



# The Corporation of the Town of The Blue Mountains

## Decision on Consent Application File B13-2024

<b>Owner/Applicant:</b>	Garpan Holdings Inc.		
<b>Purpose / Effect:</b>	The purpose and effect of this application is to create a new residential lot.		
<b>Legal Description:</b>	Plan 950, Lot 35		
<b>Severed Parcel:</b>	Frontage: 20.34 m	Depth: 46.33 m	Area: 933 sq.m
<b>Retained Parcel:</b>	Frontage: 40.68 m	Depth: 46.24 m	Area: 1866 sq.m
<b>Road Access:</b>	Patricia Drive (municipal road)		
<b>Municipal Water:</b>	Yes	<b>Municipal Sewer:</b>	Yes
<b>Decision:</b>	<b><u>Grant Provisional Consent</u></b>		
<b>Date of Decision:</b>	August 21, 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 prior to 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 Official 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 all existing accessory structures and buildings are demolished, removed or otherwise brought into compliance with the Zoning By-law, to the satisfaction of the Town of The Blue Mountains.
4. That the Owner provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office.
5. That all above conditions be fulfilled within two (2) 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.

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Robert B. Waing  
Chairman

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Jim Oliver  
Vice Chairman

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Michael Martin

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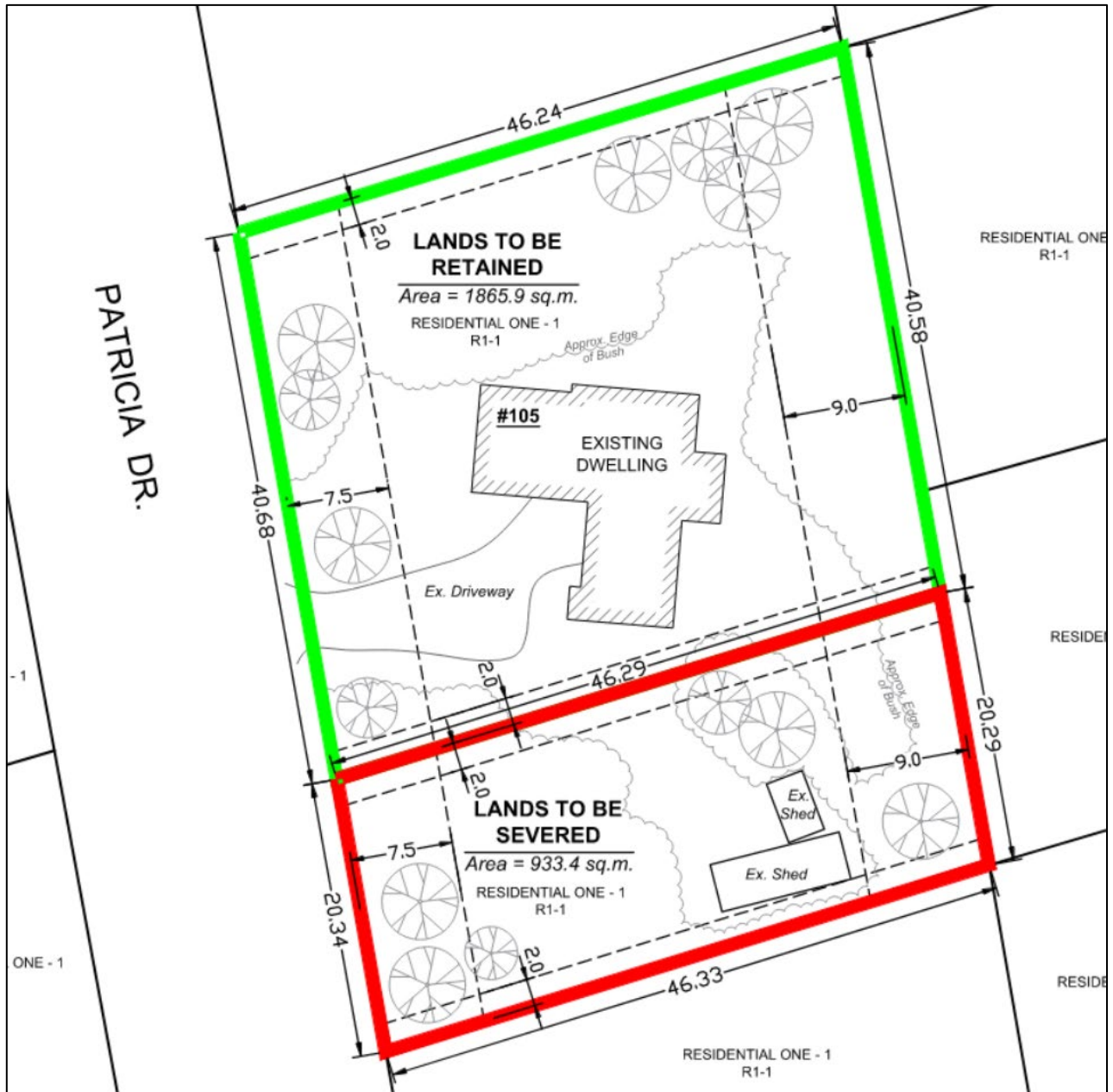
Jan Pratt

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Duncan McKinlay

Dated: August 21, 2024

**Consent 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 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.

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

Dated: August 21, 2024