



Notice of Decision and Right to Appeal

This is a notice about a decision of the Committee of Adjustment on Consent File Applications B10-2022 (Owner: CV Farmco Ltd.)

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. 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.

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, Thornbury, ON, N0H 2P0

The last date for filing an appeal is November 3, 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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by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.



The Corporation of the Town of The Blue Mountains
Committee of Adjustment

Decision on Consent Application File No. B10-2022

Owners/Applicants: CV Farmco Ltd.

Purpose / Effect: The purpose and effect of this application is to sever a portion of the lands in order to create a new 1 hectare rural residential lot.

Legal Description: Concession 11, North Part Lot 12

Severed Parcel: Frontage: 90m Depth: 115m Area: 1.0ha

Retained Parcel: Frontage: 229m Depth: varies Area: 41ha

Road Access: 10th Line, Open and Maintained Municipal Road

Servicing: On-site Private Well Water Supply and Sanitary Sewer System

Decision: Grant Provisional Consent

Date of Decision: October 12, 2022

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: November 3, 2022

If provisional consent is given, then the following conditions must be met by October 12, 2024 (two years from decision).

1. Obtaining an amendment or variance to The Blue Mountains Zoning By-law 2018-65 to establish a new minimum lot area and minimum lot frontage requirement for the severed parcel;
2. That the Applicant meets all the requirements of the Town, financial and otherwise, for the Certificate of Consent to be issued;
3. That the Applicant provide payment of cash-in-lieu of applicable parkland dedication and Development Charges, as required by the Town;
4. That the Owner is able to obtain an Entrance Permit from the Town of The Blue Mountains Operations Department;
5. That the Owner provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office; and
6. 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

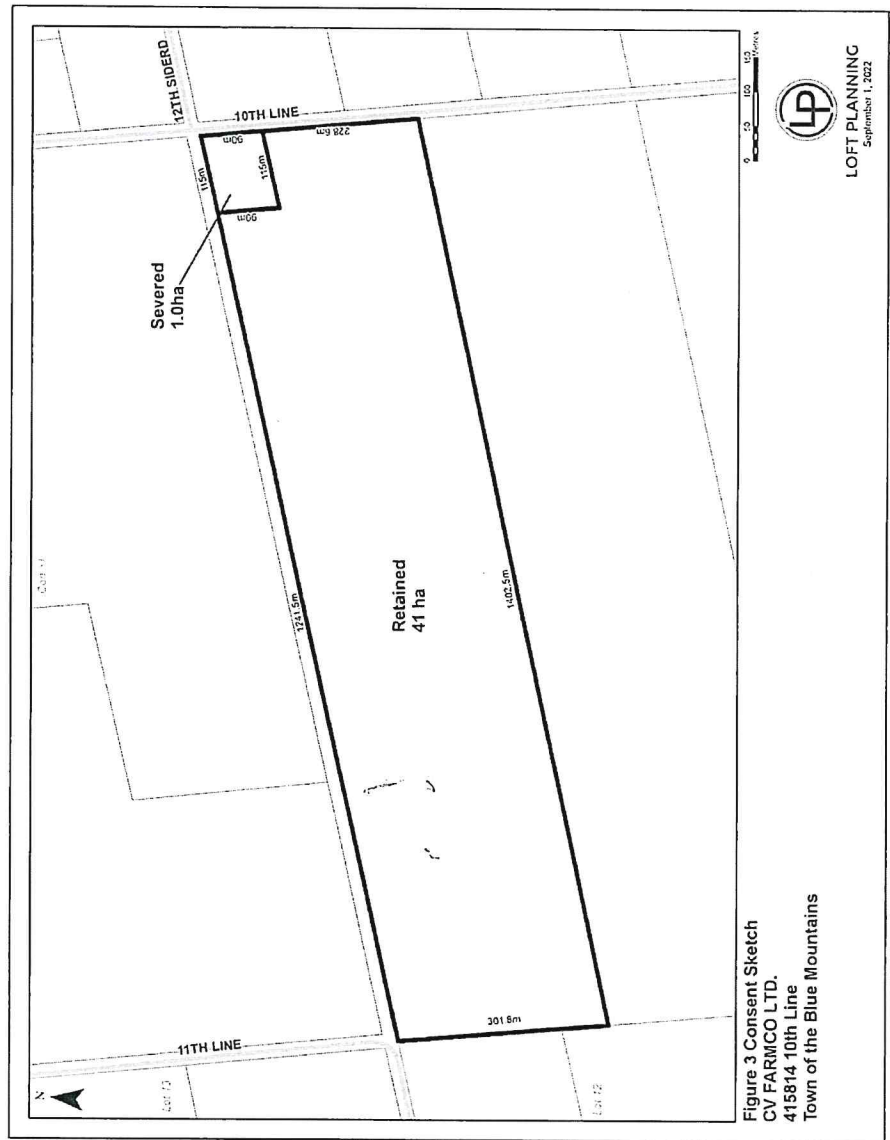
Bill Remus

Jim Uram

Jim Oliver

Dated: October 12, 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, Secretary-Treasurer
Committee of Adjustment
Town of The Blue Mountains

Dated: October 12, 2022

This Document may be made available in other accessible formats as soon as practicable and upon request