



# Minutes

## The Blue Mountains, Committee of Adjustment

**Date:** August 20, 2025  
**Time:** 1:00 p.m.  
**Location:** Town Hall, Council Chambers and Virtual Meeting  
32 Mill Street, Thornbury ON  
**Prepared by:** Carrie Fairley, Secretary-Treasurer

**Members Present:** Michael Martin, Duncan McKinlay, Jim Oliver, Robert Waind  
**Members Absent:** Jan Pratt  
**Staff Present:** Tim Murawsky, Chief Building Official and Planner Manuel Riveria

---

### **A. Call to Order**

#### **A.1 Traditional Territory Acknowledgement**

We would like to begin our meeting by recognizing the First Nations, Metis and Inuit peoples of Canada as traditional stewards of the land. The municipality is located within the boundary of Treaty 18 region of 1818 which is the traditional land of the Anishnaabek, Haudenosaunee and Wendat-Wyandot Wyandotte peoples.

#### **A.2 Committee Member Attendance**

Chair Oliver called the meeting to order at 1:00 p.m. Secretary-Treasurer Carrie Fairley note all members were present, save and except for Member Pratt, who sent her regrets.

#### **A.3 Approval of Agenda**

Moved by: Robert Waind

Seconded by: Michael Martin

THAT the Agenda of August 20, 2025, be approved as circulated, including any additions to the agenda.

Yay (4): Michael Martin, Duncan McKinlay, Jim Oliver, and Robert Waind

Absent (1): Jan Pratt

**The motion is Carried (4 to 0)**

#### **A.4 Declaration of pecuniary interest and general nature thereof**

NOTE: In accordance with the *Municipal Conflict of Interest Act*, the Town Committee of Adjustment By-Law 2024-04, and the Town Procedural By-law 2023-62, Committee of Adjustment Committee Members must file a written statement of the interest and its general nature with the Clerk for inclusion on the Registry.

Member McKinlay declared a conflict on Agenda Items B.1 and B.3, as he is an employee under Great Gulf Developments.

Chair Oliver spoke regarding the two applications that Member McKinlay declared a conflict on and noted that since there are only three members remaining, two votes will be required to carry the motion.

#### **A.5 Previous Minutes**

Moved by: Duncan McKinlay

Seconded by: Michael Martin

THAT the Minutes of July 16, 2025, be approved as circulated, including any revisions to be made.

Yay (4): Michael Martin, Duncan McKinlay, Jim Oliver, and Robert Waind

Absent (1): Jan Pratt

**The motion is Carried (4 to 0)**

#### **A.6 Business Arising from Previous Minutes**

None

### **B. Public Meeting**

Under the authority of the Municipal Act, 2001 and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA). The Corporation of the Town of The Blue Mountains wishes to inform the public that all information including opinions, presentations, reports and documentation provided for or at a Public Meeting, Public Consultation, or other Public Process are considered part of the public record. This information may be posted on the Town's website and/or made available to the public upon request.

**B.1 Minor Variance Application No. A14-2025**

Owner: Jane Polubiec

Applicant/Agent: Lloyd Hunt, Architect

Municipal Address: 186 Northmount Crescent

Legal Description: PLAN 910 LOT 29

Member McKinlay declared a conflict for this Agenda Item and vacated Council Chambers.

Chair Oliver read aloud the Public Meeting Notice, and the Secretary-Treasurer confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary-Treasurer provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and why they are making the recommendations contained in the Staff Recommendation Report.

Chair Oliver then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

Lloyd Hunt, Agent for the Applicant spoke noting he had no comments but was available to answer questions.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Oliver closed the public meeting.

Moved by: Robert Waing

Seconded by: Michael Martin

THAT the Committee of Adjustment receive Staff Report PBS.25.056, entitled "Recommendation Report – Minor Variance Application A14-2025 – 186 Northmount Crescent (Polubiec)";

Yay (3): Michael Martin, Jim Oliver, and Robert Waing

Conflict (1): Duncan McKinlay

Absent (1): Jan Pratt

**The motion is Carried (3 to 0)**

Moved by: Robert Waing

Seconded by: Michael Martin

AND THAT the Committee of Adjustment GRANT a minor variance for A14 – 2025 to permit the construction of a new 89.86 m<sup>2</sup> detached garage with a maximum height of 7.5 metres, subject to the following conditions:

1. Confirmation from Nottawasaga Valley Conservation Authority that a permit can be obtained (if required);
2. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
3. That this 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 Minor Variance shall expire on August 20, 2027.

Yay (3): Michael Martin, Jim Oliver, and Robert Waing

Conflict (1): Duncan McKinlay

Absent (1): Jan Pratt

**The motion is Carried (3 to 0)**

## **B.2 Minor Variance Application No. A15-2025**

Owner: George Knowles

Applicant/Agent: N/A

Municipal Address: 595584 4th Line

Legal Description: COLLINGWOOD CON 5 PT LOT 10

Chair Oliver read aloud the Public Meeting Notice, and the Secretary-Treasurer confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary-Treasurer provided a summary of all written comments received as a result of the Public Notice. Planning Staff then provided an overview of the review and why they are making the recommendations contained in the Staff Recommendation Report.

Member McKinlay sought clarification from the site plan on where the 4th line was and where the house would be located on the subject property.

Member McKinlay noted what looked like 8-15,000 M3 fill has been added to the property over the last few years and questioned if there were outstanding issues related to fill permits that could affect receiving a building permit.

Tim Murawsky, Chief Building Official, Manager of Building Services and Acting Director of Planning and Development Services noted that the Building Department does not have any outstanding issues with the fill that have been moved or altered on site with regards to issuance of a building permit for the proposed additional residential unit.

Natalie Knowles, the owner's daughter spoke on behalf of George Knowles noting that she has nothing further to add but is available to answer questions.

Chair Oliver spoke regarding the original application that was submitted and questioned why they are no longer looking to develop an accessory dwelling unit in the barn.

Natalie noted that originally, they planned to build an apartment within the barn, which is a wooden, historical barn, it to minimize the space used. Natalie further noted that the winter before last, due to some freeze/thaw issues, the foundation where the earth ramp goes up to the barn caved in. Natalie noted that lead to a very large foundational reconstruction, which is still underway right now to make sure that the barn's standing. Natalie further noted given those required repairs, the original plan to build an apartment inside the barn became way more costly and potentially not feasible to have a residential unit inside a very complicated building.

Chair Oliver then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Oliver closed the public meeting.

Moved by: Duncan McKinlay

Seconded by: Robert Waind

THAT the Committee of Adjustment receive Staff Report PBS.25.057, entitled "Recommendation Report – Minor Variance A15-2025 - 595587 4th Line (Knowles)";

Yay (4): Michael Martin, Duncan McKinlay, Jim Oliver, and Robert Waind

Absent (1): Jan Pratt

**The motion is Carried (4 to 0)**

Moved by: Duncan McKinlay

Seconded by: Michael Martin

AND THAT the Committee of Adjustment GRANT Application for Minor Variance A15 - 2025 in order to permit the construction of a 133.77 m<sup>2</sup> additional residential unit with a maximum height of 5.42 m and located a maximum distance of 74.36 m from the main dwelling, subject to the following conditions:

1. Confirmation from Grey Sauble Conservation Authority that a permit can be obtained (if required);
2. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
3. That this 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 Minor Variance shall expire on August 20, 2027.

Yay (4): Michael Martin, Duncan McKinlay, Jim Oliver, and Robert Waind

Absent (1): Jan Pratt

**The motion is Carried (4 to 0)**

### **B.3 Minor Variance Application No. A16-2025**

Owner: NG Lora Bay Limited (Kathleen Schofield)

Applicant/Agent: Trish Elliott, Development Manager, Land Development, Great Gulf

Municipal Address: Block 4, Plan 16MB

Legal Description: PLAN 16M8 BLK4

Member McKinlay declared a conflict for this Agenda Item and vacated Council Chambers.

Chair Oliver read aloud the Public Meeting Notice, and the Secretary-Treasurer confirmed that the Public Hearing Notice was circulated in accordance with the Planning Act by pre-paid first-class mail and was posted on-site on the subject lands. The Secretary-Treasurer spoke regarding a petition that was received from residents who are not in support of this application. The Secretary-Treasurer noted there are 150 signatures on the petition. The Secretary-Treasurer provided a summary of written comments received from external commenting Agencies, as a result of the Public Notice. Chair Oliver noted there were 169 letters received from residents. The Secretary-Treasurer further noted that the comments received from the 169 residents were not in support of the application due to the loss of scenic view and vista from Georgian Bay, traffic and safety concerns, building size and scale of the building, the duration of the

temporary use, alternative locations should be considered, and lack of communication with the community, and those residents are:

1. Mark Holden	44. Luana Clubine
2. Peggy Schultz	45. Marie and Chris Gray
3. Maria Hunt and Michael Searle	46. Doug Love
4. Susan and Jack Duffy	47. Paul and Nancy Clements
5. Ara Khajerian	48. Ron Harrison
6. Donald Prior	49. Rod and Betty Jane Brebner
7. Ron Robinson	50. Kim and Ian Kennedy
8. Joan Kirkpatrick	51. Glenn Matheson
9. JP Floyd	52. Gary and Sandy Waliczek
10. Darlene and Ryan Duffy	53. Lorna Grant
11. Leslie White	54. Tom and Bev Cryer
12. Karyn Callaghan	55. Liz Lant
13. John and Pam Copeland	56. John and Susan Fraissinet
14. Martha Robinson	57. Brian Harkness
15. Mac and Wanita Balkam	58. David Wood
16. Debbie Tuttle	59. Trevor Marshall
17. Joanne Hart	60. Bob and Bonnie Holden
18. Janet Arthur	61. Cathy and Doug McFadden
19. Dean Anton	62. Angie Benetis and David Nash
20. Cheryl Hill	63. Martha and Lorne Wedge
21. Brad Hart	64. Ross and Terri Wood
22. Paula Treleaven	65. Gary Perry
23. Connie Derry	66. Graeme Yuill
24. Larry and Deborah Gravill	67. Robert and Deborah Ide
25. Mary Hardman	68. Rose Gonzalez
26. Edward and Judy Penner	69. Randy Price
27. George Dreer	70. Brenda Kerr
28. Susan and Edward Novotny	71. Susan Mayner
29. Vince and Imperia Tosini	72. Jean Hudson
30. Garry and Nancy Goudy	73. Vaughan C. Embro-Pantalony
31. Jesse T. Glass and Nora F. Glass	74. Ross and Teri Wood
32. Ralph Hanoski	75. Patricia Beltrame
33. Wendy and Richard Kowalewski	76. Maureen Myhill
34. Pauleen and John Home	77. Lora Bay Condominium Committee
35. Paul Cocksedge	78. Carmen Lenauskas
36. Lynda Covello	79. Joseph and Susan Nip
37. Brian and Joanne Courchesne	80. Steve and Shelley Young
38. Maureen Kelly	81. Gerardo Gonzalez
39. Paul and Sandy Donnelly	82. Dave and Nancy Figenshaw
40. Jane and Troy Henry	83. Audra Baran & Brad Ungar
41. Kirk and Sue Polson	84. Linda Sellers and John Hollins
42. Jon MacLeod	
43. Michael Molony	

85. Mark McCleary	127. Erin Abbatangelo
86. Sue Davey	128. Chris Armstrong
87. Susan Burt	129. Leslie Fairbanks
88. R. William Lewis	130. Julia Armstrong
89. John and Laurie Thorne	131. Rachel Gilliland
90. Michael D. McLaughlin	132. John and Laurie Thorne
91. Paul Schiffner	133. Harvey and Darlene Bodach
92. Blair McGibbon and Liz MacLeod	134. Christine Haeberlin
93. Neil Hayhurst	135. James & Cathy Richings
94. Jack and Deanna Wiley	136. Elizabeth Doucette and Steve Marshall
95. Terri Zubrisky	137. Shan Jammohamed
96. Elizabeth Kennedy	138. Stephanie and Scott Young
97. Ian Hayes	139. Lee and Susan Kinder
98. Des and Karen Monks	140. Roger Chiu
99. Don Taylor and Cathryn Klassen	141. Doug and Annette Fry
100. Robert and Gaye Bougie	142. Mike and Vicky Gibson
101. Kristie Knowles and Eric Ehgoetz	143. Leona Green
102. Kathy and Eric Silmsner	144. Marilyn Rapsey
103. Margaret Torrance	145. Mike & Christine Myre
104. Robert Cavan and Christine Manryk	146. William R. Avison
105. Donna E. Toth	147. Clare, Mike, Nicole and Kristen Case
106. Maria Cumming	148. Gary Mattan & Marni Lokash
107. Doug McCutcheon	149. Julie Nichols
108. Heather and Colin Young	150. Michael Fobert & K. Jane Andrew
109. Carmine Abbatangelo and Manuela Yarhi	151. Paul and Elaine Blythe
110. Wayne Green	152. Joni Dick and Simon Duffy
111. Robert and Anne Fraser	153. Americo Viola
112. David Kennedy	154. Kevin & Susan Aselstine
113. Terry and Laurie Gregson	155. Clare Brown
114. Owen Croft	156. David Czarnik
115. Judith Neal	157. Mark McCleary
116. Chris Neal	158. Alison Hodge
117. Paul Neate	159. Rudy Chiarandini
118. Donna E. Toth	160. Judy Heggie and Michael Mouat
119. Kevin Green	161. Diane Sonnenberg
120. Brent Scobie	162. Kevin and Anne Graham
121. Lori and Jim Pedersen	163. Luis Gonzalez
122. Nina and David Farquhar	164. Bill King
123. David L. Miller	165. David Martin and Zita Petrak
124. Laurie Blair	166. Lynne Khajerian
125. Paul Parsons	167. Ara Khajerian
126. Linda and Blake Harrison	168. Joan Grenier
	169. Stewart Elkins

Planning Staff then provided an overview of the review and why they are making the recommendations contained in the Staff Recommendation Report.

Chair Oliver spoke regarding the by-law provision that normally would require a sales office to be within the footprint of the designated plan of subdivision for that development and questioned what the rationale of the Town's for that provision in the by-law is to benefits versus-negativity of having that in the by-law. Tim Murawsky noted that he can not speak specifically to the reason why other than just having it located within an area where you expect to have construction and expect to have traffic and where people would be able to view where these homes will be located.

Trish Elliott, Development Manager with NG Lora Bay Limited and Agent for the Applicant provided an overview of her presentation. Trish noted that this application is to support the construction of a temporary sales office in the Lora Bay community. Trish further noted that the proposal is specific to the area located at the northwest corner of Lora Bay Drive and West Ridge Drive. Trish spoke regarding the Town's Zoning By-law, noting that a sales office is a defined term in the by-law, and is called a temporary sales office. Trish noted that Section 4.20 of the By-law provides specific direction on the construction of these uses. Trish further noted that when the minor variance application was filed for the sales office, they had requested relief from the By-law for three items under Section 4.20. Trish advised that they have revised the application and are no longer seeking relief from Section 4.20(g) regarding the maximum height of the sales office. Trish further noted that the only relief being requested now is from Section 4.20 (e), which directs temporary sales office to be located within the draft plan subdivision. Trish noted that the proposal is that it be located on the lands outside of the subdivision itself, but within a previous phase of the planned community. Trish spoke regarding the relief being sought under section 4.20(h), of the By-law and noted this section sets a maximum ground floor area for temporary sales office of 200 square meters. Trish noted that in this application, they are proposing a larger ground floor area be permitted to a maximum of 300 square meters.

Trish provided background information regarding master planning of Lora Bay and noted it was designed as a multi-phase resort style residential development around a golf course. Trish noted that it typical for development in communities to be divided into multiple phases to ensure the orderly growth of infrastructure and homes. Trish noted the proposal to have the sales office located near the entrance of this community, to keep it located in close proximity to the lands for sale, and it keeps the sales office within the overall master plan community. Trish further noted that one of the considerations for this location was to reduce the impact to existing residents, as there is only one road

with access to the 4B lands, meaning all visitors will be traveling along Lora Bay Drive, the roundabout, and West Ridge Drive. Trish noted that by moving the sales officer closer to the entrance of the community, it is eliminating the last leg of travel and the need for cars to enter the neighborhood itself. Trish advised that this is similar to how the non-residential use of a golf clubhouse is also located at this intersection, so visitors do not need to travel within and disturb the residential neighborhood. Trish noted that this application also ensures that the existing golf course use would be maintained and no holes or greens within the golf course will be disturbed and the existing cart path will be maintained with the only overlap of the golf cart pass within the property being pedestrians traveling to and from the sales office. Trish spoke regarding the intent of Section 4.20(h) which is to ensure the scale and massing of the sales offices does not significantly impact surrounding properties. Trish further noted that given the large size of the subject lands, the application includes setbacks and separation to ensure that the size of the building would not impact the adjacent homes. Trish further noted that the proposal provides additional buffers for each yard requirement and in particular is located more than 50 metres from the adjacent dwelling. Trish further noted that the size of the building is not out of proportion with the adjacent dwelling and when looking at the maximum lot coverage provisions in the by-law, the proposed sales office building is smaller than what would be permitted on the property under its parent zoning, which does not limit the size.

Trish spoke regarding some of the comments received from residents with respect to traffic and safety and noted that was a consideration of the developer and their consultants when preparing the application. Trish further noted that sales offices are not heavy traffic users and the daily impact of traveling to the sales office will be minimal. Trish spoke regarding the location of the driveway noting that it has also been reviewed by their engineer and is a safe distance from the roundabout, especially with the anticipated traffic count. Trish noted in comparison, it is nearly as far from the roundabout as the golf clubhouse driveway on the other side and has the added benefit of being a right turn from the road, further noting that reduces the need for queuing on the streets or before turning. The second comment received from residents that Trish spoke about was the views and provided photos to support the application noting the building has been modified from what was illustrated in the staff report to minimize the impact of this view with a shorter architectural accent wall, which will help it blend more with the horizon and tree lines. Trish spoke regarding the comments and questions that have been received regarding how long the sales office would be at this location and noted that the Town's Zoning By-law permits this use for three years and the Town has a process in place should extensions be required, including the requirement of a minor

variance. Trish noted that they acknowledge this timeline and have not included this variance in this application. Trish spoke regarding the comments received regarding lack of communication and noted that all requirements were met under the Planning Act with respect to Notice. Trish further noted that since taking ownership of the property in 2022, the developer has met with the community at numerous touch points to discuss the Phase Four B subdivision and anticipate a future development phase. Trish further noted that an email was established to provide residents with direct access to questions about the development and their partners were asked to put a notice in the Lora Bay Community Association website, once confirmation was received that the minor variance application was accepted for today's Committee of Adjustment meeting. Trish spoke regarding the comments regarding concerns that the sales office would not be maintained or would fall into a state of disrepair and noted that through agreements with the Town and the Town's property standards and maintenance bylaws, there are provisions in place to ensure that this does not happen. Trish added that as she noted earlier, the golf cart path runs directly through this site, and therefore, there will be many, many eyes on it, so it is also in the developer's interest to make sure it keeps looking neat and tidy. Trish spoke regarding the comments and concerns regarding the protection of the environment or how infrastructure would be provided. Trish noted those topics are all being addressed by the consultant team, who are professionals in these fields. Trish noted this development has been sighted to not impact the adjacent water course and the services that we will be connecting to are available along the streets adjacent to and will be provided for onsite. Trish further noted that the development proposal will be vetted by the Town and Conservation Authority. Trish spoke regarding green space protection and noted there will be no tree removals involved in this application.

Member Waing spoke regarding the size of the sales office and noted without the necessity of a 300 square metre building, and if it were located within the draft plan lands, a building permit could be issued as of right and suggested if that was agreeable, it might be a good solution to this situation moving forward. Member Waing questioned if that was given any consideration or not, noting it would make everybody's life a lot easier, setting aside location, at this point. Trish noted that many options were considered and are proceeding with the application, with the revision to one of the three reliefs being sought. Member Waing noted that if the building were to be located on the draft plan lands, with a 300 square meter sales office, you would be back before this committee for a variance to increase the size.

Chair Oliver spoke regarding the footprint of the building being requested for 300 square meters versus what the bylaw allows, which is 200 and questioned how much of an issue

would it be, if the sales office were to be located where it is being requested but the size be reduced to that which conforms with the bylaw. Trish noted that currently they are in the design stage and if an amendment to the size was needed, it would be considered. Chair Oliver further noted that even if the building conformed with the maximum square footage, depending on the alignment of that square footage, relative to the view from the roundabout, it may or may not address the issues of obstructing. Trish noted there has been some additional analysis completed on that piece in terms of the angle of the building, given its location with the roundabout, with the road and further noted that there are a lot of ways the sides of how it could be viewed from.

Member Martin noted that if they would consider relocating the location of the building, this application could be deferred until the September meeting, to allow time to work out a proper location that everyone is satisfied with and noted there is a great deal of dissatisfaction with the location of the building and traffic, which is exacerbated in the wintertime. Member Martin encouraged the Agent to work with the neighbours to come up with a solution that is satisfactory to the neighbours.

Trish provided clarification regarding the question about this application creating a lot, or a sales home, that could be converted into a house in the future, noting this property is part of the golf course, it is a very large lot, that is zoned under the REC 2, which is not zoned for residential uses. Trish noted this application is not proposing to create a new lot, just the sales office. Trish further noted that as of right permissions for uses on this lot would be golf course uses, such as a clubhouse, maintenance building, or snack bar. Trish noted that those existing as of rights permissions would not require a minor variance and would allow for a building that is larger than what is being proposing today with the sales office.

Chair Oliver questioned what alternative locations were looked at, before selecting the one being proposed. Trish noted there were a handful of them, in terms of design of structures, and terms of location. Chair Oliver spoke noting on the left side of the cart path, there is a large vacant parcel, with a few trees bordering the adjacent residential unit and questioned if there was consideration for the temporary sales office to be moved as close as the bylaw allows to that neighbouring property, and aligned so that its long dimension is parallel to the residential lot property line, which would greatly reduce potentially the impact on the view. Trish noted that was considered but suggested it would have also been objected to, given the close proximity to a home. Trish further noted that there are challenges and opportunities on all of the sightings, all the locations, and this location was determined to be the most beneficial.

Chair Oliver then opened the public portion of the hearing and asked if anyone in attendance wished to speak to the application.

Erin Abbatangelo, resident, co-Chair of the Lora Bay Condominium Committee that represents all homeowners, a community advisor on the Lora Bay Community Association, the board of which is Great Gulf, president of Lora Bay's GVLCC 127 that represents 52 homes of the 430 homes in Lora Bay. Erin noted that she speaks on behalf of the community, with now more than 274 signatures on the petition requesting this minor variance be denied. Erin noted that this is not a small issue for homeowners and the people of this community. Further noted the proposed sales center location at the traffic circle impacts the resident's safety, the esthetics of the community and the long-term integrity of our community in profound ways. Erin noted that it reveals a very short-sighted, self-serving approach by the developer, putting marketing advantage above the wellbeing of both current and future residents. Erin spoke regarding the traffic and safety concerns noting the traffic circle at West Ridge and Lora Bay Drive is not just another road, but a key entry point for all three Lora Bay residential areas that currently comprise over 430 homes. Erin noted that there are several community walking trails within Lora Bay and is also the access to the Town's public beach within Lora Bay. Erin further noted that at that intersection, there are several holes of the Lora Bay Golf Course, cart paths for the golf course used by not just golfers and walkers, but also is access to both the restaurant, and a food truck, as well as the public. Erin also noted there is a cross section for the Georgian Trail that goes through that traffic circle. Erin noted that this roundabout already manages a complex mix of vehicles, pedestrians, and cyclists and suggested that adding a 10-car parking lot and a large sales center at this location would mean more cars slowing, turning and crossing paths with people on foot and bike, which result is not just inconvenient, it is an increased risk of accidents involving residents, visitors, golfers, children, animals, who use these trails daily. Erin noted that on the previous Sunday, at approximately 5 p.m., after a rainstorm, she sat with her husband at the traffic circle to get a sense of how busy it is. Erin further noted that not including walkers, golf course maintenance vehicles, golf carts, players, people and bikes, they counted 17 cars in a five-minute timed interval. Erin noted on average, that is 204 cars an hour, and 1,632 cars over an eight-hour period. Erin further noted that adding good weather and sales center traffic to a roundabout designed to improve safety, will be turned into a hazard. Erin spoke regarding the Lora Bay Working Group, established in 2023, as part of a Town initiative to ensure community success, and identify traffic safety as a top priority. Erin further noted that this proposal puts Great Gulf sales agenda ahead of community safety. Erin spoke regarding the impact on community character and views noting they are equally concerning to the community.

Erin noted that a building that is over 3,000 square feet would block one of the most iconic and inspiring views in the community. Erin noted that the first glimpse of Georgian Bay as you enter the community, is not just scenery, it is part of their pride, their identity and the appeal of Lora Bay. Further noting that many residents bought there because of that view and is one of community's defining features. Erin noted that Great Gulf may believe that placing the sales center there gives potential buyers a better experience, but it is the opposite. They are stripping the benefit from the people who already live here, degrading the very view that makes this community attractive to newcomers; to chase a short-term sales tactic, they are eroding the long-term value character of the community that they are trying to sell. Erin further noted this would be both self-serving, short-sighted, and deeply unfair to both current and future residents. Erin noted that they were unaware of the change with respect to the height, but noted it is over 50% greater than what they are asking for. Erin suggested it was unfair that Great Gulf was provided with the details of the communities' letters, but they were not provided with the details of their changes to the application. Erin spoke regarding temporary versus permanent and noted usually sales centers are there for more than the three years because it is a long-term venture. Erin noted that the sales center will have water, power, sewage, and HVAC and further noted that there are still 800 homes to be built, which could last 10 to 20 years. Erin noted the struggles the community has already faced with Reid's, as they have delayed and delayed and the property has not been maintained losing the communities confidence. Erin further noted that during these years, residents will need to live with the traffic risks, blocked views and diminished character of our community, while Great Golf is making it a marketing convenience. Erin spoke regarding the Notice that was posted and sent to homes and anyone within the 60 meters, but noted since the golf course is there, the number of homes that may have received the notice is approximately four, based on the proximity. Erin further noted that is the reason why so many people are upset about the timing they were provided notice of this application. Erin spoke regarding another big concern of the residents which is during the time the sales office is located there, many existing homes will be listed for resale. Erin noted one of the top reasons residents have purchased in Lora Bay is the view of Georgian Bay. By blocking the view, Great Gulf is not only taking away a cherished part of daily life for current residents, but they are also stripping future buyers, both of resale and new homes of that powerful first impression. Erin suggested the ripple effects would be a decreased appeal of Lora Bay as a community, difficulty selling homes, growing dissatisfaction among residents and reputational harm to both the Town and the developer. Erin noted that the landscaping at the roundabout was funded by residents. Erin questioned if there is damage to the roundabout, who will pay for it. Erin further questioned if the liability would fall to the Town, or to the homeowners. Erin noted that

the residents did not have a say with this plan, noting that Great Golf did not come to them and ask us if we were okay with submitting this, and questioned how they will know that Great Golf will come to them in the future for anything else or any damage to this existing property that is so valuable to the community. Erin spoke regarding a lack of transparency, noting this is what has shaken the community most and has caused an erosion of trust. Erin noted the way this application was communicated, the fact that they were not advised of the change to the application, and the pattern of decisions leading up to it, reflects a troubling reality. Erin noted that Great Golf's commitment to the community appears limited to what benefits sales and their bottom line. Erin further noted that the Agent for the Applicant spoke regarding the challenges with determining the location and that this location was determined to be the most beneficial, proving this point. Erin noted at their recent Annual General Meeting this application was not presented, and that was only weeks ago. Erin noted that the values of openness, partnership, and community spirit have been replaced by self-interest by withholding clear information about a decision such as the significant impact to the community, Great Golf has deepened a sense among homeowners that they are not a trustworthy or loyal partner in shaping the future of Lora Bay. Erin requested that the Committee deny the variance application noting it is not just about a sales center, it is about protecting the safety of the busiest entry point, preserving the views of Georgian Bay, that define the community, maintaining esthetics and long-term property values, ensuring fairness, transparency and alignment with the town's official plan and showing the residents throughout The Blue Mountains that they matter. Erin noted it is not about money and Great Golf's proposal is not about serving the community, it's about serving themselves. Erin further noted that in this process, they risk alienating current homeowners, devaluing the community experience and undermining the very sales strategy they are advancing. Erin concluding asking the Committee to deny this variance.

Diane Hanoski, resident, spoke noting her concerns about the proposal noting the proposed location does not have water, hydro, sewage and questioned if a portal toilet would be needed to deal with the public attending the sales office. Diane further spoke regarding a modular building in that location, with a generator, that was serving food, noting the community was not asked for their input with that as well. Diane further noted that adding services to that location will make the proposal very messy.

Harvey Bodack, resident, noted that he viewed the actual location of where the new subdivision is going to be developed, as well as Highway 26 with regards to possible locations on that highway, in terms of promoting this particular development. Harvey further noted that Great Golf wants the highest volume of promotion and why this location is proposed. Harvey noted there is one property that already has a road or an

access point on Highway 26, and that property is the actual location of the new development. Harvey further noted that it makes more sense for any possible home buyer to have an actual model home to look at in terms seeing that particular site. Harvey noted there are other options that they should really consider or reconsider for this development.

Michael McLaughlin, resident, spoke regarding the locations that Great Gulf considered, and noted that he would like to know what locations were considered. Michael noted that there is a large barn off the first hole that has ample space for a sales office and site. Michael further noted that there is space beside the Clubhouse that Great Gulf is considering adding and extend to the Clubhouse, tennis courts and pickleball courts. Michael noted that there are numerous locations located within the Lora Bay community, that would not impact any of the residents whatsoever. Michael further questioned what other locations were looked at and why Great Gulf decided to not go with one of the other locations. Michael further questioned what else Great Gulf has in their hidden agenda for the community going down the road, noting the fact that they were advised five to eight days ago about this proposal, and further noted that saying only four homes are affected by this proposal is probably stretching it, noting there might be two that are close to that sales site that they're proposing. Michael noted the residents of Lora Bay have the right, as part of the community to know from its developer that they be transparent, honest and forthright. Michael further noted that there were multiple occasions where the developer could have consulted with the community and received their input. Michael noted that he highly accepts Member Martin's comment that this be delayed.

Chair Oliver sought clarification from staff with respect to the length of time the notice must be posted on the property. Manuel confirmed the minimum amount of time required is 10 days prior to the meeting. Manuel further noted that staff encourages applicants to post it as soon as possible, to allow ample time for comments. Chair Oliver acknowledged that the sign is not very large.

Paul Cocksedge, resident, noting the traffic circle was so busy, no one saw that sign there and they use that traffic circle. Paul further noted that it is such a busy hub of the community to have this project put there is ridiculous. Paul spoke regarding the Trish's presentation and noted there was a slide that showed from their perspective, what that lot is going to look like with the new building on, because it is disingenuous. Paul further noted what was shown was an angle from the far-left side as far away from the traffic circle as you can get. Michael suggested that what should have been shown is what it will look like when driving up Lora Bay Drive and you are in the traffic circle, where presently

the bay can be seen. Michael further noted that they are going to have this monstrosity blocking the view of Georgian Bay and noted the 50% increase from 200 square meters to 300 square meters. Michael noted that this community is called the Lora Bay community for a reason, because Lora Bay was the draw for us coming up here, investing in the community, investing in Thornbury, and now this is going to greatly affect our appreciation of our neighborhood. Michael suggested that next time a slide be provided that shows what really will be seen at that intersection.

Mike Myer, resident, spoke noting the presentation of Erin's, from the condo association, did a great job of summarizing all of the concerns. Mike further noted that Great Gulf is asking for certain things that may appear to be fairly simple but once they are done you can not undo them. Mike questioned if in three years if they want an extension to keep the building there how that can be turned down, if already approved once, potentially causing a legal battle. Mike further noted that having a sales office, which is offsite from where the real properties for sale are, that establishes another precedent, maybe not for Great Gulf, but for another developer who may use this, to look for exemptions, upsetting other residents. Mike noted that Thornbury is a growing community, and a future growth opportunity for a lot of people who are looking to retire here, or to move here. Mike suggested a clear message be sent that there are rules in place, there are bylaws in place and that those bylaws need to be enforced and respected. Mike noted that personally for him, entering into the community holds a special place in his brain. Mike further noted that he is not an immigrant from the big city, he is an immigrant from Northern Ontario and when he came into that subdivision, it is a mental health thing. Mike noted that he feels at peace, he feels like he has arrived, he feels he is home and further noted that it is an unobstructed panoramic view, and anything that gets in the way of that is negative. Mike noted that Great Gulf is able to set themselves up somewhere else and they will sell just as many homes even if their sales office is not on that exact site. Chair Oliver spoke regarding Mike's comments regarding this potentially setting a future precedent and confirmed that the Committee of Adjustment is required to look at every application de novo, or as a brand new process and noted he respects Mike's point of view on the subject and ensured that any decision would not be precedent setting. Member Waind confirmed that each application is considered on its own merit.

Michael Fobert, resident, spoke noting Great Gulf has notified the residents that they intend to build a community center on this southeast corner of the turning circle, same area of land, nobody has to go into the turning circle, the builders of the building or visitors. Michael questioned why they are not building a permanent building, which would be conveyed over as a community center afterwards and further noted his understanding is that there would be few objections to that, and it would not block the view. Further

noting that the viewpoint of the bay is equal and if it is a bay view, they want, it give them that. Michael further noted that the proposal did not show the banners and sales flags that will be even more impactful. Michael noted that this is not a family neighbourhood, this is a neighbourhood where people, for the most part, retire to. Michael further noted even if the three years and is not extended, that is a lot of homes that will end up going through a recession. Michael noted it is quite impactful for people that are already in the autumn of their years and three years is a long time. Michael further noted that they are approaching the end of their lives, and they should be enjoying that, to the fullest, that is why he bought here. Michael further noted that if people only have five to ten years left, this proposal is eating a lot of that time, taking joy out of a lot those years. Michael spoke regarding impacts to resale values noting that "hook" is being compromised. Michael further noted that we are currently in an economic downturn and noted it could be worse. Michael requested the Committee to consider those impacts and consider that alternate location that Great Gulf has already committed to.

John Fraissinet, resident, spoke regarding traffic and the location and noted when purchasing a home, and attending a sales centre, people would want to see where it would be built. Michael spoke regarding one of the developers' busy sites generating 11 visitors a week and questioned what the is value is driving a wedge between the developer and the community for 11 prospective buyers per week. Michael noted that Eastridge traffic at one point was a concern because there were construction vehicles coming through and they routed them around to the construction site through another location. Michael further noted prospective buyers could be coming in that way to the sales center, if this was located where the development's taking place.

Tony Poole, resident noted that the area of Westridge, is an open area and over the last 15 years there have been significant volumes of snow that has blown into the area and builds up. Tony further noted it has become a safety issue and noted that Westridge gets very narrow. Tony spoke regarding a parking lot in the area and questioned what the plan is to dispose of snow and to keep that area clear so that it does not become an additional safety measure.

Owen Campbell, resident spoke regarding a security concern noting that developments like this could attract nefarious elements or unwanted elements to the community. Owen noted that collectively, residents of Lora Bay have spent millions and millions of dollars in investing into a beautiful, stunning place that means so much to them. Owen further noted that Great Gulf did not communicate effectively with the respective condo boards, and residents were not advised in advance of this process. Owen noted that Great Gulf

has other options, and they need to look at them in conjunction with the residents of Lora Bay.

Erin provided further comments noting any construction vehicles that are required to build the sales center and to build a parking lot of 10 plus cars in that traffic circle, will most likely either come down through Lora Bay around the traffic circle or through the 4B entry, which is actually on Sideroad 39. Erin further noted that if they enter through Sideroad 39, which is the 4B entrance, the construction vehicles would drive through the entire community, West Sladden, Westridge, and that is a bigger impact. Erin further noted that there is easy access to 4B where the originally the sales centre was going to be located.

Trish Elliott, Agent for the Application provided responses to some of the comments presented noting with respect to servicing for the site, will be completed through the site plan application and will include hydro, water and sanitation. Trish spoke regarding alternative locations noting at this time, she cannot speak to the various locations that were provided. Trish noted from the comments that have been received, there does not seem to be a consensus on the proper location for this and further noted that every location has opportunities and challenges and not everyone will be happy but noted that when determining this location, they considered transportation access, the safety of the driveway and site, the speed. Trish spoke noting challenges of other potential sites such as speed limits are 80 kilometers an hour, the availability of services, is there existing vegetation or trees that would need to be removed. Trish noted that some of the proposed sites are very difficult to rehabilitate afterwards and further noted that this location in particular with the golf course, is disturbed lands from an environmental standpoint and could potentially be altered back to its already altered state. Trish noted that the sign for the Minor Variance Application was posted on August 7, 2025, more than the 10 days requirement before this meeting. Trish spoke regarding who received notice of the meeting and noted that the distance would be measured from the edges of the larger property, not just from the impacted area and more homeowners would have been notified than normal under the Town's standard protocols. Trish noted the road that exists on the West side is a construction road and was not built to municipal standards. Trish further noted it is not a road that the public could or should be traveling on, it is for construction purposes and noted that is not a viable alternative for access for the public and is likely something that Town staff would also not abide by for safety purposes. Trish noted that with respect to snow storage, there is quite a lot of space, and this would be dealt with through the site plan application. Trish further noted that for plowing purposes, for snow removal, there's ample space on this property to account for plowing and snow storage.

As there was no one else in attendance to speak in favour of or in opposition to the proposal, Chair Oliver closed the public meeting.

Member Waind questioned if another building such as a clubhouse, pro shop, maintenance building or dining convention centre could be located in this location, based on the current REC zoning, subject to site approval. Manuel confirmed that was correct. Member Waind further questioned from a structural point of view, what would differ from a sales office. Member Waind further clarified that the proposed site could have something as of right, and the view of Georgian Bay would be gone. Member Waind noted that in law, there is not right to a view.

Member Waind noted that he understands where the applicant is coming from wanting to put the sales centre in this location and noted that since there is no right to a view in law, that argument does not hold any weight, but a sales office in that location will pose a significant impact on the community at large. Member Waind further noted what is important when making his decision is that the proposed site is not on the property for which the draft plan has been given approval.

Member Martin agreed with Member Waind and further noted that Lora Bay is a community and noted he would like to see the developers of Lora Bay work with the community in hopes of resolving their differences.

Moved by: Michael Martin

Seconded by: Robert Waind

THAT the Committee of Adjustment receive Staff Report PBS.25.058, entitled "Recommendation Report – Minor Variance Application A16-2025 – Block 4, Plan 16M8 (NG Lora Bay Limited);"

Yay (3): Michael Martin, Jim Oliver, and Robert Waind

Conflict (1): Duncan McKinlay

Absent (1): Jan Pratt

**The motion is Carried (3 to 0)**

The Committee discussed whether the mover of a motion is required to vote in favour of the motion, under parliamentary procedure. The Secretary clarified that under the Town's procedural bylaw, the mover is not required to vote in favour of the motion.

Moved by: Robert Waind

Seconded by: Michael Martin

AND THAT the Committee of Adjustment GRANT a minor variance to permit the construction of a 300 m<sup>2</sup> temporary sales office which includes: exceeding the maximum permitted ground floor area and is located outside the draft approved plan of subdivision for which intends to sell residential units.

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan;
2. Signage to comply with the Town of The Blue Mountains Sign By-law 2016 – 71;
3. That a Grey Sauble Conservation Authority permit can be issued for the construction and grading of the sales center and associated parking area. Prior to permit issuance a detailed grading and drainage plan shall be provided and shall also identify setbacks from the hazard area to determine if the proposed structure complies with GSCA policies relating to access for repair and maintenance of the watercourse and associated banks; and
4. That this 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 Minor Variance shall expire on August 20, 2027.

Nay (3): Michael Martin, Jim Oliver, and Robert Waind

Conflict (1): Duncan McKinlay

Absent (1): Jan Pratt

**The motion is Lost (0 to 3)**

Approval for this Minor Variance Application was not grant.

### **C. Other Business**

None

### **D. Committee Member Expenses**

The Committee Members provided their travel expenses to the subject properties, to the Secretary-Treasurer.

## **E. Notice of Meeting Date**

September 17, 2025

Town Hall, Council Chambers and Virtual

October 22, 2025

Town Hall, Council Chambers and Virtual

## **F. Adjournment**

Moved by: Michael Martin

Seconded by: Robert Waind

THAT the Committee of Adjustment does now adjourn at 3:03 p.m. to meet again at the call of the Chair.

Yay (4): Michael Martin, Duncan McKinlay, Jim Oliver, and Robert Waind

Absent (1): Jan Pratt

**The motion is Carried (4 to 0)**