



# Notice of Decision and Right to Appeal

**This is a notice about the decisions from the October 22<sup>nd</sup>, 2025, Committee of Adjustment Meeting.**

A certified copy of the Committee of Adjustment's decision is attached to this notice.

**If you disagree with this decision, you may file an appeal with the Ontario Land Tribunal (OLT).** An appeal must include the required Appellant Form and the required Fees made out to the Minister of Finance. The Appellant Form must also set out the objection to the decision and the reasons in support of the objection. Please note, only the applicant, public bodies with an interest in the matter, the Minister of Municipal Affairs and Housing, and 'specified persons', as defined by the Planning Act, are permitted to appeal decisions related to minor variance applications. These are recent changes that have been made to the Planning Act by the province.

The Appellant Form and fees must be delivered in person or by registered mail to the Secretary-Treasurer of the Committee of Adjustment:

Secretary-Treasurer  
Committee of Adjustment  
Town of The Blue Mountains  
32 Mill Street, P.O. Box 310  
Thornbury, ON, N0H 2P0

**The last date for filing an appeal is November 11, 2025, by 4:30 pm.**

More information about how to file an appeal, including the forms and fees, is available on the Ontario Land Tribunal website at <https://olt.gov.on.ca/>.

If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by the Ontario Land Tribunal.

If no appeal on this decision is received within twenty days of the decision, the decision of the Committee is final and binding. The Secretary-Treasurer will notify the Applicant and file a certified copy of the decision with the Clerk of the Town of The Blue Mountains.



**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"**

[Redacted Signature Line]

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.

[Redacted Signature]  
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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

