



Notice of Decision and Right to Appeal

This is a notice about the decisions from the June 19, 2024, 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 for a minor variance decision is July 9, 2024, by 4:30 p.m.

The last date for filing an appeal for a consent decision is July 11, 2024, by 4:30 p.m.

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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined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

Decision on Consent Application File B05-2024

Owner/Applicant: Scott Gerard

Purpose / Effect: The purpose and effect of this application is to create a new residential lot.

Legal Description: Plan 104 Lots 17 to 18

Severed Parcel: Frontage: 15.08 m Depth: 50.45 m Area: 760 sq.m

Retained Parcel: Frontage: 15.08 m Depth: 50.45 m Area: 760 sq.m

Road Access: Leming Street (municipal road)

Municipal Water: Yes **Municipal Sewer:** Yes

Decision: Grant Provisional Consent

Date of Decision: June 19, 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 by June 19, 2026

1. That a minor variance is granted to permit a reduced lot frontage of 15.08 metres for the severed and retained lots;
2. That the Owner obtain a municipal land use permit (MLUP) for any required works, including tree removal, within the Town right-of-way. Prior to applying for a MLUP the owner shall provide a survey of the location and evaluation of the health of existing trees on the subject lands and determine how existing trees may be retained with the development of the severed and retained parcels;
3. That a development agreement be registered on title so that no additional residential unit (ARU) be permitted less than 9 metres from the rear property line for both the retained and severed lots;
4. That the Owner meets all the requirements of the Town, financial or otherwise, for the Certificate of Official to be issued;
5. That the Owner provides payment of cash-in-lieu of applicable parkland dedication, or 5% of the appraised value of the severed lot, as required by the Town;
6. That the Owner provides payment of applicable development charges for the lot(s), as required by the Town;
7. That the Owner provides a description of the land and draft reference plan, which can be registered in the Land Registry Office.
8. That all above conditions be fulfilled within two (2) years of the Notice of Decision so that a Certificate of Official can be issued by the Town, pursuant to Section 53(42) of the Planning Act.



Robert B. Waind
Chairman

William Oliver
Vice Chairman

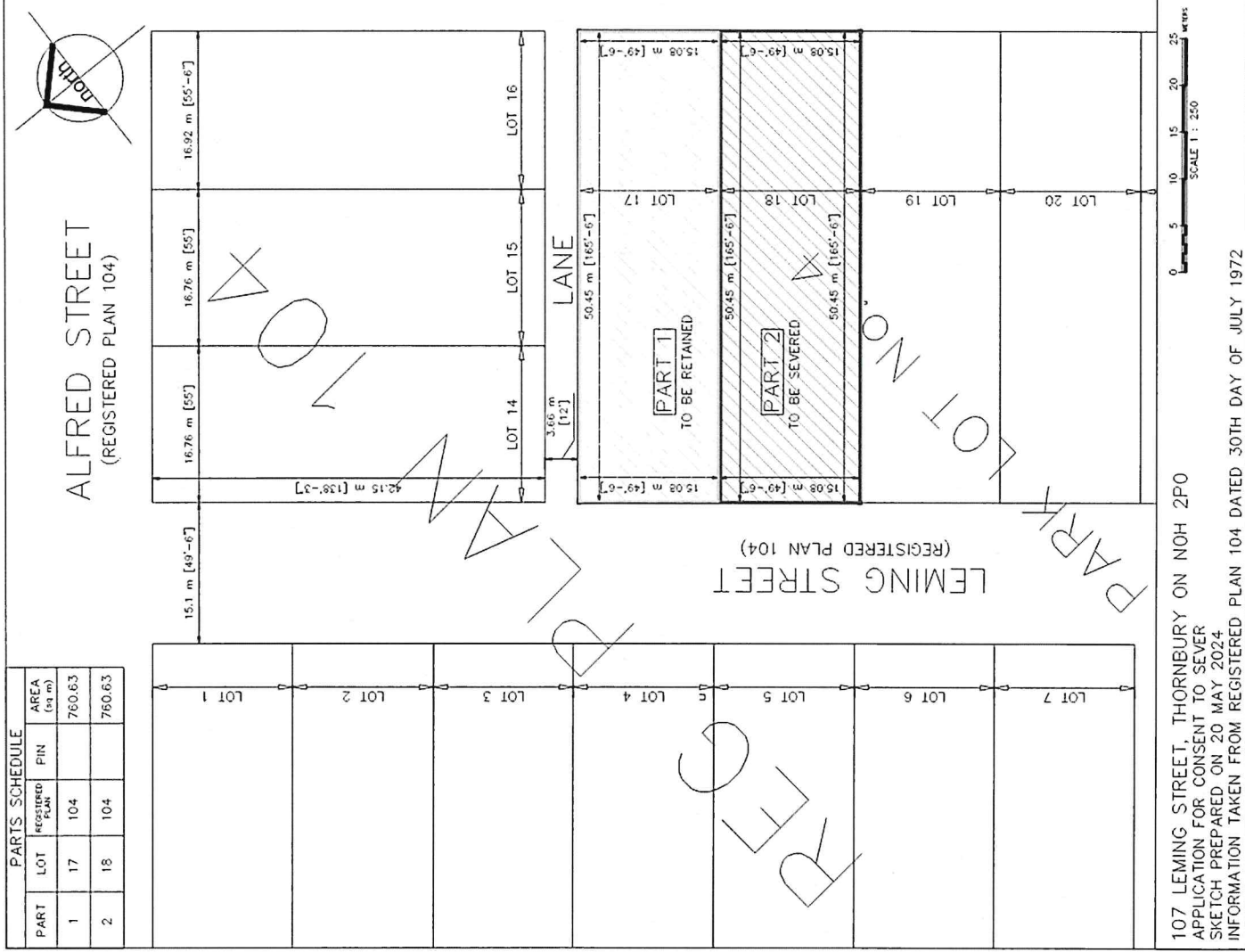
Michael Martin

Jan Pratt

Duncan McKinlay

Dated: June 19, 2024

Easement Sketch



PARTS SCHEDULE			
PART	LOT	REGISTERED PLAN	AREA (sq m)
1	17	104	760.63
2	18	104	760.63

Certification

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

I, Carrie Fairley, Secretary-Treasurer of 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.

[Redacted Signature]

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

Dated: June 19, 2024