

ARN: 4242000002121010000



## Notice of Meeting

# Committee of Adjustment

**Application for Consent: B13-2024 & B14-2024  
(Garpan Holding Inc.)**

**Property Location:** 105 Patricia Drive

**Meeting:** **August 21, 2024 at 1:00pm**  
**Town Hall Council Chambers**  
**and Virtual Hearing via**  
**Microsoft Teams**

Further to the Notice of Complete Application circulated on June 28, 2024, the above noted consent file has been deemed contested and a Staff Report and Recommendation will be considered by the Committee of Adjustment for a decision.

All comments received through the original circulation have been saved and will be shared with the Committee of Adjustment prior to and at the Meeting. Please do not resubmit any comments already filed for this application. Any new comments or revised comments can be received.

It is noted that the meeting is open to the public and there is the opportunity to provide verbal comment if written comments have not been submitted by the deadline in this notice.

### What is being proposed?

The purpose of these applications is to consider requests for consent to create two new residential building lots, with all resultant lots fronting on Patricia Drive

The effect of application B13-2024 is to create one new lot with an approximate size of 1866 m<sup>2</sup> and 40.68 metres of frontage. The retained lands are proposed to have an approximate area of 933 m<sup>2</sup> and 20.34 metres of frontage.

The effect of application B14-2024 is to further sever the lot created by B13-2024 into two lots, each with an approximate size of 933 m<sup>2</sup> and 20.34 metres of frontage.

The subject lands were granted Provisional Consent in 2022 by the Ontario Land Tribunal (Town Files: B07-2021 and B08-2021, OLT-21-001496 and OLT-21-001497), but all conditions were not met by March 30, 2024, causing the decision to lapse and requiring the submission of another application.

### A Note about information you may submit to the Town:

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

This document can be made available in other accessible formats as soon as practicable upon request.

### What happens at the Meeting?

The public hearing is your chance to make your views about the proposal known. Information from the public will help the Committee in their decision-making process, so make sure to have your say!

**Written Comments:** You are encouraged to provide your comments or questions in writing using email or regular letter mail. Written comments received before 9:00am on August 18, 2024 will be summarized at the Meeting. Comments received after this deadline will not be read aloud but all comments will be circulated to Staff and the Committee. To ensure enough time for circulation and review of your comments, please submit them prior to the day of the meeting. Comments can be faxed to 519-599-7723, or emailed [secretarytreasurer@thebluemountains.ca](mailto:secretarytreasurer@thebluemountains.ca).

**Verbal Comments:** This Public Meeting is a hybrid meeting, allowing the public to attend the meeting in person or virtually. Those that wish to make verbal comments virtually are required to pre-register with the Secretary Treasurer, no later than 1:00pm on August 16, 2024.

Anyone wishing to provide their verbal comments in person at the Public Meeting, can attend at Town Hall Council Chambers and are required to follow the Public Health Guidelines of the Town, as recommended by the Grey Bruce Health Unit.

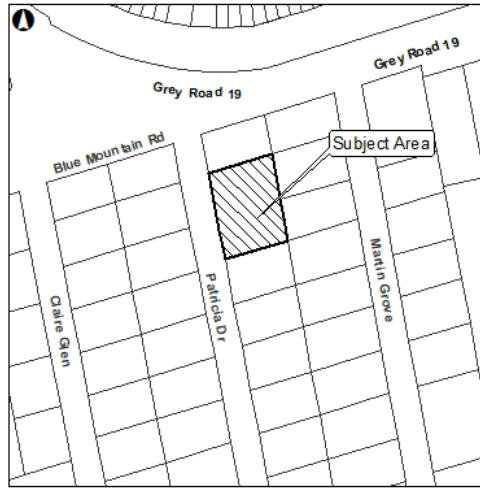
### Where do I find more information?

Additional information is available during regular office hours from Planning Services at Town Hall or by contacting:

Secretary-Treasurer,  
Committee of Adjustment  
Town of The Blue Mountains  
32 Mill Street, PO Box 310  
Thornbury, ON N0H 2P0  
Phone: (519) 599-3131 ext.219  
Toll Free: (888) 258-6867  
Fax: 519-599-7723  
Email: [secretarytreasurer@thebluemountains.ca](mailto:secretarytreasurer@thebluemountains.ca)

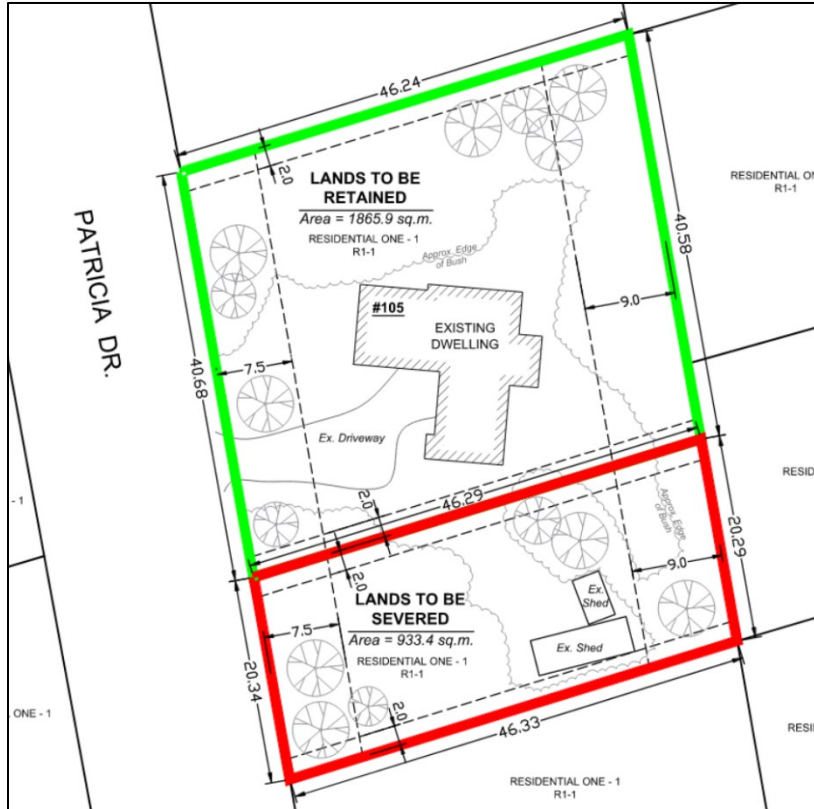
Shawn Postma, MCIP RPP  
Phone: (519) 599-3131. 248.  
Toll Free (888) 258-6867  
Email: [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

# Key Map

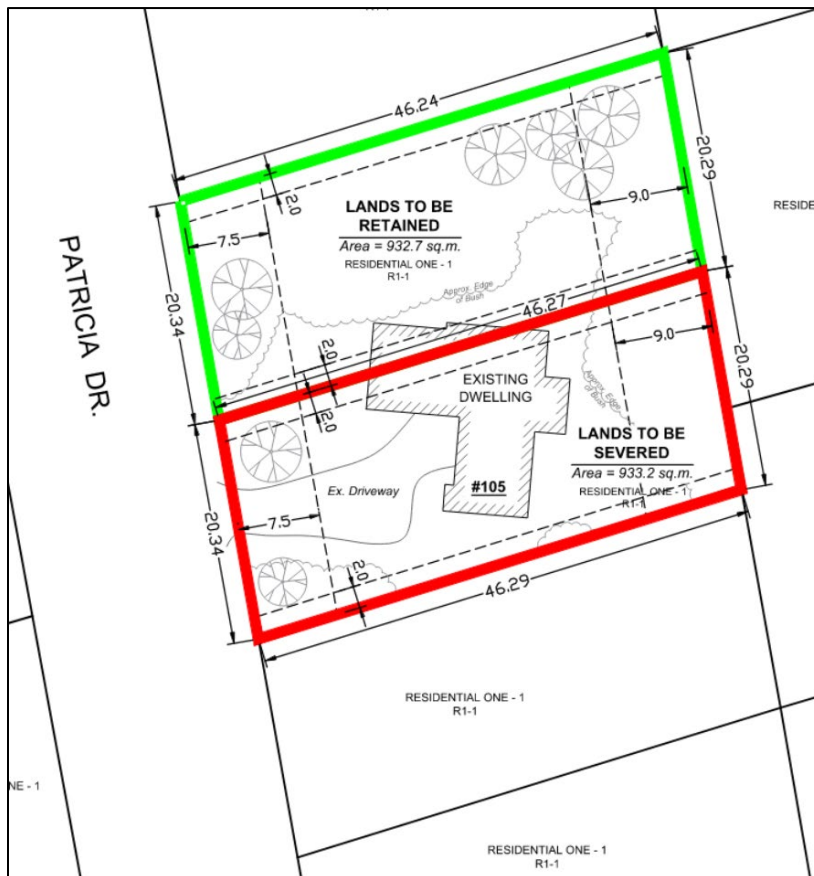


## Proposed Consents

### B13-2024



### B14-2024



**Notes:**

1. If you are the owner of land that contains seven or more residential units, please post this notice in a location that is visible to all residents.
2. If a person or public body has the ability to appeal the decision of the Town of The Blue Mountains in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Town of The Blue Mountains before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.
3. If you wish to be notified of the decision of the Town of The Blue Mountains in respect of the proposed consent, you must make a written request to the Town of The Blue Mountains.