



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

In the matter of application for File No. **A25 - 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:** 82 Baring St  
**Owner/ Applicant:** Eldano Properties Inc  
**Purpose of Application:**

The purpose of this application is to request a minor variance from Section 4.3 (d) of the zoning by-law:

1. To permit an accessory building or structure to be located closer to the front lot than the main building, in the R1 Zone.

**DECISION:**

THAT the Committee of Adjustment GRANT Application **A25 - 2025** is to permit the construction of a 39.02 m<sup>2</sup> carport that will be attached to the existing detached garage.

Conditions and Reasons For Decision:

***See Attached Schedule "A"***

\_\_\_\_\_  
Robert B. Waind

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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\***

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**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; and
2. 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.25.110.

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:**

 Grey County GIS 82 Baring Street



Existing Lot Area= 4104m<sup>2</sup>  
Existing Dwelling= 208.6m<sup>2</sup>  
Existing Barn= 102.6m<sup>2</sup>  
Existing Lot Coverage = 311.2m<sup>2</sup>  
Existing Lot Coverage %=7.6%

Proposed Carport=39.02m<sup>2</sup>  
Proposed Lot Coverage= 350.22m<sup>2</sup>  
Proposed Lot Coverage %= 8.5%