



# Staff Report

Planning and Development Services – Planning Division

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**Report To:** Committee of Adjustment  
**Meeting Date:** August 21, 2024  
**Report Number:** PDS.24.106  
**Subject:** Recommendation Report – Consent Applications B13-2024 and B14-2024 – 105 Patricia Drive (Garpan Holdings Inc.)  
**Prepared by:** Carter Triana, Intermediate Planner  
Shawn Postma, Manager of Community Planning

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## A. Recommendations

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THAT the Director of Planning and Development Services deems Consent Application B13-2024 and B14-2024 as Contested Applications and advances the Applications to the Committee of Adjustment for a decision.

AND THAT the Committee of Adjustment receives Staff Report PDS.24.106, entitled “Recommendation Report – Consent Applications B13-2024 and B14-2024 – 105 Patricia Drive (Garpan Holdings Inc.);”

AND THAT the Committee of Adjustment GRANT provisional consent to application B13-2024, subject to the following conditions:

1. That the Applicant meets all the requirements of the Town, financial and otherwise, for the Certificate of Official to be issued.
2. That the Applicant provide payment of cash-in-lieu of parkland dedication for the severed lot, or 5% of its appraised value, to the satisfaction of the Town of The Blue Mountains.
3. That all existing accessory structures and buildings are demolished, removed or otherwise brought into compliance with the Zoning By-law, to the satisfaction of the Town of The Blue Mountains.
4. That the Owner provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office.
5. That all above conditions be fulfilled within two (2) years of the Notice of Decision so that the Certificate of Consent pursuant to Section 53(42) of the Planning Act, can be issued by the Town.

AND THAT the Committee of Adjustment GRANT provisional consent to application B14-2024, subject to the following conditions:

1. That the Applicant meets all the requirements of the Town, financial and otherwise, for the Certificate of Official to be issued.

2. That the existing dwelling unit is demolished, removed or otherwise brought into compliance with the Zoning By-law, to the satisfaction of the Town of The Blue Mountains.
3. That the lots created by Consent Application B13-2024 be registered prior to those created by Consent Application B14-2024.
4. That the Owner provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office.
5. That all above conditions be fulfilled within two (2) years of the Notice of Decision so that the Certificate of Consent pursuant to Section 53(42) of the Planning Act, can be issued by the Town.

## **B. Overview**

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The purpose of this report is to provide a summary of the subject application and the review undertaken by Planning Staff. Planning Staff recommend that provisional consent be granted, subject to the conditions outlined in Attachment 1.

## **C. Executive Summary**

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**Application File #:** B13-2024 (P3432), B14-2024 (P3433)

**Application Received Date:** June 7, 2024

**Application Deemed Complete Date:** June 21, 2024

**Official Plan Designation:** Residential Recreational Area

**Zoning Bylaw Category:** Residential One 'R1-1'

**STA Permissions:** N

The Town received a re-submission of applications for consent to sever two new building lots from the subject lands. The applications have the effect of creating two new residential lots, each with frontages of approximately 20.34 metres on Patricia Drive and an area of approximately 933 square metres. The retained parcel would have the same approximate frontage and lot area.

In PDS.21.102, Planning Staff recommended granting provisional consent for the previous applications (B07-2021 and B08-2021), subject to conditions, however, the applications were refused by the by the Committee of Adjustment on September 15, 2021. The decision was appealed by the applicant and the Ontario Land Tribunal granted provisional consent for the applications on March 30, 2022, subject to the following conditions:

1. That the Applicant meets all the requirements of the Town, financial and otherwise, for the Certificate of Consent to be issued.
2. That the Applicant provide payment of cash-in-lieu of applicable parkland dedication and Development Charges for both of the new residential lots, as required by the Town.

3. That the existing dwelling unit and all accessory structures/buildings are demolished or removed from the property prior to registration, to the satisfaction of the Town of The Blue Mountains.
4. That the consent Application B07-2021 be registered prior to Consent Application B08-2021.
5. That the Owner provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office.
6. That all above conditions be fulfilled within two (2) years of the Notice of Decision so that the Certificate of Consent pursuant to Section 53(42) of the Planning Act, can be issued by the Town.

The Ontario Land Tribunal decision can be found under Attachment #5.

The applicant was unable to fulfill all conditions imposed through the provisional consent within two years of the decision being issued, or by March 30, 2024. A Consent Agreement was proposed to permit additional time to fulfill conditions but was not supported by the Council at its March 26, 2024. As such, the applicant is required to submit new applications to permit the proposed severances.

Two of the original conditions were met and have been removed from the list of conditions on the updated applications. Development Charges were received by the Town in March 2024. The installation of water and sanitary laterals are in place and were constructed at the same time the Town completed servicing upgrades for the subdivision. A local improvement charge to all properties within Prices Subdivision may still be required and rests with the Finance Department. Any local improvement charges will be collected through separate process to these consent files.

As the policy framework applicable to the subject lands has not changed since the previous decision was issued, Planning Staff are of the opinion that the analysis provided in the previous recommendation report, PDS.21.102, remains relevant and recommend granting provisional consent, subject to the conditions outlined in this report, which have been slightly modified from those approved by the OLT for clarity and to reflect the current state of the subject lands. A video recording of the discussion that occurred during the Committee of Adjustment meeting on August 18, 2021 can also be viewed using [this link](#), with discussion of the file beginning around the 16:50 mark.

It is noted that a number of comments were received from area residents in opposition to the proposed severance during the circulation of applications B07-2021 and B08-2021, with the primary concerns being:

- Impacts to character
- Increased density
- Short-Term Accommodations
- Traffic and road infrastructure
- Loss of trees

Full comments from the circulation of applications B07-2021 and B08-2021 and from the circulation of the subject applications (B13-2024 and B14-2024) are included as Attachment 4.

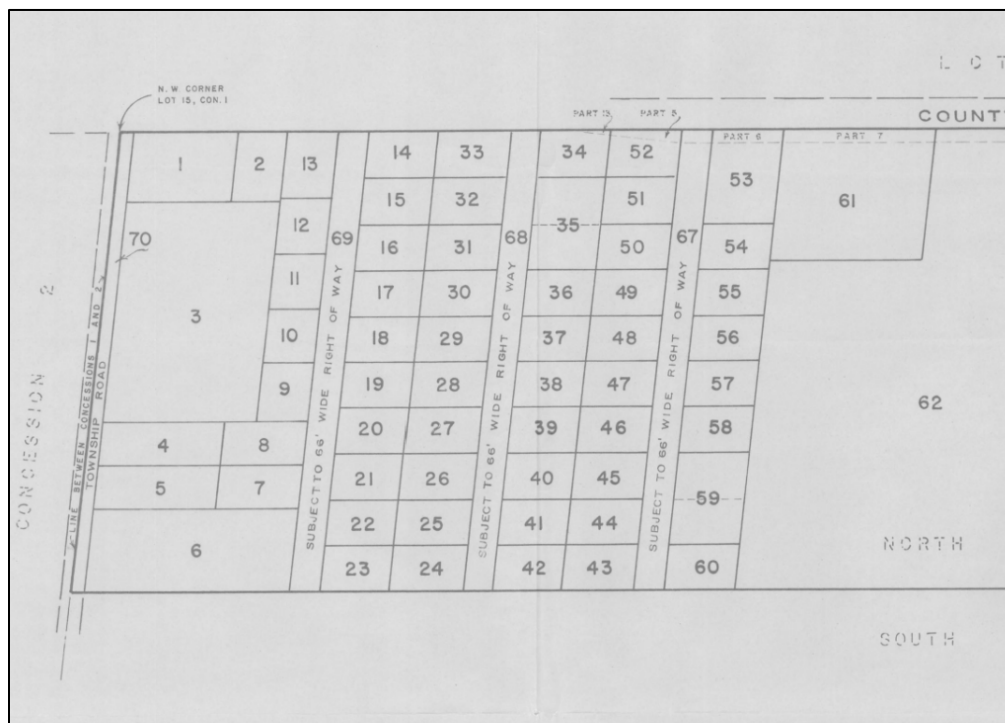
## D. Background

Please review PDS.21.102 for additional information.

## E. Analysis

Brief commentary is provided below on several items, but PDS.21.102 can be reviewed for additional analysis.

The subject lands are located in the Blue Mountain Village Area, as defined by the Town's Official Plan. As such, new development is limited to a maximum density of 15 units per gross hectare, under Section B3.7.4.1. Generally, these policies are applied to larger developments like new subdivisions, but it is noted that this policy would permit a density of four (4) residential units on the subject lands, based on their total area of 0.28 hectares. Based on these density policies, the density resulting from the proposed severances can be supported.



**Figure 1. Plan 950**

Section B3.7.4.2 limits lot creation in registered plans of subdivision but allows for the consideration of individual consents for residential lot creation in accordance with the Infill Development policies of the Community Living Area designation as outlined in Section B3.1.5. The subject lands are located within a registered plan of subdivision, Plan 950, which shows the lands as a double lot compared to other lots within Price's Subdivision (Lot 35 in Figure 1). It is noted that this plan was registered in 1974 and that the context of the surrounding area and

the Town as a whole has changed dramatically since that time. As such, it is Planning Staff's opinion that it is appropriate to consider the subject applications under the policies of Section B3.1.5.

Section B3.1.5 states that existing residential neighbourhoods are intended to retain their existing character but that this does not mean that new housing must mimic the character, type and density of existing housing. Instead, new housing must fit into and reinforce the stability and character of the neighbourhood. The proposed severances would create lots that maintain the existing R1-1 zoning of the surrounding neighbourhood and therefore would require new buildings to meet applicable standards for that zone. It is also noted that the frontage of the three resulting lots is in excess of the minimum permitted in the R1-1 zone, or 18 metres. As such, Planning Staff are satisfied that the proposal can be considered compatible with the existing neighbourhood.

Planning Staff note that short-term accommodation (STA) uses are not permitted in the R1-1 zone. It is further noted that the subject lands are not located within the Exception Area identified in Section B3.7.6.14 of the Town Official Plan, as amended. As such, the establishment of an STA use on the subject lands would require, at minimum, an Official Plan Amendment and a Zoning By-law Amendment, which would be subject to public consultation and a decision of Council. Recent amendments to the STA policies of the Official Plan can be reviewed [here](#).

## **F. Strategic Priorities**

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### **3. Community**

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

### **4. Quality of Life**

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

## **G. Environmental Impacts**

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No adverse impacts to the environment are anticipated as a result of this proposal.

## **H. Financial Impact**

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No adverse impacts to the Town are anticipated as a result of this proposal.

## **I. In consultation with**

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Relevant Town Departments, Agencies, and the general public.

## **J. Public Engagement**

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The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. Notice was circulated in accordance with the Planning Act for public comment. Comments regarding this report should be submitted to Carter Triana, [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

## **K. Attached**

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1. B13-2024 Draft Decision
2. B14-2024 Draft Decision
3. PDS.21.102
4. Public Comments
5. Ontario Land Tribunal Decision

Respectfully submitted,

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Carter Triana  
Intermediate Planner

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Shawn Postma, MCIP RPP  
Manager of Community Planning

For more information, please contact:  
Shawn Postma  
[planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)  
519-599-3131 extension 248



# The Corporation of the Town of The Blue Mountains

## Decision on Consent Application File B13-2024

<b>Owner/Applicant:</b>	Garpan Holdings Inc.		
<b>Purpose / Effect:</b>	The purpose and effect of this application is to create a new residential lot.		
<b>Legal Description:</b>	Plan 950, Lot 35		
<b>Severed Parcel:</b>	Frontage: 20.34 m	Depth: 46.33 m	Area: 933 sq.m
<b>Retained Parcel:</b>	Frontage: 40.68 m	Depth: 46.24 m	Area: 1866 sq.m
<b>Road Access:</b>	Patricia Drive (municipal road)		
<b>Municipal Water:</b>	Yes	<b>Municipal Sewer:</b>	Yes
<b>Decision:</b>	<b><u>Grant Provisional Consent</u></b>		
<b>Date of Decision:</b>	August 21, 2024		

In making the decision upon this application for Consent, the Committee of Adjustment of the Town of The Blue Mountains is satisfied that the proposed Consent Application is consistent with the Provincial Policy Statement, complies with the County of Grey Official Plan and the Town of The Blue Mountains Official Plan and represents good planning.

### **If provisional consent is given, then the following conditions must be met prior to the issuance of a Certificate of Official:**

1. That the Applicant meets all the requirements of the Town, financial and otherwise, for the Certificate of Official to be issued.
2. That the Applicant provide payment of cash-in-lieu of parkland dedication for the severed lot, or 5% of its appraised value, to the satisfaction of the Town of The Blue Mountains.
3. That all existing accessory structures and buildings are demolished, removed or otherwise brought into compliance with the Zoning By-law, to the satisfaction of the Town of The Blue Mountains.
4. That the Owner provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office.
5. That all above conditions be fulfilled within two (2) years of the Notice of Decision so that the Certificate of Consent pursuant to Section 53(42) of the Planning Act, can be issued by the Town.

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Robert B. Waing  
Chairman

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Jim Oliver  
Vice Chairman

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Michael Martin

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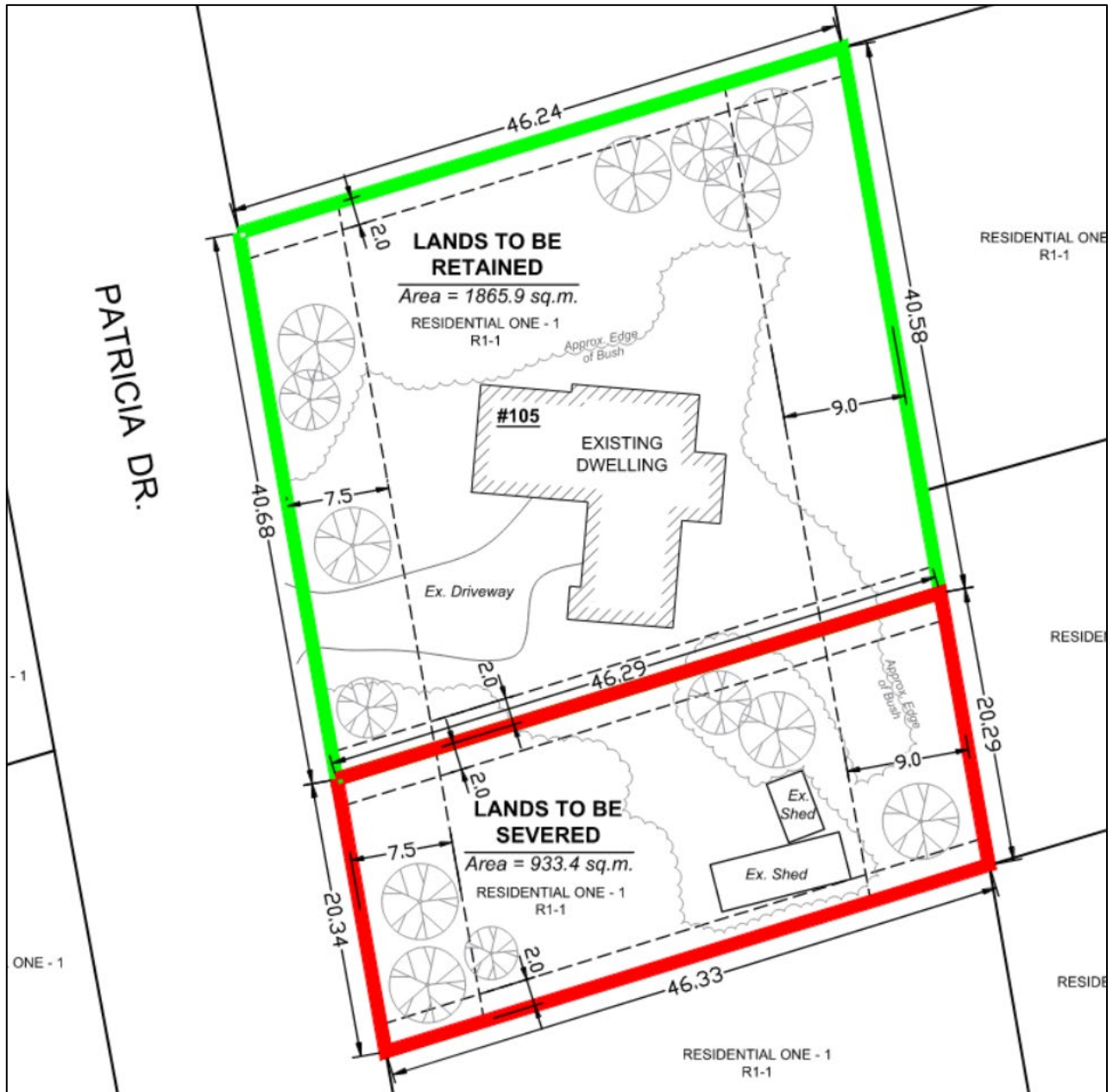
Jan Pratt

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Duncan McKinlay

Dated: August 21, 2024

**Consent Sketch**



**Certification**

Planning Act, R.S.O 1990, c. P.13, Sec 53(17) and 53(24), as amended

I, Carrie Fairley, Secretary-Treasurer to the Committee of Adjustment of The Corporation of the Town of The Blue Mountains, certify that the above is a true copy of the decision of with respect to the application recorded therein.

Carrie Fairley, Secretary-Treasurer to the Committee of Adjustment  
Town of The Blue Mountains

Dated: August 21, 2024





# The Corporation of the Town of The Blue Mountains

## Decision on Consent Application File B13-2024

<b>Owner/Applicant:</b>	Garpan Holdings Inc.		
<b>Purpose / Effect:</b>	The purpose and effect of this application is to create a new residential lot.		
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<b>Retained Parcel:</b>	Frontage: 20.34 m	Depth: 46.24 m	Area: 933 sq.m
<b>Road Access:</b>	Patricia Drive (municipal road)		
<b>Municipal Water:</b>	Yes	<b>Municipal Sewer:</b>	Yes
<b>Decision:</b>	<b><u>Grant Provisional Consent</u></b>		
<b>Date of Decision:</b>	August 21, 2024		

In making the decision upon this application for Consent, the Committee of Adjustment of the Town of The Blue Mountains is satisfied that the proposed Consent Application is consistent with the Provincial Policy Statement, complies with the County of Grey Official Plan and the Town of The Blue Mountains Official Plan and represents good planning.

### **If provisional consent is given, then the following conditions must be met prior to the issuance of a Certificate of Official:**

1. That the Applicant meets all the requirements of the Town, financial and otherwise, for the Certificate of Official to be issued.
2. That the existing dwelling unit is demolished, removed or otherwise brought into compliance with the Zoning By-law, to the satisfaction of the Town of The Blue Mountains.
3. That the lots created by Consent Application B13-2024 be registered prior to those created by Consent Application B14-2024.
4. That the Owner provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office.
5. That all above conditions be fulfilled within two (2) years of the Notice of Decision so that the Certificate of Consent pursuant to Section 53(42) of the Planning Act, can be issued by the Town.

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Robert B. Waind  
Chairman

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Jim Oliver  
Vice Chairman

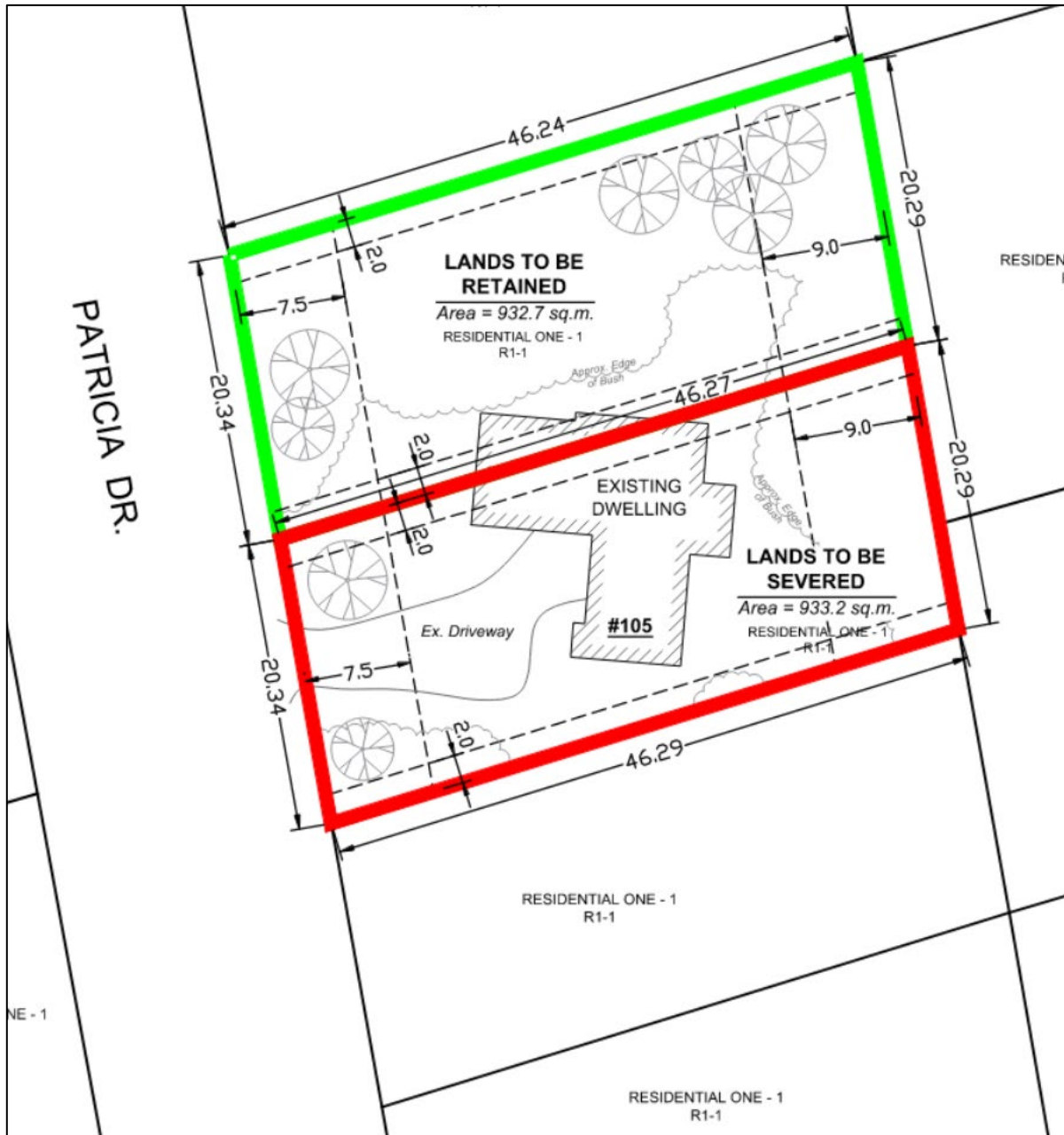
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Dated: August 21, 2024

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Carrie Fairley, Secretary-Treasurer to the Committee of Adjustment  
Town of The Blue Mountains

Dated: August 21, 2024



# Staff Report

Planning and Development Services – Planning Division

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**Report To:** Committee of Adjustment  
**Meeting Date:** August 18, 2021  
**Report Number:** PDS.21.102  
**Subject:** Recommendation Report – Severance B07-2021 & B08-2021  
(Garpan Holdings Inc.) – 105 Patricia Drive  
**Prepared by:** Travis Sandberg, Planner II

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## A. Recommendations

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THAT the Committee of Adjustment adopt Staff Report PDS.21.102, entitled “Recommendation Report – Severance B07-2021 & B08-2021 (Garpan Holdings Inc.) – 105 Patricia Drive”;

AND THAT the Committee of Adjustment grant provisions consent to application B07-2021 and B08-2021, subject to the following conditions:

1. That the Applicant meets all the requirements of the Town, financial and otherwise, for the Certificate of Consent to be issued.
2. That the Applicant provide payment of cash-in-lieu of applicable parkland dedication and Development Charges for both of the new residential lots, as required by the Town.
3. That the existing dwelling unit and all accessory structures/buildings are demolished or removed from the property prior to registration, to the satisfaction of the Town of The Blue Mountains.
4. That all ongoing municipal works be finalized prior to registration of the severed lots.
5. That the Owner provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office.
6. That all above conditions be fulfilled within one year of the Notice of Decision so that the Certificate of Consent pursuant to Section 53(42) of the Planning Act, can be issued by the Town.

## **B. Overview**

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The purpose of this report is to provide a summary of the Planning staff review of this proposal to sever two new building lots on the property known as 105 Patricia Drive. Staff recommend approval of this application, subject to the conditions outlined within this report.

## **C. Executive Summary**

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**Application File #:** B07/B08-2021 (P3040)

**Application Received Date:** July 22, 2021

**Application Deemed Complete Date:** August 3, 2021

**Official Plan Designation:** Residential Recreational Area

**Zoning Bylaw Category:** Residential One (R1-1)

**STA Permissions:** No.

**Location:** "Price's Subdivision"

The Town received an application to sever two new building lots from the subject lands. The applications have the effect of creating two new residential properties each with a frontage of approximately 20.32m onto Patricia Drive and an area of approximately 934sq.m. The remaining parcel would also have a frontage of approximately 20.32m onto Patricia Drive and an area of approximately 934sq.m.

The properties would be serviced by municipal water and sewer services. It is noted that the Town is currently constructing a municipal sewer extension into Price's Subdivision with an anticipated completion date of October 21, 2021.

## **D. Background**

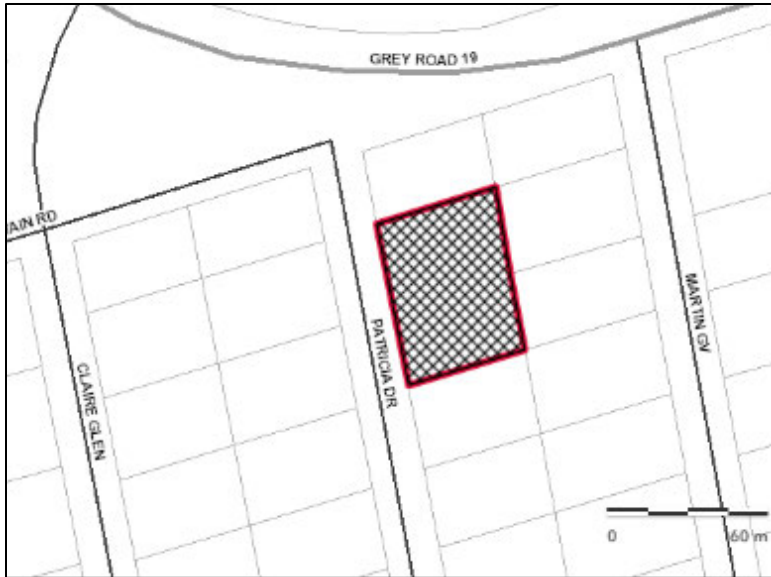
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Location

The lands are located on Patricia Drive within an existing registered plan of subdivision. The neighbourhood consists of low-density residential uses characterized by single detached dwellings.

The legal description of the lands is Lot 35, Plan 950.

**Figure 1: Location Map**



The subject property currently contains a single detached dwelling unit and associated accessory buildings. Figure 2 shows an aerial view of the lands. It is noted that the existing dwelling unit is located on a proposed lot line between the severed and retained lands for application B07-2021 (See Figure 3 and Figure 4).

**Figure 2: Aerial View of the Subject Lands**



Figure 3: Severance Sketch for B07-2021



Figure 4: Severance Sketch for B08-2021



### Summary of Comments Received

At the time of the writing of this report, the following comments had been received:

<b>Submitted From:</b>	<b>Comments:</b>
<b>Hydro One</b>	No comments or concerns at this time
<b>County of Grey</b>	No concerns provided that the municipal construction works are completed prior to registration and/or issuance of a building permit for the new lots
<b>Lawrence and Sarah Cutt</b>	Strongly oppose the application – will irrevocably change the appearance and value of the community, including loss of rural setting and negative impacts on property value. Higher density will destroy the appeal and charm of this area. Neighbourhood was designed and built for single family homes on equal sized lots with no mention of higher density. Concerns about rental properties and increased traffic
<b>Jean Marsell</b>	Request confirmation that the proposed lots are not for short term rentals
<b>Jim Kennedy</b>	Concerns with the application – changes the complexion of the street as all properties have 30m frontages. This is not in keeping with the character of the neighbourhood. Support for a severance to create two lots with 30m frontages, but not 20m. Concern about townhouses being built.
<b>Glenn and Bonnie Wood</b>	The lots should not be severed into three properties – the community will lose its uniqueness and rural feel. Concerns about the use of 101 Patricia Drive as a rental “triplex”.

No other comments were received at the time of this report.

## E. Analysis

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This section provides a summary of Staff's review of the relevant planning legislation and policies.

### Planning Act

The *Planning Act* gives authority to grant consent to sever land under Section 53(1) of the Act, provided that the Committee is satisfied that a Plan of Subdivision is not required for the orderly development of the lands. The *Planning Act* also requires when making decision on planning matters, that approval authorities have regard for matters of provincial interest in Section 2 and matters under Section 51(24) of the Act. Section 51(24) of the Act requires that the follow matters shall be considered:

- a. The effect of the development of the proposed subdivision on matters of provincial interest referred to in Section 2 of the Act;

Staff Comment: No identified constraints, natural or cultural heritage, or hazard areas are identified on the subject lands. Significant Woodlands are identified within 120m on the west side of Patricia Drive. Due to the fragmentation created by the Patricia Drive right of way, there are no anticipated impacts to the identified Significant Woodlands. The proposed new lots are further located within a Settlement Area and will be provided full municipal services. Planning Staff have no concerns with respect to provincial interests outlined under Section 2 of the Act.

- b. Whether the proposed subdivision is premature or in the public interest;

Staff Comment: The proposed severance is considered in the public interest as it contributes to achieving the residential intensification targets as established by the County and Municipal Official Plans. The additional lots will also contribute to better use of existing and future municipal services. There is little evidence to suggest that the severance is premature.

- c. Whether the plans conform to the official plan and adjacent plans of subdivision, if any;

Staff Comment: A review of the applicable Official Plan policies is provided in this report. The proposed severed and retained lands appear to be generally consistent in shape with existing lots of record in the area.

- d. The suitability of the land for the purposes for which it is to be subdivided;

Staff Comment: The subject lands are zoned and designated for low-density residential uses and full municipal services will be available at the property frontage. The severed and retained lands are both provided viable building envelopes in accordance with Zoning By-law 2018-65.

- e. The number, width, location, and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;



Staff Comment: No new highways are proposed by these consent applications. Staff have no concern with respect to the adequacy of existing public roads/highways currently providing access to each respective parcel and no requests for road widenings have been received. No need for road widenings has been identified by the Town's Operations Department.

- f. The dimensions and shapes of the lots;

Staff Comment: The dimension and shape of the severed and retained lands comply with, and exceed, the minimum lot requirements of Zoning By-law 2018-65.

- g. The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

Staff Comment: No additional restrictions are proposed to be imposed on the subject lands through the severance process.

- h. Conservation of natural resources and flood control;

Staff Comment: The subject lands are not identified as being within an area regulated under Ontario Regulation 151/06, nor are any natural resources identified on the property. Staff have no concerns with respect to potential impacts on natural resources or flood control. Engineered lot grading and drainage plans will be required to be submitted through the Building Permit process for the construction of the future dwelling unit(s).

- i. The adequacy of utilities and municipal services;

Staff Comment: Municipal water services are currently available at the property frontage. Municipal sanitary sewers are currently being installed by the Town with an anticipated completion date of October 2021. No comments indicating concerns with the proposal have been received by other utility providers.

- j. The adequacy of school sites;

Staff Comment: Staff have no concerns with respect to the need for additional school sites and no school board comments have been received.

- k. The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

Staff Comment: Cash-in-lieu of parkland dedication will be required as a condition of consent. Currently the Town's cash-in-lieu is set at a fixed fee of \$650 per new lot.

- l. The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

Staff Comment: The severed and retained lands are located within a Settlement Area and will be serviced with full municipal services. The creation of two new lots will contribute to the efficient use of existing and planned infrastructure.

- m. The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of the Act.

Staff Comment: Site Plan Control does not apply to single detached residential uses.

Staff have no concerns with respect to the provisions of the Ontario Planning Act.

### **The Provincial Policy Statement, 2020**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The lands subject to these applications are categorized as a *Settlement Area* within the framework of the PPS.

#### **1.0 Building Strong Health Communities**

Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

##### **1.1.3 Settlement Areas**

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available. In accordance with Section 1.1.3.1 of the PPS, settlement areas shall be the focus of growth and development.

**Staff Comment:** The subject lands are located within a Primary Settlement Area and are currently provided municipal water services. Municipal sanitary services will be installed by the Town in 2021/2022.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;
- b) Are appropriate for, and efficiently use, the infrastructure and public services facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) Minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) Prepare for the impacts of a changing climate;

- e) Support active transportation;
- f) Are transit-supportive, where transit is planned, exists or may be developed; and
- g) Are freight supportive.

**Staff Comment:** The proposed new lot creation is located within a Settlement Area which will be provided full municipal services. The additional lots will provide for more efficient use of the existing and planned municipal infrastructure. Staff have no concerns with respect to Section 1.1.3.2 of the PPS.

## **2.0 Wise Use and Management of Resources**

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.

2.1.1 Natural features shall be protected for the long-term.

**Staff Comment:** No natural heritage features are identified on the subject lands. Significant woodlands are identified within 120m of the lands, on the west side of the Patricia Drive. Due to the fragmentation of the significant woodlands from the subject lands created by the right-of-way, Staff are satisfied that there should be no adverse impacts to the identified woodland feature as a result of the consent applications.

## **3.0 Protecting Health and Safety**

Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards. Mitigating potential risk to public health or safety or of property damage from natural hazards, including the risks that may be associated with the impacts of a changing climate, will require the Province, planning authorities, and conservation authorities to work together.

**Staff Comment:** The subject lands are not within an area containing identified natural or man-made hazards. Staff have no concerns with respect to Section 3.0 of the PPS.

## **The County of Grey Official Plan, 2018**

The County of Grey Official Plan guides development within the whole of the County of Grey and provides broad policy framework for local Municipal Official Plans, Secondary Plans and by-laws. The policy framework builds further on provincial policy direction encouraging strong healthy communities and new development growth while maintaining and protecting environmental and economic resources. The subject lands are designated "*Recreational Resort Area*" under the County Official Plan. This designation applies to settlement areas that have

developed as a result of site-specific amendments to the County and/or local Official Plan. Residential uses are permitted in the Recreation Resort Area.

Staff have no concerns with the Recreational Resort Area policies of the Grey County Official Plan as the proposal pertains to a zoned and designated parcel within a Settlement Area and is provided full municipal services.

Significant Woodlands are identified by the County of Grey Official Plan approximately 73m east of the subject lands. No development or site alteration is permitted within Significant Woodlands or their adjacent lands (120m) unless demonstrated through an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or their ecological function. The requirement for an EIS may be waived subject to advice of a qualified professional, the Ministry of Natural Resources, Conservation Authority staff, or municipal/County staff. Due to the presence of existing residential lots of record between the subject lands and the identified woodlands, planning staff are satisfied that an EIS is not required, and the proposed lot creation will not create adverse negative impacts on the natural heritage feature.

Section 9.12 of the County Plan also provides general consent policies. These policies include:

- a) The land division is permitted by the appropriate land use policies of Section 3 to 8;

**Staff Comment:** New development on full municipal services is permitted in the Recreational Resort Area designation.

- b) The land division is to promote development in an orderly and contiguous manner, and should not conflict with the established development pattern of the area;

**Staff Comment:** The proposed new lot creations represent an infill development and maintains general consistency, and is compatible with, the lot fabric of the area.

- c) The proposed use is compatible with existing and future permitted land uses on adjacent lands;

**Staff Comment:** The proposed residential use is compatible with the residential character of the area.

- d) The servicing requirements of Section 8.9 must be met;

**Staff Comment:** Full municipal services are available at the property frontage.

- e) Direct access from a Provincial Highway or a County Road may be restricted as outlined in Section 8.3. Where possible, residential lots must not be approved where access from a road would create a traffic hazard because of limited sight lines, curves, or grades;

**Staff Comment:** The subject lands have direct access and frontage onto a municipally maintained road. There have been no concerns identified by Town Operations Department with respect to traffic hazards.

- f) Evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that conditions are suitable for sewage system construction;

**Staff Comment:** Full municipal services are available at the property frontage. No hazards with respect to slope, drainage, or grading are identified on the property.

- g) The size of any parcel of land created must be appropriate for the proposed use, and in no case, will any parcel be created which does not conform to the minimum provisions of the Zoning By-law.

**Staff Comment:** The severed and retained lands meet the minimum lot standards of the Zoning By-law.

- h) The proposed lots comply with Provincial Minimum Distance Separation Formulae except for lots created within settlement areas.

**Staff Comment:** The subject lands are located within a Settlement Area. There are no concerns with respect to the MDS formulae.

Planning Staff are satisfied that the proposed consent is consistent with the intent and direction of the Grey County Official Plan.

#### **Town of The Blue Mountains Official Plan, 2016**

The Town of The Blue Mountains Official Plan designates the subject lands as *Residential Recreational Area*. It is the intent of the RRA designation to recognize areas within the Town where there is a mix of seasonal and permanent residential and recreational uses, and to recognize areas where some residential uses are located to support and provide access to resort and recreational amenities. Permitted uses include (among other uses) single detached dwellings as well as accessory buildings and structures. Section B3.7.4.2 of the Plan outlines that further lot creation within registered plans of subdivision shall generally be prohibited in order to maintain intended density and character of the development, however, individual consents for residential purposes may be considered in accordance with the *Infill Development* policies outlined under Section B3.1.5 of the Plan.

Section B3.1.5.1 of the Plan, entitled *Existing Residential Neighbourhoods*, states that existing residential neighbourhoods are intended to retain their existing character with limited change. However, this does not mean that new housing must mimic the character, type, and density of existing housing, but rather, it shall fit into and reinforce the stability and character of the neighbourhood. Infill and intensification may be permitted where it respects the scale and built form of the surrounding neighbourhood and conforms to the policies of the Official Plan.

In regard to Section B3.1.5.1 above, Infill Development, which includes the creation of lot(s) for single detached dwellings between existing residential lots, may be permitted provided that the Committee is satisfied that:

- a) The proposed development, including built form and density, is compatible with the character of the existing neighbourhood;

**Staff Comment:** The parcels are proposed at a size and dimension to provide for appropriate and compatible built-form and low-density residential development, as is characterized in the neighbourhood.

- b) New buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;

**Staff Comment:** the provided building envelopes are in accordance with the provisions of Zoning By-law 2018-65. The future dwelling units will be compatible with adjacent dwellings.

- c) Proposed building height reflects the pattern of heights of adjacent housing and shall not exceed two storeys;

**Staff Comment:** The future building will be required to comply with the standard zone provisions of Zoning By-law 2018-65.

- d) A similar lot coverage to adjacent housing is provided to ensure that the massing or volume of the new dwelling reflects the scale and appearance of adjacent housing;

**Staff Comment:** The future building will be required to comply with the standard zone provisions of Zoning By-law 2018-65. It is noted that the resulting building envelope is approximately 481sq.m. in area, wherein a maximum lot coverage of 30% is permitted (i.e. maximum building footprint of 280sq.m.).

- e) The predominant or average front yard setback for adjacent housing is maintained to preserve the streetscape edge, and character;

**Staff Comment:** The future building will be required to comply with the standard zone provisions of Zoning By-law 2018-65.

- f) Similar side yard setbacks are provided to preserve the spaciousness on the street;

**Staff Comment:** The future building will be required to comply with the standard zone provisions of Zoning By-law 2018-65.

- g) The frontages of new interior lots are generally no less than 70% of the average lot frontages on the same side of the public road to provide for, to the greatest extent possible, appropriate separation between new and existing dwellings;

**Staff Comment:** The average lot frontage on the east side of Patricia Drive is 30.0m. The proposed lot frontages are 20.32m, which equals 68% of the average frontage (21m equals 70% of 30m). Staff are satisfied that the lot frontages are generally no less than 70% of the average. It is noted that the proposed frontages exceed the minimum required for the R1-1 zone.

- h) The frontages of new corner lots are generally no less than 80% of the average lot frontages on the same side of the public road to provide for an appropriate setback from the exterior side lot line;

**Staff Comment:** This policy is not applicable to interior lots.

- i) The depth of the new home provides for a usable sized rear yard amenity area and minimizes the potential impacts of the new home on the enjoyment of adjacent rear yards;

**Staff Comment:** The size and depth of the proposed lots provide for adequate space for the development of a single detached dwelling in accordance with the applicable zone provisions while maintaining usable rear yard amenity space.

- j) The use will have minimal impacts on adjacent properties in relation to grading, drainage, access and circulation, and privacy;

**Staff Comment:** The future building will be required to comply with the standard zone provisions of Zoning By-law 2018-65 with respect to setbacks and lot coverage. The size and dimensions of the lots allow for an adequate building envelope for the siting of the future dwelling units, while maintaining the setback requirements of the By-law.

- k) Existing trees and vegetation will be retained and enhanced where possible and additional landscaping will be provided to integrate the proposed development with the existing neighbourhood; and,

**Staff Comment:** The property will be developed for future residential uses which are not subject to site plan control. Landscaping will be provided at the future property owners discretion upon construction and development of their private residences. Future property owners are encouraged to preserve trees but it is recognized that tree removal is probable to establish future building envelopes, driveways, etc.

- l) The proposed development will not create a traffic hazard or an unacceptable increase in traffic on local roads.

**Staff Comment:** No concerns with respect to traffic have been identified by commenting agencies and departments. A Traffic Impact Study is not warranted for the addition of two residential units.

The Official Plan also provides general consent policies under Section D4.2.1. Prior to considering an application to create a new lot for any purpose, the Town shall be satisfied that:

- a) Fronts on and will be directly accessed by a public road that is maintained on a year-round basis;

**Staff Comment:** The severed and retained lands are provided frontage and direct access via a municipally maintained road.

- b) Will not cause a traffic hazard as a result of its location on a curve or a hill;

**Staff Comment:** No concerns with respect to traffic have been identified by commenting agencies or internal Town departments.

- c) Can be serviced with an appropriate water supply and means of sewage disposal;

**Staff Comment:** Full municipal services are available at the property frontage. It is noted that municipal sanitary services are currently being installed in the subdivision.

- d) Will not have a negative impact on the drainage patterns in the area;

**Staff Comment:** There are no anticipated impacts on drainage patterns in the area. Detailed site drainage will be reviewed through a future Building Permit application.

- e) Will not affect the developability of the remainder of the lands, if they are designated for development by this Plan; and,

**Staff Comment:** The subject lands are not zoned or designated as 'Development'.

- f) Will not have a negative impact on the features and functions of any environmentally sensitive feature in the area and lot lines should avoid bisecting environmental features.

**Staff Comment:** No natural heritage features are identified on the subject lands.

Significant Woodlands are identified within 120m west of the subject lands. No development or site alteration is permitted within Significant Woodlands or their adjacent lands (120m) unless demonstrated through an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or their ecological function. The requirement for an EIS may be waived subject to advice of a qualified professional, the Ministry of Natural Resources, Conservation Authority staff, or municipal/County staff. Due to the fragmentation of the significant woodlands from the subject lands created by the Town right-of-way, Staff are satisfied that there will be no adverse impacts to the identified woodland feature as a result of the consent applications.

Planning Staff are satisfied that the proposed lot creation is consistent with the direction of the Municipal Official Plan, 2016.

**Comprehensive Zoning By-law 2018-65**

The Town of The Blue Mountains Zoning By-law 2018-65 zones the subject lands R1-1. Single Detached Residential uses are permitted in the R1-1 zone. Table 6.2.1 below provides an overview of the applicable zoning standards.

All of the resulting parcels are proposed to have a minimum lot frontage of 20.32m and a total lot area of 934sq.m. which satisfy, and exceed, the minimum lot frontage and area requirements of the R1-1 respectively. As the lots will be regular in shape, the resulting available building envelope area after applying the required minimum setbacks is approximately 481sq.m. in area. All lot development will further be subject to a maximum lot coverage of 30%, based on the total lot area.

**Table 6.2.1 – Residential Zone Standards (Part A)**

Zone Standard	R1-1	R1-2	R1-3	R1-4	R1-5
Minimum <i>lot area</i> (m <sup>2</sup> )	550	450	360	2,000	1,390
Maximum lot coverage	30%	35%	40%	20%	N/A
Minimum <i>lot frontage</i> (m)	18.0	15.0	12.0	30.0	24.0
Minimum <i>front yard</i> (m)	7.5	6.0	6.0	9.0	9.0
Minimum <i>exterior side yard</i> (m)	5.0	2.4	2.4	9.0	7.5
Minimum <i>interior side yard</i> (m)	2.0	1.2 (1)	1.2(1)	5.0	3.0
Minimum <i>rear yard</i> (m)	9.0	6.0	6.0	7.5	9.0
Maximum <i>height</i> (m)	9.5	8.0		9.5	
Maximum <i>height</i> (storeys)	2.5	2.0		2.5	

**Special Provisions:**

- (1) Minimum *interior side yard* – 1.2 metres on one side, 0.6 metres on other side.



## **Conclusion**

Staff are satisfied that the proposal for new lot creation is supportable after review of the relevant sections of the Planning Act, Provincial Policy Statement, the County and Municipal Official Plans, and the Zoning By-law. Staff recommend approval of the application subject to the conditions outlined in this report.

## **F. Strategic Priorities**

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### **3. Community**

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

### **4. Quality of Life**

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

## **G. Environmental Impacts**

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Adverse impacts to the environment are not anticipated as a result of this proposal.

## **H. Financial Impact**

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Adverse financial impacts to the Municipality are not anticipated as a result of this proposal. The inclusion of two additional users will further enhance efficient use of existing and planned infrastructure.

## **I. In consultation with**

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Municipal departments, public agencies, and the general public as a result of circulation of the Notice of Public Hearing in accordance with the provisions of the *Planning Act*.

## **J. Public Engagement**

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The topic of this Staff Report will be the subject of a Public Hearing taking place on August 18, 2021. Those who provide comments at the Public Hearing, including anyone who has asked to receive notice regarding this matter, will be provided a Notice of Decision.

Comments regarding this report should be submitted to Travis Sandberg, [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca).

## **K. Attached**

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1. Submitted Consent Sketches
2. Draft Decision

Respectfully submitted,








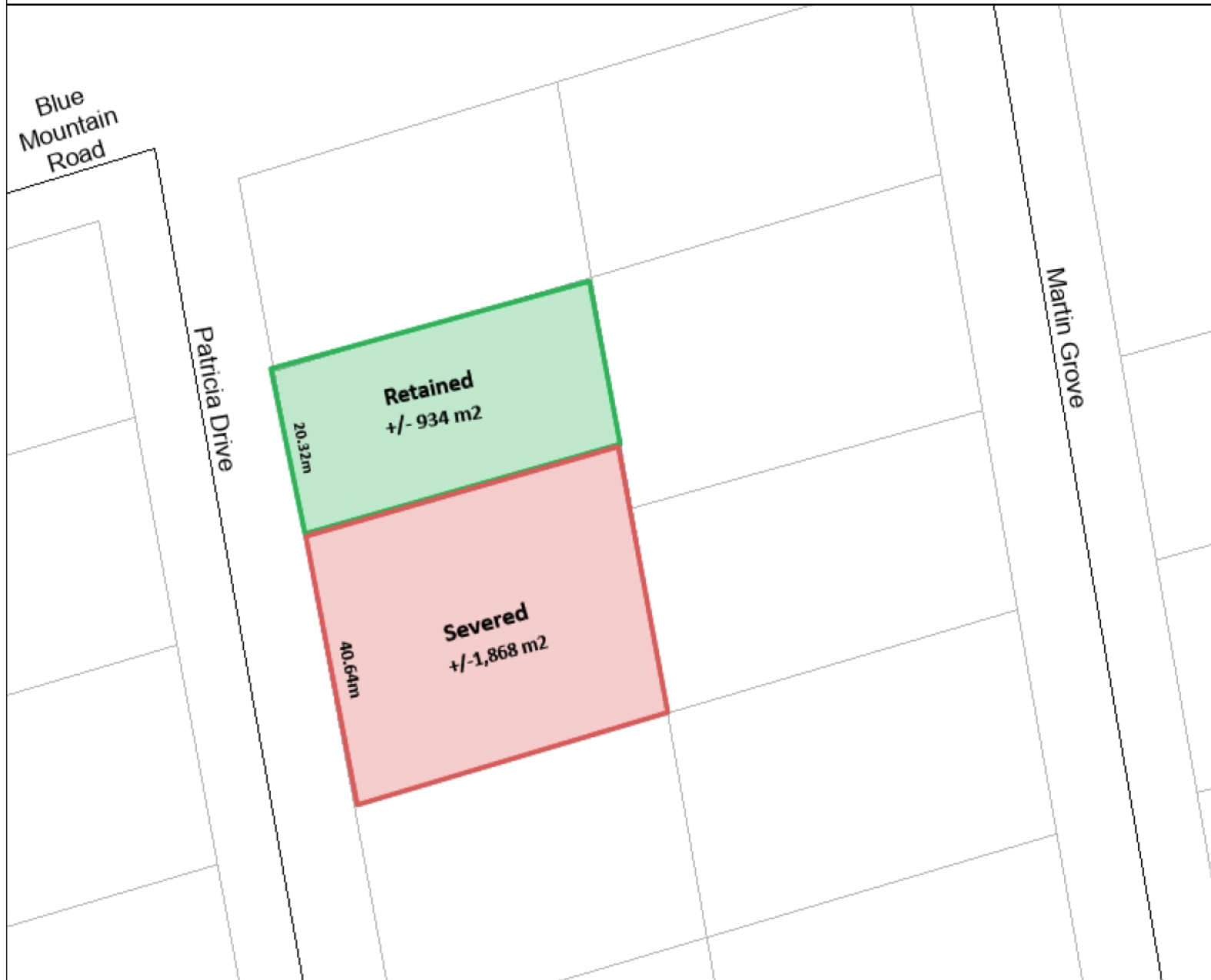
Travis Sandberg  
Planner II

Reviewed by:

---

Trevor Houghton, RPP, MCIP  
Manager of Community Planning







-  Parcels - Current
- Large Scale Roads**
-  Provincial Highway
-  County Road
-  Township Road
-  Seasonal Road
-  Grey County Boundary



**Notes**



### Legend

-  Parcels - Current
- Large Scale Roads**
  -  Provincial Highway
  -  County Road
  -  Township Road
  -  Seasonal Road
-  Grey County Boundary



### Notes

56 0 28 56 Meters





# The Corporation of the Town of The Blue Mountains

## Committee of Adjustment

### Decision on Consent Application File No. B07-2021

<b>Owners/Applicants:</b>	Garpan Holdings Inc.		
<b>Purpose / Effect:</b>	The purpose and effect of this application is to sever a portion of the lands in order to create a new residential lot.		
<b>Legal Description:</b>	Lot 35, Plan 950.		
<b>Severed Parcel:</b>	Frontage: 40.64 metres	Depth: 45.96 metres	Area: 1868 sq metres
<b>Retained Parcel:</b>	Frontage: 20.32 metres	Depth: 45.96 metres	Area: 934 sq metres
<b>Road Access:</b>	Opened and maintained Provincial Highway (Patricia Drive)		
<b>Servicing:</b>	Municipal water and sewer services		
<b>Decision:</b>	<b><u>Granted Provisional Consent</u></b>		
<b>Date of Decision:</b>	<b><u>August 18, 2021</u></b>		

In making the decision upon this application for Consent, the Committee of Adjustment of The Corporation of the Town of The Blue Mountains is satisfied that the proposed Consent Application complies with the intent and direction of the Provincial Policy Statement, County of Grey Official Plan and the Town of The Blue Mountains Official Plan, and represents good planning.

**Notice:** The last date for appealing this decision or any of the conditions is: **September 9, 2021**

**If provisional consent is given, then the following conditions must be met by August 18, 2021 (one year from decision).**

1. That the Applicant meets all the requirements of the Town, financial and otherwise, for the Certificate of Consent to be issued.
2. That the Applicant provide payment of cash-in-lieu of applicable parkland dedication and Development Charges for both of the new residential lots, as required by the Town.
3. That the existing dwelling unit and all accessory structures/buildings are demolished or removed from the property prior to registration, to the satisfaction of the Town of The Blue Mountains.
4. That all ongoing municipal works be finalized prior to registration of the severed lots.
5. That the Owner provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office.
6. That all above conditions be fulfilled within one year of the Notice of Decision so that the Certificate of Consent pursuant to Section 53(42) of the Planning Act, can be issued by the Town.

\_\_\_\_\_  
Peter Franklyn

\_\_\_\_\_  
Robert Waind

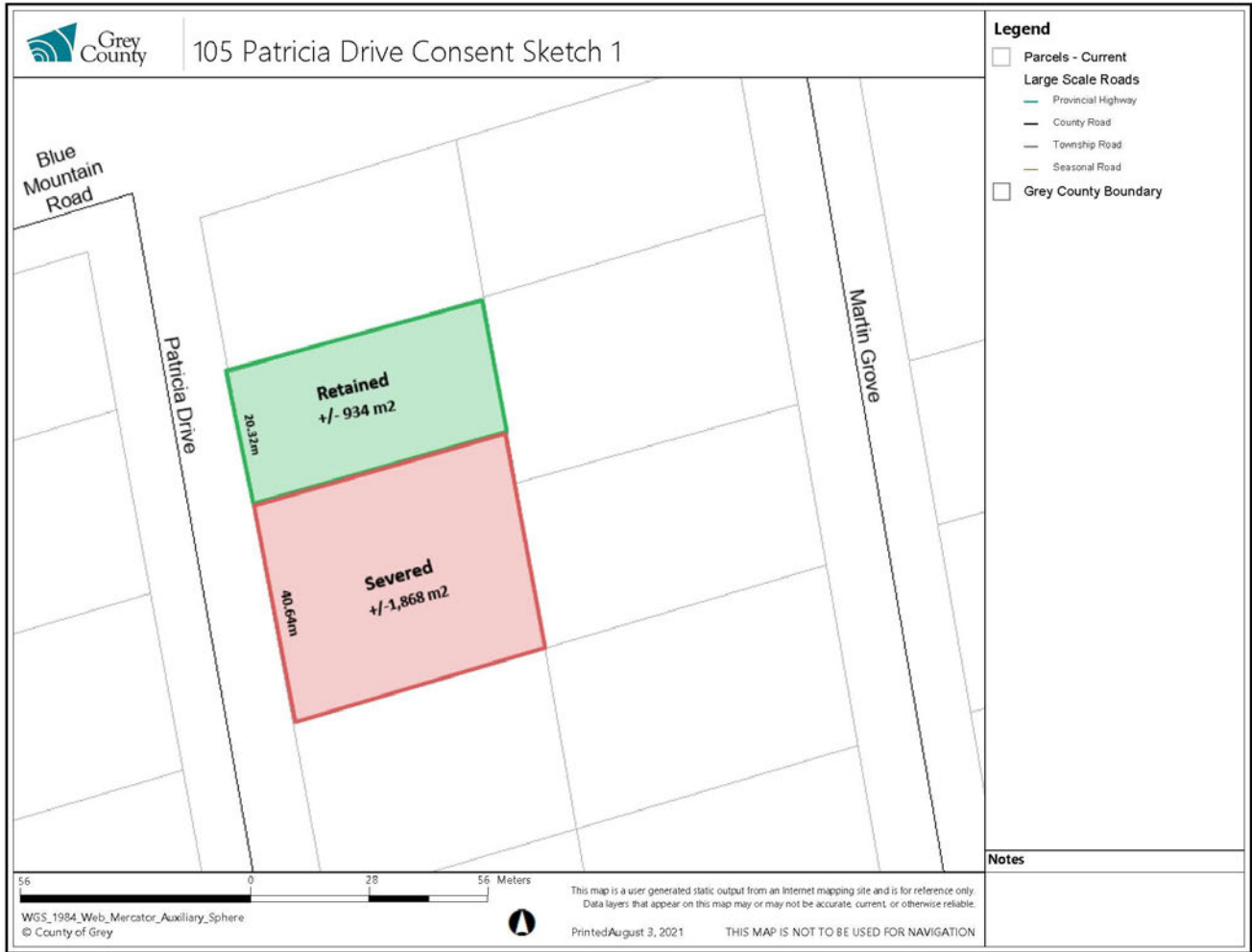
\_\_\_\_\_  
Rob Potter

\_\_\_\_\_  
David Nathan

\_\_\_\_\_  
Bill Remus

Dated: August , 2021

**Key Map - Severance Sketch**



**Certification**

Planning Act, R.S.O 1990, c. P.13, Sec 53(17) and 53(24), as amended

I, Travis Sandberg, Secretary-Treasurer of the Committee of Adjustment of the Town of The Blue Mountains, certify that the above is a true copy of the decision of the Committee of Adjustment with respect to the application recorded therein.

\_\_\_\_\_  
 Travis Sandberg, Secretary-Treasurer  
 Committee of Adjustment  
 Town of The Blue Mountains

Dated: August , 2021

**B13-2024**

**B14-2024**

**From:** planning@grey.ca  
**Sent:** July 5, 2024 2:31 PM  
**To:** Planning General  
**Subject:** County comments for B13-2024 & B14-2024 Garpan Holding Inc.

## County comments for B13-2024 & B14-2024 Garpan Holding Inc.



Hello TBM,

Please see below for the County comments for Consent application B13-2024 & B14-2024 Garpan Holding Inc. - Garpan Holding Inc..

County Planning staff have reviewed the subject application. Schedule A of the County OP designates the subject lands as 'Recreational Resort Settlement Area'. Section 3.8(2) states,

*New development in the Recreational Resort Settlement Area land use type must serve the public interest by contributing to the provision of community recreational amenities, by facilitating municipal service infrastructure, and by accommodating existing un-serviced development areas and areas with development potential within the existing land use type or in settlement areas.*

The proposed development would create two new vacant residential lot and permit dwellings on the severed and retained lots. The proposed severance meets these requirements as it would create growth within the settlement area by creating two new residential lots and permitting the development of the severed and retained lots, as well as help support nearby recreational facilities. Further, the proposed development would use full municipal servicing. In addition, the existing dwelling would be located on two separate lots; however, the applicant has stated that the existing dwelling will be demolished. Provided the existing dwelling is demolished; County Planning staff have no concerns.

County Planning Ecology staff have reviewed the subject application and have a comment stating,

Natural Heritage

*The property contains and/or is adjacent to significant woodlands, significant wildlife habitat, and potential habitat for threatened and/or endangered species. It is Grey County staffs understanding that the proposed development will be located adjacent to the features. As such, it is Staffs opinion that the potential impact to natural heritage would be negligible and*



*the requirement for an Environmental Impact Assessment (EIS) can be waived.*

*Stormwater Management*

*It is Grey County Staffs understanding that stormwater management infrastructure is not needed for the proposal.*

Provided the existing dwelling is demolished; County Planning staff have no concerns with the subject application.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Derek McMurdie

County of Grey, Owen Sound, ON

## Carter Triana

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**From:** Karen Long  
**Sent:** June 27, 2024 3:30 PM  
**To:** CA - Circulations  
**Cc:** Planning General  
**Subject:** RE: Consent Applications - Decision Date July 17, 2024

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for your email,



### Karen Long

Administrative Assistant for Planning Services  
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0  
Tel: 519-599-3131 ext. 263 | Fax: 519-599-7723  
Email: [klong@thebluemountains.ca](mailto:klong@thebluemountains.ca) | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

#### IMPORTANT INFORMATION

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

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**From:** CA - Circulations <CA.Circulations@wsp.com>  
**Sent:** Thursday, June 27, 2024 3:25 PM  
**To:** Karen Long <klong@thebluemountains.ca>  
**Subject:** RE: Consent Applications - Decision Date July 17, 2024  
**Importance:** Low



**Your E-mail was Received on:** Thursday, June 27, 2024

**Thank you for your email on:** Consent Applications - Decision Date July 17, 2024

The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure and we appreciate the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments / input be required on the information included in the circulation received. Bell Canada kindly requests that even if a specific comment is not provided at this time that you continue to circulate us at [circulations@wsp.com](mailto:circulations@wsp.com) on any future materials related to this

development project or infrastructure / policy initiative so that we can continue to monitor its progress and are informed of future opportunities for engagement.

## **1) Bell Canada Responses to Pre-Consultation & Complete Development Application Circulations:**

### **Pre-consultation Circulations**

Please note that Bell Canada does NOT generally comment on pre-consultation circulations unless the information provided identifies that a future draft plan of subdivision, draft plan of condominium and/or site plan control application will be required to advance the development proposal.

### **Complete Application Circulations & Recirculations**

Please note that Bell Canada does NOT generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

Bell Canada will generally comment on recirculations where the change modifies the proposed residential dwelling unit count and/or non-residential gross floor area in a draft plan of subdivision, draft plan of condominium and/or site plan control application.

## **2) Bell Canada Responses to Infrastructure and Policy Initiative Circulations:**

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure / policy initiative circulation received at this time.

### **Concluding Remarks:**

If you have any other specific questions, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours Truly,



**Juan Corvalan**

**Bell Canada**

Senior Manager – Municipal Liaison

Network Provisioning

[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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**From:** Karen Long <[klong@thebluemountains.ca](mailto:klong@thebluemountains.ca)>  
**Sent:** Thursday, June 27, 2024 7:17:43 PM  
**Subject:** Consent Applications - Decision Date July 17, 2024

Good afternoon,

Kindly use the link below to view the Consent Applications for the Decision date of July 17, 2024 .

If you have any questions or concerns, please email [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

Citrix Attachments	Expires July 27, 2024
B06-2024 Application Package (Saladino and ...ll).pdf	6.3 MB
B09-2024 Application Package (Elmes).pdf	3.1 MB
B10-2024, B11-2024, B12-2024 Application ...ns).pdf	23.9 MB
B13-2024 & B14-2024 Application Package (...c.).pdf	31.4 MB
B15-2024 Application Package (Bolland).pdf	2.7 MB

[Download Attachments](#)

Blue Mountains Planning uses Citrix Files to share documents securely.

At this time, I trust you find this in order,



**Karen Long**

Administrative Assistant for Planning Services  
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0  
Tel: 519-599-3131 ext. 263 | Fax: 519-599-7723  
Email: [klong@thebluemountains.ca](mailto:klong@thebluemountains.ca) | Website: [www.thebluemountains.ca](http://www.thebluemountains.ca)

**IMPORTANT INFORMATION**

As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

## Manuel Rivera

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**From:** mark maskens [REDACTED]  
**Sent:** July 13, 2024 12:21 AM  
**To:** Planning General  
**Subject:** Opposition to the division of property at 103 Patricia Drive into 3 lots  
**Attachments:** 105 Patricia - Application for Consent - June 2024.pdf

At the beginning I would like to state that a split into two lots would not be unreasonable as it is after all a double lot.

The objection is that when the lot is split three ways, the character and unique charm afforded to the residents of the Prices Subdivision and to a greater extent the residents of Patricia Drive that has existed for close to 50 years will be lost.

The town of Blue Mountains should cherish and protect one of its oldest developments by preventing the partitioning of this lot, in the same way that it protects all developments against the onslaught of STAs and other cash grabs that target our community

July 9, 2024

Planning Services  
Town of Blue Mountains  
32 Mill Street, P.O. Box 310  
Thornbury, Ontario  
N0H 2P0

Re: 105 Patricia Drive – Application for Consent for New Lot  
Town File #B13-2024 and B14-2024 (Garpan Holding Inc.)  
Roll #4242000002121010000

Dear Planning Services:

I am writing to you to contest the application (B13-2024 and B14-2024) to sever the property located at 105 Patricia Drive, The Blue Mountains. The Applicant is effectively requesting to sever the single lot at 105 Patricia Drive into 3 separate lots of equal size. Currently the lot has 60.95m of frontage, and the request is to split the lot into 3 separate lots with 20.32m of frontage.

Given that the property at 105 Patricia is a “double lot” (i.e. twice the size of all other lots in the Price’s Subdivision), we do not think it is unreasonable to sever the lot into 2 separate lots (i.e. 30.48m of frontage). Our opposition is simply to oppose the splitting of the lot into 3 separate lots of 20.32m of frontage. It is worth noting that all the other lots in the Price’s Subdivision have a minimum of 30.48m of frontage.

The Applicant previously made a request to the Town of Blue Mountains for this same application, which was rejected by the Town of Blue Mountains Committee of Adjustment in August 2021. At the time of the initial application, there was significant opposition from other residents in Price’s subdivision, and we submitted a letter of opposition (attached) which was signed by 19 different property owners in Price’s Subdivision. The Committee of Adjustment clearly heard the concerns of a large number of residents when making their decision.

It is my understanding that subsequent to the initial decision by the Committee of Adjustment, the Applicant appealed the decision to the Ontario Land Tribunal, and was successful in their appeal. Despite having a number of residents attend the initial Committee of Adjustment hearing and make formal submissions, none of the residents of Price’s Subdivision (myself included) were ever notified of the Appeal to the Ontario Land Tribunal, so we were never given the opportunity to express our opposition as part of the OLT Appeal process. This was very disappointing, and I am quite sure this was a breach of the OLT Appeal process rules.

It now appears that the Applicant let their previous approval lapse, so is required to re-apply to sever the lots. Consequently, we are once again expressing our opposition to the application as presented. As stated above, we do not think it is unreasonable to sever the lot into 2 separate lots (i.e. 30.48m of frontage). Our opposition is simply to oppose the splitting of the lot into 3 separate lots of 20.32m of frontage. Please refer to the attached letter (which we submitted at the time of the initial Committee of Adjustment hearing in August 2021) which contains the arguments in opposition to the application. These same arguments still apply.

Many thanks for your consideration of our position, which represents the opinion of a large number of residents in Price's Subdivision as evidenced by the 19 signatures to the attached letter outlining our position. We would hope the Planning Services Committee will also take into consideration the fact that residents in opposition were not notified of (and therefore not allowed to participate in) the Appeal by the Ontario Land Tribunal, which is surely a breach of the OLT Appeal process rules.

Best regards,

Andrew Sclater



The Blue Mountains, Ontario  
L9Y 0N6



## Manuel Rivera

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**From:** Lindsay Robinson <[REDACTED]>  
**Sent:** July 14, 2024 10:38 AM  
**To:** Planning General  
**Subject:** 105 Patricia Blue Mountains

Dear Planning Department,

Please consider this email as a signature of agreement to Mr Andrew Sclater's letter dated July 9, 2024 regarding 105 Patricia Drive - Application of Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll #4242000002121010000.

I would also like to be kept up to date on this file.

Sincerely,  
Peter & Lindsay Weismann  
[REDACTED]

## Manuel Rivera

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**From:** steveriedel <[REDACTED]>  
**Sent:** July 14, 2024 12:50 PM  
**To:** Planning General  
**Subject:** 105 Patricia dr

Dear Planning Department,

Please consider this email as a signature of agreement to Mr Andrew Sclater's letter dated July 9, 2024 regarding 105 Patricia Drive - Application of Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll #4242000002121010000.

I would also like to be kept up to date on this file.

Sincerely,

Steve Riedel

[REDACTED]

Sent from my Galaxy

**Manuel Rivera**

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**From:** CATHERINE CUNNINGHAM [REDACTED]  
**Sent:** July 14, 2024 1:04 PM  
**To:** Planning General  
**Subject:** 105 Patricia - subdividing into 3 lots  
**Attachments:** 105 Patricia - Opposition Letter - July 2024.docx

**Dear Planning Department,**

**Please consider this email as a signature of agreement to Mr Andrew Sclater's letter dated July 9, 2024 regarding 105 Patricia Drive - Application of Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll #424200002121010000.**

**I would also like to be kept up to date on this file.**

**Sincerely,**

**Cathy Cunningham**

[REDACTED]

**Sent from my iPhone**

## Manuel Rivera

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**From:** Sarah Cutt <[REDACTED]>  
**Sent:** July 14, 2024 3:33 PM  
**To:** Planning General  
**Subject:** 105 Patricia Drive - Application of Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll #4242000002121010000.  
**Attachments:** 105 Patricia - Opposition Letter - July 2024.docx

Dear Planning Department,

Please consider this email as a signature of agreement to Mr Andrew Sclater's letter dated July 9, 2024 regarding 105 Patricia Drive - Application of Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll #4242000002121010000.

I would also like to be kept up to date on this file.

We also sent a letter when the previous application was submitted. This letter is still valid.  
Thank you.

Sincerely,

Sarah and Lawrence Cutt  
[REDACTED]

Sent from Sarah's iPhone

## Manuel Rivera

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**From:** Bonnie Wood <[REDACTED]>  
**Sent:** July 14, 2024 4:35 PM  
**To:** Planning General  
**Subject:** 105 Patricia Drive

The Planning Department

The Blue Mountains

It seems we have already gone through all this and apparently Garpan Holdings did not comply with the OLT rulings, which, by the way, we were never informed about after the meeting with OLT. So here we are, again, having to go through the process. Below is the letter I sent to the Town Blue Mountains the first time around. Everything said in the letter still stands now.

We are also in agreement with Mr Sclater's letter of July 9th so please consider this write as our signature attached to his letter.

Please consider this email as a signature of agreement to Mr Andrew Sclater's letter dated July 9, 2024 regarding 105 Patricia Drive - Application of Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll #4242000002121010000.

Letter previously sent to the Town.

We are long time residents (48 years) on Patricia Drive and it has come to our attention that the person(s) who own the two lots at 105 Patricia Drive would like to sever them and make them *into three lots approximately 60' x 152' with single family dwellings on each lot.*

Here is a little history on Prices' Subdivision. Bruce and Trudy Ryding owned that property for a number of years. Bruce, who was a town councillor for some time, wanted to sever that lot. He wanted an eight foot easement as his dwelling was too close to the property line. He was denied that and therefore could not sever his lot.

Mr. Price divided this parcel into 100' x 152' lots allowing for **one** single family dwelling on each lot. Up until now they have remained that way. By allowing this lot to be severed into three lots and building three homes crammed into what should be a two home parcel this community will lose its uniqueness and rural feel that brought us here.

When the dwelling at 101 Patricia Drive was built, we were told it was going to be a "single family dwelling". There are 3 apartments in that building. So you can see why we are a little reluctant in believing that these 3 new dwellings will be "single family homes".

I know these are changing times but is it really necessary to destroy the rural look and feel of a beautiful development for someone's personal gain?

We are adamant that this application does not go through and Price's Subdivision remains as it was meant to be. One lot, one dwelling!

Something to think about. If this was happening on **your** street, where **you** have chosen to live, would you be embracing this change?

Glenn and Bonnie Wood

Patricia Drive

NB- This application has not been approved yet so why are there 3 sewage lines already staked out on this property.

## Manuel Rivera

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**From:** Angela Greenway <[REDACTED]>  
**Sent:** July 15, 2024 8:31 AM  
**To:** Planning General  
**Subject:** Application of Consent for New Lot Town File #B13-2024 and B14 - 2024

Dear Planning Department,

Please consider this email as a signature of agreement to Mr Andrew Sclater's letter dated July 9, 2024 regarding 105 Patricia Drive - Application of Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll #4242000002121010000.

I would also like to be kept up to date on this file.

Sincerely,

Angela and Jim Greenway  
[REDACTED]  
The Blue Mountains

## Manuel Rivera

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**From:** Silvia Weismann <[REDACTED]>  
**Sent:** July 15, 2024 10:56 AM  
**To:** Planning General  
**Subject:** 105 Patricia Drive

Dear Planning Department,

Please consider this email as a signature of agreement to Mr Andrew Sclater's letter dated July 9, 2024 regarding 105 Patricia Drive - Application of Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll #4242000002121010000.

I would also like to be kept up to date on this file.

Silvia Weismann & Steve Riedel  
[REDACTED]

Sincerely,

Sent from my iPhone



## Manuel Rivera

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**From:** Jim MacKay [REDACTED]  
**Sent:** July 15, 2024 11:07 AM  
**To:** Planning General  
**Subject:** 105 Patricia Drive Application for Consent

Planning Services,

My family has owned 113 Martin Grove since 1971 and as a long term resident I am opposed to the severance of 105 Patricia Drive into 3 separate building lots.

I am in agreement with Andrew Sclaters letter dated July 9th, 2024 opposing this severance. Much of the appeal of the neighbourhood is single family residences on 100 ft plus lots. Developers will continue to pressure planning departments to reduce frontages for profit - if I want a new home on a postage size lot there are many new developments such as Windfall to choose from!

The fact that Garpan Holdings did not meet the conditions as set out by the OLT requiring another application is a concern.

Please keep us updated on any decisions related to this application.

Thank You,

Jim and Colleen MacKay  
[REDACTED]

## Manuel Rivera

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**From:** MADGE LE GRICE <[REDACTED]>  
**Sent:** July 15, 2024 6:36 PM  
**To:** Planning General  
**Subject:** Re: 105 Patricia Drive Applicaion for Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll # 42420000212101000

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

To Whom it May Concern

I am writing to contest the application (B13-2024 and B14-2024) to sever the property located at 105 Patricia Drive, The Blue Mountains.

Given that Andrew Sclater has already submitted the exact same letter that I would have written, please consider this email as a signature of agreement to Mr. Sclater,s letter dated July 9 2024 regarding this application.

I would also appreciate being informed as to what is happening with this file.

Thank you.

Madge LeGrice

[REDACTED]  
Blue Mountains

**Manuel Rivera**

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**From:** Frank Forbes [REDACTED]  
**Sent:** July 15, 2024 9:48 AM  
**To:** Planning General  
**Subject:** Re: 105 Patricia Dr.

To Planning Dept

Please consider this email as a signature of agreement to Mr Andrew Sclater's letter dated July 9, 2024 regarding 105 Patricia Drive - Application of Consent for New Lot Town File #B13-2024 and B14-2024 (Garpan Holding Inc.) Roll #4242000002121010000.

I would also like to be kept up to date on this file.

Sincerely,  
Frank Forbes  
[REDACTED]

**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** March 30, 2022

**CASE NO(S):**

OLT-21-001496  
OLT-21-001497

**PROCEEDING COMMENCED UNDER** subsection 53(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Garpan Holdings Inc.  
Subject: Consent  
Property Address/Description: 105 Patricia Drive  
Municipality: Town of The Blue Mountains  
Municipal File No.: B07-2021  
OLT Lead Case No.: OLT-21-001496  
OLT Case No.: OLT-21-001496  
OLT Case Name: Garpan Holdings Inc. v. The Blue Mountains (Town)

**PROCEEDING COMMENCED UNDER** subsection 53(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Garpan Holdings Inc.  
Subject: Consent  
Property Address/Description: 105 Patricia Drive  
Municipality: Town of The Blue Mountains  
Municipal File No.: B08-2021  
OLT Lead Case No.: OLT-21-001496  
OLT Case No.: OLT-21-001497

**Heard:** March 17, 2021 by video hearing

**APPEARANCES:**

**Parties**

Garpan Holdings Inc.  
("Applicant/Appellant")

**Counsel**

Samantha Lampert

The Town of the Blue Mountains      Will Thomson  
("Town")

**DECISION DELIVERED BY D. CHIPMAN AND ERIC S. CROWE AND ORDER OF  
THE TRIBUNAL**

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[1] This hearing was scheduled as a Case Management Conference on an appeal filed by Garpan Holdings Inc. (the "Appellant") on the refusal of the Committee of Adjustments of the Town of the Blue Mountains on an application to sever two new building lots for residential purposes from the subject property pursuant to Section 53(19) of the *Planning Act* (the "Act"). The Parties notified the Tribunal that they were ready to have this matter move to a Hearing of the merits.

[2] The Subject Property is municipally known as 105 Patricia Drive (the "Subject Property") in the Town of the Blue Mountains. The legal description of the lands is Lot 35, Plan 950 in an area known as Price's Subdivision.

**Participant and Party Status Requests**

[3] Upon canvassing those in attendance, the Tribunal confirmed no further requests for Party status.

[4] The Tribunal recognized two requests for Participant Status. Lawrence Cutt who was not present and Kevin Richard who was present for the hearing. The Tribunal acknowledged that comments from both Participants would be weighed accordingly in the Panel's deliberations.

[5] The Tribunal agreed to proceed with a hearing of the merits in order to provide an expeditious resolution to this case.

## Proposed Consents

[6] The applications propose to create two new lots for the purpose of constructing one single dwelling residential unit on each new lot.

[7] The effect of application B07-2021 is to create one new lot which is approximately 1,868 square metres ("m<sup>2</sup>") in area with 40.64 metres ("m") of frontage onto Patricia Drive. The retained lands are proposed to have an area of approximately 934 m<sup>2</sup> in area with 20.32 m of frontage onto Patricia Drive.

[8] The effect of application B08-2021 is to further sever the lot created by application B07-2021 to an additional lot which is approximately 934 m<sup>2</sup> in an area with 20.32 m of frontage onto Patricia Drive.

[9] The retained lands are proposed to have an area of approximately 934 m<sup>2</sup>. with 20.32 m of frontage onto Patricia Drive. In all, it is proposed that the two severed lots and the retained lot would each have a similar lot area of 934 m<sup>2</sup>.

Severance Sketch for B07-2021



Severance Sketch for B08-2021



### Site Context

[10] The Subject Property is located on Patricia Drive within an existing registered plan of subdivision. The neighbourhood consists of low-density residential uses characterized by single detached dwellings.

[11] The Subject Property currently contains a single detached dwelling unit located on a proposed lot line between the severed and retained lands for application B07-2021 and associated accessory buildings.

### Planning Witness

[12] The Tribunal heard from Gordon Russell who was affirmed and qualified by the Panel to provide testimony in land use planning on behalf of the Applicant. Being the only land use planner providing evidence at this hearing the Panel accepts his uncontroverted evidence.

## **Planning Evidence**

[13] The Act gives authority to grant consent to sever land under section 53(1) of the Act, when a Plan of Subdivision is not required for the orderly development of the lands. The Act also requires when making a decision on planning matters, that approval authorities have regard for matters of provincial interest in section 2 and matters under section 51(24) of the Act.

[14] The Tribunal heard through the evidence of Mr. Russell that the proposed consents meet sections (a) through (m) of section 2 of the Act, which identified no constraints on natural or cultural heritage, or hazard areas identified on the subject lands; the proposed new lots are further located within a Settlement Area and will be provided full municipal services; the consents are considered in the public interest as it contributes to achieving the residential intensification targets as established by the County and Municipal Official Plans and that the additional lots will contribute to better use of existing and future municipal services.

[15] Mr. Russell's evidence is that the severance is not premature as the Subject Property are zoned and designated for low-density residential uses with full municipal services available at the property frontage as well as road access to each respective parcel.

[16] The proposed severed and retained lands appear to be generally consistent in shape with existing lots of record in the area and contain no natural resources.

## **Provincial Policy Statement (PPS 2020)**

[17] Mr. Russell took the Panel to Section 1.0 which provides for Building Strong Healthy Communities. He provided evidence on how the consents relate to section 1.1.3 stating the property is located in a Settlement Area focused for growth and development.



[18] Section 1.1.3.2 The proposed new lot creation is located within a Settlement Area which will be provided full municipal services. The additional lots will provide for more efficient use of the existing and planned municipal infrastructure.

[19] Section 2.1.1, it was identified that although there are no natural heritage features identified on the subject lands, significant woodlands are identified within 120 m of the lands, on the west side of the Patricia Drive. Due to the fragmentation of the significant woodlands from the subject lands created by the right-of-way, there will be no adverse impacts to the identified woodland feature as a result of the consent applications.

[20] The Tribunal is satisfied that the proposed consents are consistent with the objectives of the PPS 2020.

### **County of Grey Official Plan, 2018**

[21] The County of Grey Official Plan (“GOP”) guides development within the whole of the County of Grey and provides broad policy framework for local Municipal Official Plans, Secondary Plans and bylaws.

[22] The Subject Lands are designated “*Recreational Resort Area*” under the County Official Plan. This designation applies to settlement areas that have developed as a result of site-specific amendments to the County and/or local Official Plan. Residential uses are permitted in the Recreation Resort Area.

[23] Mr. Russell referred the Panel to Schedule A of “Recolour Grey” which designates the subject property as a Recreational Resort Area. Section 3.8 of the COP states:

The Recreational Resort Area land use type as shown on Schedule A of this Plan applies to settlement areas which have developed as a result of site-specific amendments to the County of Grey Official Plan and/or local official plan consisting of a defined development area, specific recreational amenities, residential

development (including second units as per Section 4.1.5) and serviced with full municipal services (sewer and water).

[24] He informed the Panel that work had been completed by the Town on the construction of a municipal sewage services extension into Price's Subdivision in October of 2021.

[25] Mr. Russell added that land division is permitted in the Recreation Resort Area designation so long as the parcels satisfy section 9.12 of the County Plan consent policies which outline that the proposed consents are:

- a) on full municipal services
- b) represent an infill development and maintains general consistency, and is compatible with, the lot fabric of the area. Through photographs of the lot fabric in the subdivision it was demonstrated to the Tribunal that the rectangular deep lot fabric will be maintained
- c) the severed and retained lands meet the minimum lot standards of the Zoning By-law. The lots will have a minimum lot frontage of 20 m which is slightly smaller than other lots in the area. Mr. Russell maintained that they remain significant in size considering of the varied lot sizes in the area.
- d) the subject lands are located within a Settlement Area as established in the COP and PPS.

[26] The Tribunal having heard the evidence and uncontested opinion of Mr. Russell finds the proposed consent is consistent with the intent and direction of the GOP.

### **Town of The Blue Mountains Official Plan, 2016**

[27] The Town of The Blue Mountains Official Plan ("BMOP") designates the Subject

Property as *Residential Recreational Area* (Map Schedule A-5). It is the intent of this designation to recognize areas within the Town where there is a mix of seasonal and permanent residential and recreational uses, and to recognize areas where some residential uses are located to support and provide access to resort and recreational amenities.

[28] Section B3.7.4.2 of the Plan outlines that further lot creation within registered plans of subdivision shall generally be prohibited in order to maintain intended density and character of the development, however, individual consents for residential purposes may be considered in accordance with the *Infill Development* policies outlined under section B3.1.5 of the Plan.

[29] Mr. Russell spoke specifically to section B3.1.5.1, Infill Development, which includes the creation of lot(s) for single detached dwellings between existing residential lots. Mr. Russell opined that the proposed consents meet the requirements specified in (a) through (l).

[30] Mr. Russell stated infill and intensification through these sections, may be permitted where it respects the scale and built form of the surrounding neighbourhood and conforms to the policies of the Official Plan.

[31] Mr. Russell opined that the parcels are proposed at a size and dimension to provide for appropriate and compatible built-form and low-density residential development, as is characterized in the neighbourhood.

[32] Any future buildings will be required to comply with the standard zone provisions of Zoning By-law No. 2018-65 as will standard zone provisions with respect to setbacks and lot coverage as they relate to impact on adjacent properties in relation to grading, drainage access and circulation and privacy.

[33] Mr. Russell stated that the property will be developed for future residential uses

which are not subject to site plan control. Landscaping will be provided upon construction and development of private residences. Future property owners will be encouraged to preserve trees, but it is recognized that tree removal is probable to establish future building envelopes, driveways, etc.

[34] Mr. Russell informed the Tribunal the applications will be subject to section D4.2.1 which requires properties to front on a public road that is maintained year-round. He confirmed the Town maintains the Patricia Drive even though it remains in a compact gravel state and there are no anticipated impacts on drainage patterns in the area.

[35] The Tribunal is satisfied that the proposed lot creation is consistent with the direction of the BMOP, 2016.

### **Comprehensive Zoning By-law No. 2018-65**

[36] The Town of The Blue Mountains Zoning By-law No. 2018-65 ("ZBL") zones the subject lands R1-1. Single Detached Residential uses are permitted in the R1-1 zone.

[37] All of the resulting parcels are proposed to have a minimum lot frontage of 20.32 m and a total lot area of 934 m<sup>2</sup> which satisfy, and exceed, the minimum lot frontage and area requirements of the R1-1 respectively. As the lots will be regular in shape, the resulting available building envelope area after applying the required minimum setbacks is approximately 481 m<sup>2</sup> in area. All lot development will further be subject to a maximum lot coverage of 30%, based on the total lot area.

### **Conclusion**

[38] The Tribunal finds the consent applications which are the subject of this appeal represent proper and orderly development which is not premature and is in the public interest.

[39] Upon the uncontroverted evidence from Mr. Russell, the Tribunal is satisfied that the area's existing infrastructure can adequately support the proposed new lots created without any further upgrades.

[40] In the absence of any planning evidence to the contrary, based on all the foregoing, the Tribunal finds the consents will not result in adverse effects upon the health and safety of new or existing residents, is consistent with the PPS, conforms to the OP, has appropriate regard for the matters enumerated in section 51(24) and overall represents good planning in the public interest.

## **ORDER**

[41] **THE TRIBUNAL ORDERS** that the appeal is allowed, and the provisional consents are to be given subject to the conditions set out in Attachment 1 to this Order.

*"D Chipman"*

D. Chipman  
MEMBER

*"Eric S. Crowe"*

Eric S. Crowe  
MEMBER

### **Ontario Land Tribunal**

Website: [olt.gov.on.ca](http://olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

**ATTACHMENT 1**

March 17, 2022

Town of The Blue Mountains  
Consent Application Files: B07-2021 & B08-2021  
Garpan Holdings Inc.

Revised recommended Conditions of Consent:

1. That the Applicant meets all the requirements of the Town, financial and otherwise, for the Certificate of Consent to be issued.
2. That the Applicant provide payment of cash-in-lieu of applicable parkland dedication and Development Charges for both of the new residential lots, as required by the Town.
3. That the existing dwelling unit and all accessory structures/buildings are demolished or removed from the property prior to registration, to the satisfaction of the Town of The Blue Mountains.
4. That the consent Application B07-2021 be registered prior to Consent Application B08-2021.
5. That the Owner provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office.
6. That all above conditions be fulfilled within two (2) years of the Notice of Decision so that the Certificate of Consent pursuant to Section 53(42) of the Planning Act, can be issued by the Town.