



# Notice of Decision and Right to Appeal

## This is a notice about a decision of Committee of Adjustment on Consent Application B02-2022 (Owner: Brucevale Holdings Limited)

A certified copy of the Committee of Adjustment of the Town of The Blue Mountain's decision, and any conditions, is attached to this notice.

You are entitled to receive notice of any changes to the conditions of the provisional consent if you make a written request to the Secretary-Treasurer to be notified of changes to the conditions of the provisional consent.

### Public Feedback

No comments were received in writing or verbally from members of the public on this application.

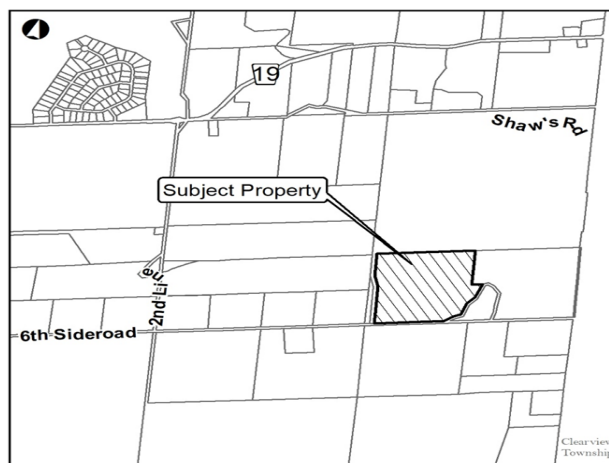
### What if I disagree with this decision?

If you disagree with this decision you may file an appeal to the Ontario Land Tribunal. An appeal must include the required **Appellant Form** and **Applicable Fees** in a Certified Cheque or Money order, made out to the Minister of Finance. The Appellant Form must state the reasons for the appeal.

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

Secretary-Treasurer of the Committee of Adjustment  
Town of The Blue Mountains  
PO Box 310, 32 Mill Street  
Thornbury, Ontario N0H 2P0

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.



**The last date for filing an appeal is May 19, 2022 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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the applicant, the appellant, the Clerk, and to anyone else as determined by the Ontario Land Tribunal.

If no appeal on this decision is received within twenty days of this notice, the decision of the Committee of Adjustment is final and binding and the Secretary-Treasurer will notify the applicant.



# The Corporation of the Town of The Blue Mountains

## Committee of Adjustment

### Decision on Consent Application File No. B02-2022

Owners/Applicants:	Brucevale Holdings Limited/Bruce Trail Conservancy		
Purpose / Effect:	The purpose and effect of this application is to sever a portion of the lands in order to create a new lot for conservation and trail corridor purposes.		
Legal Description:	Part Lot 7, Concession 1 being Part 1 and 2, 16R7753		
Severed Parcel:	Frontage: 301.9m	Depth: 295.6m	Area: 9.7ha
Retained Parcel:	Frontage: 582.0m	Depth: 549.3m	Area: 27.4ha
Road Access:	Unopened Municipal Road Allowance		
Servicing:	N/a		
Decision:	<u>Grant Provisional Consent</u>		
Date of Decision:	<u>April 20, 2022</u>		

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: May 19, 2022

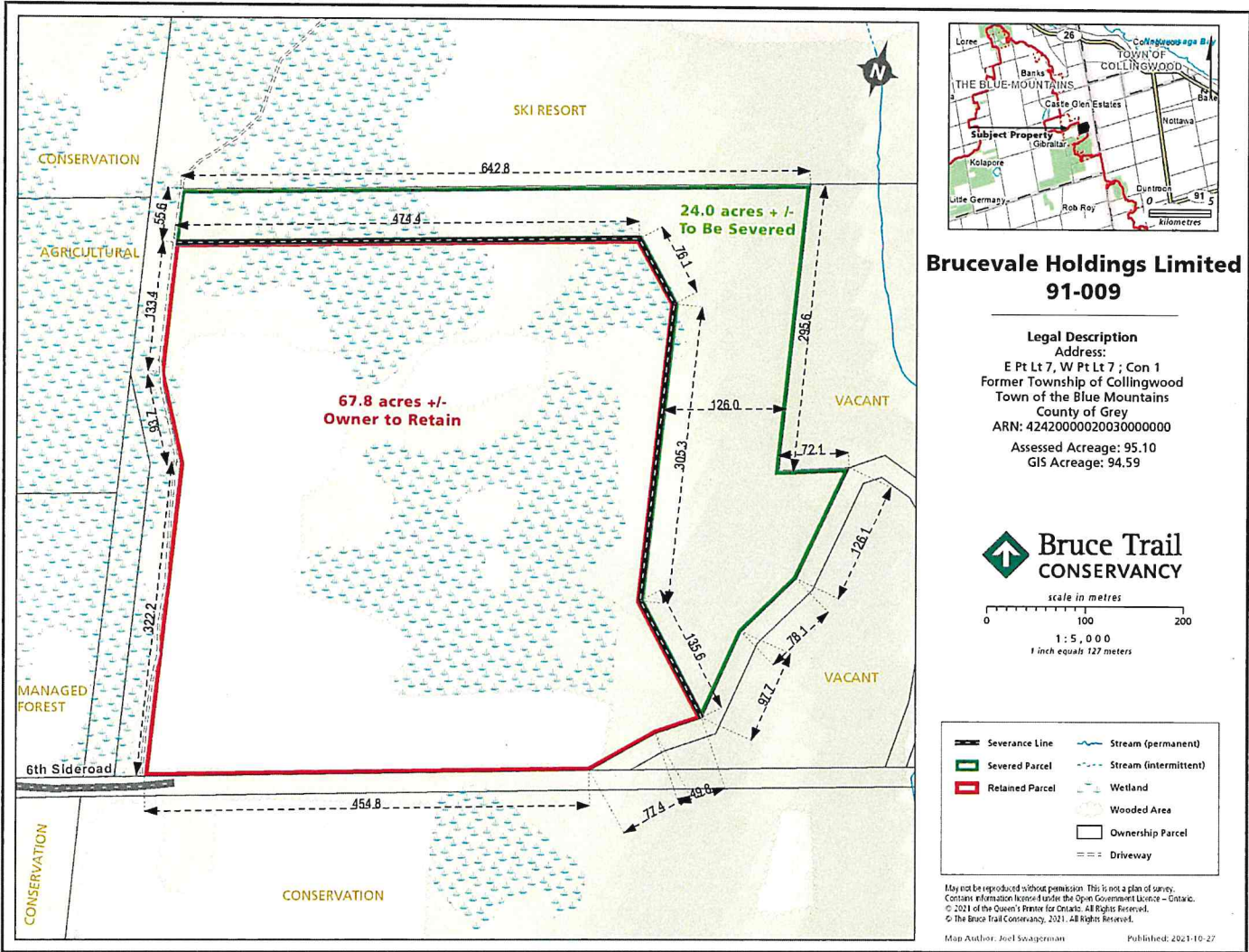
**If provisional consent is given, then the following conditions must be met by April 20, 2024 (two years from decision).**

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 Owner undertakes to transfer ownership of the severed lands to the Bruce Trail Conservancy following registration of the new parcel, to the satisfaction of the Town.
3. That the Owner provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office.
4. That all above conditions be fulfilled within two 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.

Robert B. Waind	Peter Franklyn	Bill Remus	Jim Uram	Jim Oliver

Dated: April 20 , 2022

Key Map - Severance Sketch



Certification

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

I, Kyra Dunlop, 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.

*Kyra Dunlop*  
Kyra Dunlop, Secretary-Treasurer  
Committee of Adjustment  
Town of The Blue Mountains

Dated: April 20 , 2022