



The Corporation of the Town of The Blue Mountains

Decision on Consent Application File No. B09-2024

Owners/Applicants: Elmes

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

Legal Description: Town Plot Lot 10 SW Louisa St NE Alice St RP 16R8525 Part 1

Severed Parcel: Frontage: 19.0 metres Depth: 52 metres (Irreg.) Area: 1726.5 sq metres

Retained Parcel: Frontage: 50.5 metres Depth: 152.9 metres Area: 7672.7 sq metres

Road Access: Alice Street East (to be extended)

Servicing: Municipal Sanitary and Water

Decision: **Grant Provisional Consent**

Date of Decision: **August 21, 2024**

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 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 before 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 Consent 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 the Applicant provide payment of applicable Development Charges for the severed lot, as required by the Town.
4. That the depth of the severed lot is confirmed to be located entirely within the R1-1 zone or that the depth of the severed lot be modified to ensure that it is located entirely within the R1-1 zone.
5. That the Applicant retain an engineer to provide an engineered Lot Development Plan to demonstrate that the existing Town water and sewer services can be extended to service the severed lot. The Lot Development Plan shall be submitted to the Town prior to final approval and registration of the Lot. A Municipal Land Use Agreement, or other Agreement as deemed appropriate by the Town, shall be entered into to facilitate all approved works. All costs associated with the installation of required services shall be the responsibility of the Applicant.
6. That the Applicant retain an engineer to provide detailed design drawings for the provision of appropriate access to the site, to the satisfaction of the Town. Any design shall provide for a formalized pedestrian trail connection from Alice Street East to the Beaver River Trail. Any design shall also locate the entrance to the site from Alice Street East as far to the west as possible. A Municipal Land Use Agreement, or other Agreement as deemed appropriate by the Town, shall be entered into to facilitate all approved works. All costs associated with the installation of required works shall be the responsibility of the Applicant.
7. That the Applicant submit a Tree Inventory/Retention Plan and Planting Plan prepared by a qualified Registered Professional Forester or Registered Landscape Architect, informed by the requirements outlined in Conditions 5 and 6, to the satisfaction of the Town. Any trees over 10 centimetres in diameter at breast height shall be replaced at a 2:1 compensation ratio.
8. That the Applicant provide Phase 1 and Phase 2 Environmental Assessments, and that any recommendations from the Assessments be implemented, to the satisfaction of the Town.
9. That the Owner provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office.
10. 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
Chairman

Jim Oliver
Vice Chairman

Michael Martin

Jan Pratt

Duncan McKinlay

Dated: August 21, 2024

Severance 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 Town of The Blue Mountains, certify that the above is a true copy of the decision 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

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