



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

In the matter of application for File No. **A26 - 2025** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: December 17, 2025
Property Location: 109 Teskey Dr.
Owner/ Applicant: Calaminus

Purpose of Application:

The purpose of this application is to request a minor variance from Sections 4.12 and 4.34.2 a) i) of the zoning bylaw to:

1. Increase the permitted maximum projection of an uncovered or unenclosed deck from 1.5 m to 3.8 m; and
2. Reduce the 15 m setback from the 177.9 m G.S.C. elevation adjacent to Georgian Bay to 4.61 m.

DECISION:

THAT the Committee of Adjustment GRANT Condition Approval to Application **A26 - 2025** to formalize a deck that is approximately 43 m² in size, that is located at the rear of the existing single detached dwelling, and that is 4.61 m from the 177.9 m G.S.C elevation adjacent to the Georgian Bay.

Conditions and Reasons For Decision:

See Attached Schedule "A"

_____ Robert B. Waind	_____ Jim Oliver Chairman	_____ Michael Martin	_____ Jan Pratt	_____ Duncan McKinlay Vice Chairman
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Date of Decision: December 17, 2025

The last date for filing an appeal to the decision is January 6, 2026

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: December 17, 2025

