



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

In the matter of application for File No. **A23 - 2025** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: November 19, 2025
Property Location: 495970 Grey Road
Owner/ Applicant: 2722809 Ontario Inc.

Purpose of Application:

The purpose of this application is to request a minor variance from Sections 4.27.1(a) and 5.1.6 (a):

1. To permit a 1.8 m wide planting strip whereas Section 4.27.1(a) requires a 3 m wide full-length planting strip where a Commercial Zone abuts a Residential Zone; and
2. To permit a portion of a two-way parking aisle to be 4 m wide, whereas Section 5.1.6 (a) requires a minimum width of 6 m for a two-way parking aisle.

DECISION:

THAT the Committee of Adjustment GRANT Application **A23 - 2025** to permit the construction of a 74.77 m² three-storey, three-unit hotel with a portion of a 1.8 m wide planting strip located where a commercial zone abuts a residential zone and a portion of a two-way aisle to be 4 m wide.

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: November 19, 2025

The last date for filing an appeal to the decision is December 9, 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: November 19, 2025



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- Schedule A -

CONDITIONS:

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan;
2. That the owner submit and obtain approval of a Site Plan Control Application prior to the issuance of a Building Permit; 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 November 19, 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.25.108.

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:

