Notice of Decision and Right to Appeal

This is a notice about the decisions from the March 19, 2025, Committee of Adjustment Meeting.

A certified copy of the Committee of Adjustment's decision is attached to this notice.

If you disagree with this decision, you may file an appeal with the Ontario Land Tribunal (OLT). An appeal must include the required Appellant Form and the required Fees made out to the Minister of Finance**.** The Appellant Form must also set out the objection to the decision and the reasons in support of the objection. Please note, only the applicant, public bodies with an interest in the matter, the Minister of Municipal Affairs and Housing, and 'specified persons', as defined by the Planning Act, are permitted to appeal decisions related to minor variance applications. These are recent changes that have been made to the Planning Act by the province.

The Appellant Form and fees must be delivered in person or by registered mail to the Secretary-Treasurer of the Committee of Adjustment:

Secretary-Treasurer
Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, P.O. Box 310
Thornbury, ON, N0H 2P0

The last date for filing an appeal is April 8, 2025, by 4:30 pm.

More information about how to file an appeal, including the forms and fees, is available on the Ontario Land Tribunal website at https://olt.gov.on.ca/.

If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by the Ontario Land Tribunal.

If no appeal on this decision is received within twenty days of the decision, the decision of the Committee is final and binding. The Secretary-Treasurer will notify the Applicant and file a certified copy of the decision with the Clerk of the Town of The Blue Mountains.

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

The Corporation of the Town of The Blue Mountains

Decision on Consent Application File B03-2025

Owner/Applicant:	100000925296 Ontario Inc		
Purpose / Effect:	The purpose of this application is to consider a request for an easement for drainage purposes in favour the adjacent residential lots.		
Legal Description:	PT LT 147-148 PL 529 COLLINGWOOD AS IN R262179; S/T R272237, R297829, R301646; THE BLUE MOUNTAINS		
Easement Parcel:	Frontage: 11 m	Depth: 112 m	Area: 1,237.7 sq.m
Retained Parcel:	Frontage: N/A m	Depth: N/A m	Area: N/A sq.m
Road Access:	Grey Road 21 (County Road)		
Municipal Water:	N/A	**Municipal Sewer:**	N/A
Decision:	**Grant Provisional Consent**		
Date of Decision:	March 19, 2025		

In making the decision upon this application for Consent for easement, the Committee of Adjustment is satisfied that the proposed easement in favour of Part 4 of the Draft R-Plan 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 Owner meets all the requirements of the Town, financial or otherwise, for the Certificate of Consent to be issued;
2. The downstream improvement to the culvert be completed in it's entirety and be certified by the project engineers as a condition of the severance. A permit for this work will be required from GSCA;
3. Completion of the groundwater monitoring program and demonstration of the results that demonstrate that all adjacent residential development is located above the water table
4. That the Owner to implement the general mitigation plan outline in the Environmental Impact Study conducted by Birks Natural Heritage Consultants, Inc dated March 2022;
5. A restoration/enhancement plan shall be submitted to the satisfaction of the County and must include tree compensation at 2:1 compensation rate for any native tree removal over 10 centimeters diameter at breast height that is necessary to accommodate the proposed development;
6. That a permit is obtained from the Ministry of Transportation Ontario for building and land use, if required;
7. Registered easement details to be entered upon to permit the adjacent lots to utilize the proposed easement for drainage purposes, maintenance and any additional requirements to the satisfaction of the Town, if required;
8. That the Owner provides a description of the land which can be registered in the Land Registry Office;
9. That all above conditions be fulfilled within two years of the Notice of Decision so that the Secretary-Treasurer is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act.

[redacted]

Robert B. Waind	Jim Oliver Chairman	Michael Martin	Jan Pratt	Duncan McKinlay Vice Chairman

The last date for filing an appeal to the decision is April 8, 2025

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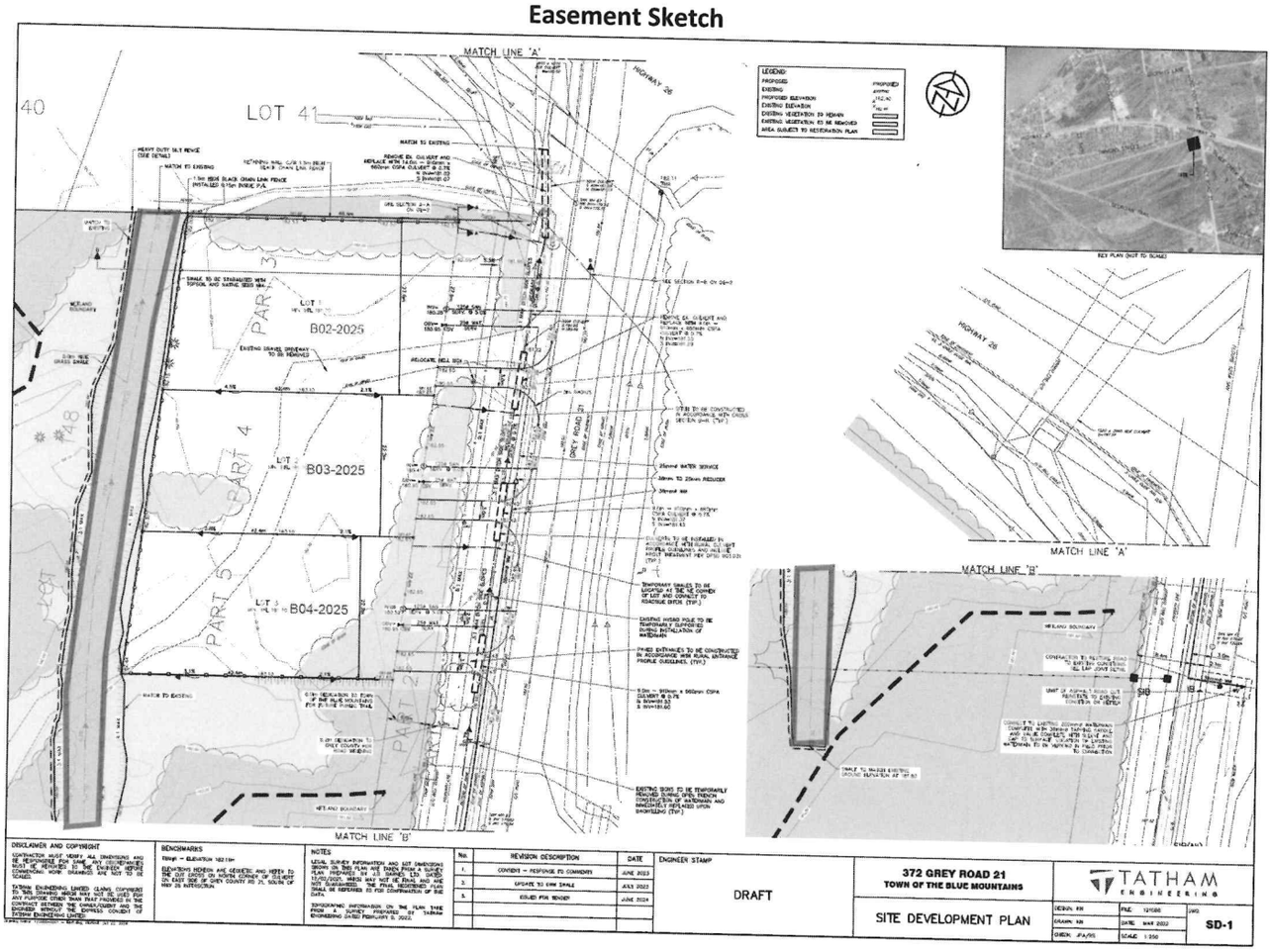
Easement Sketch



Certification

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

I, Carrie Fairley, Secretary Treasurer for the Committee of Adjustment at 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.

[redacted]

Carrie Fairley, Secretary Treasurer
Town of The Blue Mountains
32 Mill Street, Box 310, Thornbury, ON N0H 2P0

Dated: March 19, 2025

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