton Professional Service Inc.)
Prepared by: Manuel Rivera, Planner I

A. Recommendations

THAT the Committee of Adjustment receive Staff Report PBS.25.097, entitled “Recommendation Report – Minor Variance A21-2025 – 149 Cameron St (Allen)”;

AND THAT the Committee of Adjustment GRANT Application Minor Variance A21 - 2025 in order to permit the to reconstruction and relocation of a 79.43 m² deck and stairs to be situated within the 177.9 m G.S.C elevation adjacent to the Georgian Bay.

1. That a Development permit be obtained from the Grey Sauble Conservation Authority along with any other additional requirements, if required;
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. Overview

The subject lands are located at 149 Cameron St which abuts to Georgian Bay to the north, residential uses to the east and west and Cameron St to the south. The lands are approximately 1,456.87 m² (0.36 ac) in size with vegetation that is throughout the entire property. The property is generally flat, but begins to slope steeply downward toward the rear lot line along Georgian Bay. It previously contained a single detached dwelling with a covered porch and patio, as well as a frame deck and stairs leading down to the shoreline and a 43.94 m² boathouse. Both the main building and the frame deck and stairs have since been removed as the subject lands. The only remaining structure on the property is an existing boathouse which is situated at the bottom of the slope along the rear lot line facing Georgian Bay.

The subject lands are located within the Grey Sauble Conservation Authority (GSCA) which will require a permit prior to site alteration or building permits.

The owner wishes to construct the following buildings and/or structures on the subject lands:

1. A new 218 m² single detached dwelling along with remodeling their rear yard with a stone pathway, patio, fire pit and hot tub;
2. A new 79.43 m² deck and stairs which is to replace the existing frame deck and stairs;
3. Existing boathouse to remain and be renovated; and
4. An outdoor shower.

The proposed new deck and stairs is to be located within the GSCA wave uprush area. Due to the proposed location, the following variance has been requested:

1. To permit an encroachment into the 177.9 m G.S.C elevation adjacent to the Georgian Bay that is located 10.31 m from the rear yard.

The purpose of this variance is to permit the reconstruction and relocation of 79.43 m² deck and stairs to be located within the elevation adjacent to the Georgian Bay.

C. Analysis

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 Recreation Resort Area (RRA) in the 2016 Town of the Blue Mountains Official Plan. This land use designation recognizes areas within the Town where a mix of permanent residential and recreational uses exists. It also identifies locations where residential development is intended to support and provide access to resort and recreational amenities (Section 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. The variance that is being requested is from Section 4.34.2 (a) (i) of the zoning by-law. To permit an encroachment into the 177.9 m G.S.C elevation adjacent to the Georgian Bay that is located 10.31 m from the rear yard. The intent of section 4.32.2 is to ensure adequate protection against potential impact against wave uprush from Georgian Bay. Feedback from the GSCA is crucial to ensure that the deck and stairs are

positioned safely, providing adequate protection from hazards along Georgian Bay. If the feedback from the GSCA is positive, then, Planning Staff are 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 location for the proposed 2 storey single-detached dwelling complies with all required setbacks. The main building and existing boathouse adhere to the permitted maximum height restrictions. The subject lands will have a lot coverage of 18%, which consists of the main building and existing boathouse, as defined by the zoning by-law. This complies with the R1-1 zoning, which permits a maximum lot coverage of 30%. The proposed deck stairs will not include any habitable area below the 177.9 m G.S.C. elevation and will be located further from the existing deck stair location. As previously mentioned, commentary from the GSCA will be essential in assessing the potential impact of the relocation on hazards associated with Georgian Bay. If the GSCA determines the relocation to be favorable, then, Planning Staff can consider the proposal to be 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. Relocating the deck stairs further from the rear lot line improves the site layout and maintains compatibility with surrounding properties. Additionally, positive commentary will be required to support this proposal.

Additional Comments

At time of writing this report, comments from external agencies including the Grey Sauble Conservation Authority, 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. Planning Staff note that favourable comments from the Conservation Authority are required to inform a decision on this application and should comments not be received prior to or at the Hearing, Planning Staff would recommend deferral of this application so that comments can be obtained.

D. Attached

1. Draft Decision

Respectfully submitted,

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Planner I

For more information, please contact:
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Report Approval Details

Document Title:	PBS.25.097 Recommendation Report - Minor Variance A21-2025 - 149 Cameron Street (Allen).docx
Attachments:	- A21-2025 Draft Decision.docx - Draft Decision - A21-2025.docx
Final Approval Date:	Oct 17, 2025

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

Shawn Postma - Oct 17, 2025 - 9:19 AM