



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

In the matter of application for File No. **A08 - 2025** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: October 22, 2025

Property Location: 58 Bruce St S

Owner/ Applicant: Greenwood

Purpose of Application:

The effect of this application is to request a minor variance from sections 4.1.2 (a), 4.1.3 (a), (b) and Table 6.2.1:

1. To permit a maximum gross floor area of an ARU to exceed 50% that of the primary residential unit or 100 m², whichever is greater;
2. To permit a reduction in the minimum rear yard setback from 1.2 m to 0.0 m;
3. To permit an increase in the maximum permitted height from 5 m to 5.78 m; and
4. To permit a reduction in the minimum interior side yard setback from 2.0 m to 0.64 m.

DECISION:

THAT the Committee of Adjustment REFUSE Application **A08 - 2025** that proposed the conversion of an existing 81.87 m² concrete barn into an additional residential unit.

Conditions and Reasons For Decision:

See Attached Schedule "A"

Robert B. Waind

Jim Oliver
Chairman

Michael Martin

Jan Pratt

Duncan McKinlay
Vice Chairman

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



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

- Schedule A -

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.25.094.

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.