



Staff Report

Planning and Development Services – Planning Division

Report To: Committee of Adjustment
Meeting Date: August 18, 2021
Report Number: PDS.21.102
Subject: Recommendation Report – Severance B07-2021 & B08-2021
(Garpan Holdings Inc.) – 105 Patricia Drive
Prepared by: Travis Sandberg, Planner II

A. Recommendations

THAT the Committee of Adjustment adopt Staff Report PDS.21.102, entitled “Recommendation Report – Severance B07-2021 & B08-2021 (Garpan Holdings Inc.) – 105 Patricia Drive”;

AND THAT the Committee of Adjustment grant provisions consent to application B07-2021 and B08-2021, subject to the following conditions:

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 applicable parkland dedication and Development Charges for both of the new residential lots, as required by the Town.
3. That the existing dwelling unit and all accessory structures/buildings are demolished or removed from the property prior to registration, to the satisfaction of the Town of The Blue Mountains.
4. That all ongoing municipal works be finalized prior to registration of the severed lots.
5. That the Owner provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office.
6. That all above conditions be fulfilled within one year 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.

B. Overview

The purpose of this report is to provide a summary of the Planning staff review of this proposal to sever two new building lots on the property known as 105 Patricia Drive. Staff recommend approval of this application, subject to the conditions outlined within this report.

C. Executive Summary

Application File #: B07/B08-2021 (P3040)

Application Received Date: July 22, 2021

Application Deemed Complete Date: August 3, 2021

Official Plan Designation: Residential Recreational Area

Zoning Bylaw Category: Residential One (R1-1)

STA Permissions: No.

Location: "Price's Subdivision"

The Town received an application to sever two new building lots from the subject lands. The applications have the effect of creating two new residential properties each with a frontage of approximately 20.32m onto Patricia Drive and an area of approximately 934sq.m. The remaining parcel would also have a frontage of approximately 20.32m onto Patricia Drive and an area of approximately 934sq.m.

The properties would be serviced by municipal water and sewer services. It is noted that the Town is currently constructing a municipal sewer extension into Price's Subdivision with an anticipated completion date of October 21, 2021.

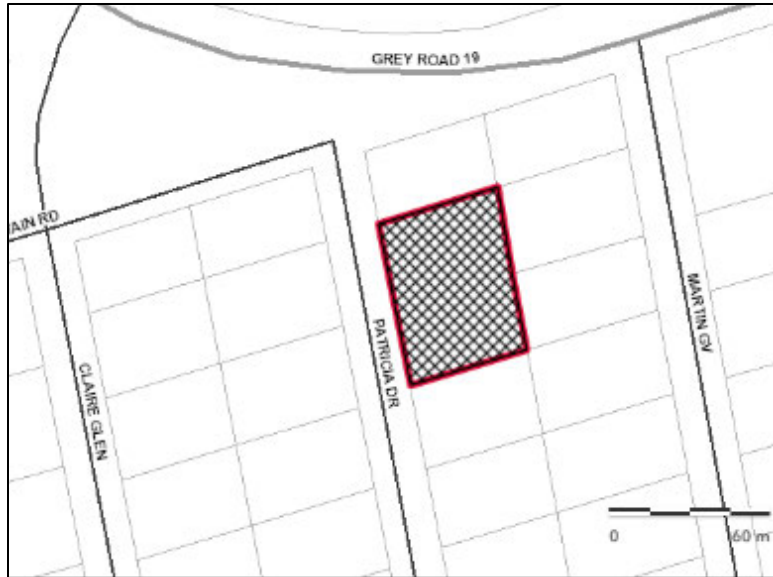
D. Background

Location

The lands are located on Patricia Drive within an existing registered plan of subdivision. The neighbourhood consists of low-density residential uses characterized by single detached dwellings.

The legal description of the lands is Lot 35, Plan 950.

Figure 1: Location Map



The subject property currently contains a single detached dwelling unit and associated accessory buildings. Figure 2 shows an aerial view of the lands. It is noted that the existing dwelling unit is located on a proposed lot line between the severed and retained lands for application B07-2021 (See Figure 3 and Figure 4).

Figure 2: Aerial View of the Subject Lands



Figure 3: Severance Sketch for B07-2021



Figure 4: Severance Sketch for B08-2021



Summary of Comments Received

At the time of the writing of this report, the following comments had been received:

Submitted From:	Comments:
Hydro One	No comments or concerns at this time
County of Grey	No concerns provided that the municipal construction works are completed prior to registration and/or issuance of a building permit for the new lots
Lawrence and Sarah Cutt	Strongly oppose the application – will irrevocably change the appearance and value of the community, including loss of rural setting and negative impacts on property value. Higher density will destroy the appeal and charm of this area. Neighbourhood was designed and built for single family homes on equal sized lots with no mention of higher density. Concerns about rental properties and increased traffic
Jean Marsell	Request confirmation that the proposed lots are not for short term rentals
Jim Kennedy	Concerns with the application – changes the complexion of the street as all properties have 30m frontages. This is not in keeping with the character of the neighbourhood. Support for a severance to create two lots with 30m frontages, but not 20m. Concern about townhouses being built.
Glenn and Bonnie Wood	The lots should not be severed into three properties – the community will lose its uniqueness and rural feel. Concerns about the use of 101 Patricia Drive as a rental “triplex”.

No other comments were received at the time of this report.

E. Analysis

This section provides a summary of Staff's review of the relevant planning legislation and policies.

Planning Act

The *Planning Act* gives authority to grant consent to sever land under Section 53(1) of the Act, provided that the Committee is satisfied that a Plan of Subdivision is not required for the orderly development of the lands. The *Planning Act* also requires when making decision on planning matters, that approval authorities have regard for matters of provincial interest in Section 2 and matters under Section 51(24) of the Act. Section 51(24) of the Act requires that the follow matters shall be considered:

- a. The effect of the development of the proposed subdivision on matters of provincial interest referred to in Section 2 of the Act;

Staff Comment: No identified constraints, natural or cultural heritage, or hazard areas are identified on the subject lands. Significant Woodlands are identified within 120m on the west side of Patricia Drive. Due to the fragmentation created by the Patricia Drive right of way, there are no anticipated impacts to the identified Significant Woodlands. The proposed new lots are further located within a Settlement Area and will be provided full municipal services. Planning Staff have no concerns with respect to provincial interests outlined under Section 2 of the Act.

- b. Whether the proposed subdivision is premature or in the public interest;

Staff Comment: The proposed severance is considered in the public interest as it contributes to achieving the residential intensification targets as established by the County and Municipal Official Plans. The additional lots will also contribute to better use of existing and future municipal services. There is little evidence to suggest that the severance is premature.

- c. Whether the plans conform to the official plan and adjacent plans of subdivision, if any;

Staff Comment: A review of the applicable Official Plan policies is provided in this report. The proposed severed and retained lands appear to be generally consistent in shape with existing lots of record in the area.

- d. The suitability of the land for the purposes for which it is to be subdivided;

Staff Comment: The subject lands are zoned and designated for low-density residential uses and full municipal services will be available at the property frontage. The severed and retained lands are both provided viable building envelopes in accordance with Zoning By-law 2018-65.

- e. The number, width, location, and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

Staff Comment: No new highways are proposed by these consent applications. Staff have no concern with respect to the adequacy of existing public roads/highways currently providing access to each respective parcel and no requests for road widenings have been received. No need for road widenings has been identified by the Town's Operations Department.

- f. The dimensions and shapes of the lots;

Staff Comment: The dimension and shape of the severed and retained lands comply with, and exceed, the minimum lot requirements of Zoning By-law 2018-65.

- g. The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

Staff Comment: No additional restrictions are proposed to be imposed on the subject lands through the severance process.

- h. Conservation of natural resources and flood control;

Staff Comment: The subject lands are not identified as being within an area regulated under Ontario Regulation 151/06, nor are any natural resources identified on the property. Staff have no concerns with respect to potential impacts on natural resources or flood control. Engineered lot grading and drainage plans will be required to be submitted through the Building Permit process for the construction of the future dwelling unit(s).

- i. The adequacy of utilities and municipal services;

Staff Comment: Municipal water services are currently available at the property frontage. Municipal sanitary sewers are currently being installed by the Town with an anticipated completion date of October 2021. No comments indicating concerns with the proposal have been received by other utility providers.

- j. The adequacy of school sites;

Staff Comment: Staff have no concerns with respect to the need for additional school sites and no school board comments have been received.

- k. The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

Staff Comment: Cash-in-lieu of parkland dedication will be required as a condition of consent. Currently the Town's cash-in-lieu is set at a fixed fee of \$650 per new lot.

- l. The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

Staff Comment: The severed and retained lands are located within a Settlement Area and will be serviced with full municipal services. The creation of two new lots will contribute to the efficient use of existing and planned infrastructure.

- m. The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to development on the land, if the land is also located within a site plan control area designated under subsection 41(2) of the Act.

Staff Comment: Site Plan Control does not apply to single detached residential uses.

Staff have no concerns with respect to the provisions of the Ontario Planning Act.

The Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The lands subject to these applications are categorized as a *Settlement Area* within the framework of the PPS.

1.0 Building Strong Health Communities

Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available. In accordance with Section 1.1.3.1 of the PPS, settlement areas shall be the focus of growth and development.

Staff Comment: The subject lands are located within a Primary Settlement Area and are currently provided municipal water services. Municipal sanitary services will be installed by the Town in 2021/2022.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;
- b) Are appropriate for, and efficiently use, the infrastructure and public services facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) Minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) Prepare for the impacts of a changing climate;

- e) Support active transportation;
- f) Are transit-supportive, where transit is planned, exists or may be developed; and
- g) Are freight supportive.

Staff Comment: The proposed new lot creation is located within a Settlement Area which will be provided full municipal services. The additional lots will provide for more efficient use of the existing and planned municipal infrastructure. Staff have no concerns with respect to Section 1.1.3.2 of the PPS.

2.0 Wise Use and Management of Resources

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.

2.1.1 Natural features shall be protected for the long-term.

Staff Comment: No natural heritage features are identified on the subject lands. Significant woodlands are identified within 120m of the lands, on the west side of the Patricia Drive. Due to the fragmentation of the significant woodlands from the subject lands created by the right-of-way, Staff are satisfied that there should be no adverse impacts to the identified woodland feature as a result of the consent applications.

3.0 Protecting Health and Safety

Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards. Mitigating potential risk to public health or safety or of property damage from natural hazards, including the risks that may be associated with the impacts of a changing climate, will require the Province, planning authorities, and conservation authorities to work together.

Staff Comment: The subject lands are not within an area containing identified natural or man-made hazards. Staff have no concerns with respect to Section 3.0 of the PPS.

The County of Grey Official Plan, 2018

The County of Grey Official Plan guides development within the whole of the County of Grey and provides broad policy framework for local Municipal Official Plans, Secondary Plans and by-laws. The policy framework builds further on provincial policy direction encouraging strong healthy communities and new development growth while maintaining and protecting environmental and economic resources. The subject lands are designated "*Recreational Resort Area*" under the County Official Plan. This designation applies to settlement areas that have

developed as a result of site-specific amendments to the County and/or local Official Plan. Residential uses are permitted in the Recreation Resort Area.

Staff have no concerns with the Recreational Resort Area policies of the Grey County Official Plan as the proposal pertains to a zoned and designated parcel within a Settlement Area and is provided full municipal services.

Significant Woodlands are identified by the County of Grey Official Plan approximately 73m east of the subject lands. No development or site alteration is permitted within Significant Woodlands or their adjacent lands (120m) unless demonstrated through an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or their ecological function. The requirement for an EIS may be waived subject to advice of a qualified professional, the Ministry of Natural Resources, Conservation Authority staff, or municipal/County staff. Due to the presence of existing residential lots of record between the subject lands and the identified woodlands, planning staff are satisfied that an EIS is not required, and the proposed lot creation will not create adverse negative impacts on the natural heritage feature.

Section 9.12 of the County Plan also provides general consent policies. These policies include:

- a) The land division is permitted by the appropriate land use policies of Section 3 to 8;

Staff Comment: New development on full municipal services is permitted in the Recreational Resort Area designation.

- b) The land division is to promote development in an orderly and contiguous manner, and should not conflict with the established development pattern of the area;

Staff Comment: The proposed new lot creations represent an infill development and maintains general consistency, and is compatible with, the lot fabric of the area.

- c) The proposed use is compatible with existing and future permitted land uses on adjacent lands;

Staff Comment: The proposed residential use is compatible with the residential character of the area.

- d) The servicing requirements of Section 8.9 must be met;

Staff Comment: Full municipal services are available at the property frontage.

- e) Direct access from a Provincial Highway or a County Road may be restricted as outlined in Section 8.3. Where possible, residential lots must not be approved where access from a road would create a traffic hazard because of limited sight lines, curves, or grades;

Staff Comment: The subject lands have direct access and frontage onto a municipally maintained road. There have been no concerns identified by Town Operations Department with respect to traffic hazards.

- f) Evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that conditions are suitable for sewage system construction;

Staff Comment: Full municipal services are available at the property frontage. No hazards with respect to slope, drainage, or grading are identified on the property.

- g) The size of any parcel of land created must be appropriate for the proposed use, and in no case, will any parcel be created which does not conform to the minimum provisions of the Zoning By-law.

Staff Comment: The severed and retained lands meet the minimum lot standards of the Zoning By-law.

- h) The proposed lots comply with Provincial Minimum Distance Separation Formulae except for lots created within settlement areas.

Staff Comment: The subject lands are located within a Settlement Area. There are no concerns with respect to the MDS formulae.

Planning Staff are satisfied that the proposed consent is consistent with the intent and direction of the Grey County Official Plan.

Town of The Blue Mountains Official Plan, 2016

The Town of The Blue Mountains Official Plan designates the subject lands as *Residential Recreational Area*. It is the intent of the RRA designation to recognize areas within the Town where there is a mix of seasonal and permanent residential and recreational uses, and to recognize areas where some residential uses are located to support and provide access to resort and recreational amenities. Permitted uses include (among other uses) single detached dwellings as well as accessory buildings and structures. Section B3.7.4.2 of the Plan outlines that further lot creation within registered plans of subdivision shall generally be prohibited in order to maintain intended density and character of the development, however, individual consents for residential purposes may be considered in accordance with the *Infill Development* policies outlined under Section B3.1.5 of the Plan.

Section B3.1.5.1 of the Plan, entitled *Existing Residential Neighbourhoods*, states that existing residential neighbourhoods are intended to retain their existing character with limited change. However, this does not mean that new housing must mimic the character, type, and density of existing housing, but rather, it shall fit into and reinforce the stability and character of the neighbourhood. Infill and intensification may be permitted where it respects the scale and built form of the surrounding neighbourhood and conforms to the policies of the Official Plan.

In regard to Section B3.1.5.1 above, Infill Development, which includes the creation of lot(s) for single detached dwellings between existing residential lots, may be permitted provided that the Committee is satisfied that:

- a) The proposed development, including built form and density, is compatible with the character of the existing neighbourhood;

Staff Comment: The parcels are proposed at a size and dimension to provide for appropriate and compatible built-form and low-density residential development, as is characterized in the neighbourhood.

- b) New buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;

Staff Comment: the provided building envelopes are in accordance with the provisions of Zoning By-law 2018-65. The future dwelling units will be compatible with adjacent dwellings.

- c) Proposed building height reflects the pattern of heights of adjacent housing and shall not exceed two storeys;

Staff Comment: The future building will be required to comply with the standard zone provisions of Zoning By-law 2018-65.

- d) A similar lot coverage to adjacent housing is provided to ensure that the massing or volume of the new dwelling reflects the scale and appearance of adjacent housing;

Staff Comment: The future building will be required to comply with the standard zone provisions of Zoning By-law 2018-65. It is noted that the resulting building envelope is approximately 481sq.m. in area, wherein a maximum lot coverage of 30% is permitted (i.e. maximum building footprint of 280sq.m.).

- e) The predominant or average front yard setback for adjacent housing is maintained to preserve the streetscape edge, and character;

Staff Comment: The future building will be required to comply with the standard zone provisions of Zoning By-law 2018-65.

- f) Similar side yard setbacks are provided to preserve the spaciousness on the street;

Staff Comment: The future building will be required to comply with the standard zone provisions of Zoning By-law 2018-65.

- g) The frontages of new interior lots are generally no less than 70% of the average lot frontages on the same side of the public road to provide for, to the greatest extent possible, appropriate separation between new and existing dwellings;

Staff Comment: The average lot frontage on the east side of Patricia Drive is 30.0m. The proposed lot frontages are 20.32m, which equals 68% of the average frontage (21m equals 70% of 30m). Staff are satisfied that the lot frontages are generally no less than 70% of the average. It is noted that the proposed frontages exceed the minimum required for the R1-1 zone.

- h) The frontages of new corner lots are generally no less than 80% of the average lot frontages on the same side of the public road to provide for an appropriate setback from the exterior side lot line;

Staff Comment: This policy is not applicable to interior lots.

- i) The depth of the new home provides for a usable sized rear yard amenity area and minimizes the potential impacts of the new home on the enjoyment of adjacent rear yards;

Staff Comment: The size and depth of the proposed lots provide for adequate space for the development of a single detached dwelling in accordance with the applicable zone provisions while maintaining usable rear yard amenity space.

- j) The use will have minimal impacts on adjacent properties in relation to grading, drainage, access and circulation, and privacy;

Staff Comment: The future building will be required to comply with the standard zone provisions of Zoning By-law 2018-65 with respect to setbacks and lot coverage. The size and dimensions of the lots allow for an adequate building envelope for the siting of the future dwelling units, while maintaining the setback requirements of the By-law.

- k) Existing trees and vegetation will be retained and enhanced where possible and additional landscaping will be provided to integrate the proposed development with the existing neighbourhood; and,

Staff Comment: The property will be developed for future residential uses which are not subject to site plan control. Landscaping will be provided at the future property owners discretion upon construction and development of their private residences. Future property owners are encouraged to preserve trees but it is recognized that tree removal is probable to establish future building envelopes, driveways, etc.

- l) The proposed development will not create a traffic hazard or an unacceptable increase in traffic on local roads.

Staff Comment: No concerns with respect to traffic have been identified by commenting agencies and departments. A Traffic Impact Study is not warranted for the addition of two residential units.

The Official Plan also provides general consent policies under Section D4.2.1. Prior to considering an application to create a new lot for any purpose, the Town shall be satisfied that:

- a) Fronts on and will be directly accessed by a public road that is maintained on a year-round basis;

Staff Comment: The severed and retained lands are provided frontage and direct access via a municipally maintained road.

- b) Will not cause a traffic hazard as a result of its location on a curve or a hill;

Staff Comment: No concerns with respect to traffic have been identified by commenting agencies or internal Town departments.

- c) Can be serviced with an appropriate water supply and means of sewage disposal;

Staff Comment: Full municipal services are available at the property frontage. It is noted that municipal sanitary services are currently being installed in the subdivision.

- d) Will not have a negative impact on the drainage patterns in the area;

Staff Comment: There are no anticipated impacts on drainage patterns in the area. Detailed site drainage will be reviewed through a future Building Permit application.

- e) Will not affect the developability of the remainder of the lands, if they are designated for development by this Plan; and,

Staff Comment: The subject lands are not zoned or designated as 'Development'.

- f) Will not have a negative impact on the features and functions of any environmentally sensitive feature in the area and lot lines should avoid bisecting environmental features.

Staff Comment: No natural heritage features are identified on the subject lands.

Significant Woodlands are identified within 120m west of the subject lands. No development or site alteration is permitted within Significant Woodlands or their adjacent lands (120m) unless demonstrated through an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or their ecological function. The requirement for an EIS may be waived subject to advice of a qualified professional, the Ministry of Natural Resources, Conservation Authority staff, or municipal/County staff. Due to the fragmentation of the significant woodlands from the subject lands created by the Town right-of-way, Staff are satisfied that there will be no adverse impacts to the identified woodland feature as a result of the consent applications.

Planning Staff are satisfied that the proposed lot creation is consistent with the direction of the Municipal Official Plan, 2016.

Comprehensive Zoning By-law 2018-65

The Town of The Blue Mountains Zoning By-law 2018-65 zones the subject lands R1-1. Single Detached Residential uses are permitted in the R1-1 zone. Table 6.2.1 below provides an overview of the applicable zoning standards.

All of the resulting parcels are proposed to have a minimum lot frontage of 20.32m and a total lot area of 934sq.m. which satisfy, and exceed, the minimum lot frontage and area requirements of the R1-1 respectively. As the lots will be regular in shape, the resulting available building envelope area after applying the required minimum setbacks is approximately 481sq.m. in area. All lot development will further be subject to a maximum lot coverage of 30%, based on the total lot area.

Table 6.2.1 – Residential Zone Standards (Part A)

Zone Standard	R1-1	R1-2	R1-3	R1-4	R1-5
Minimum <i>lot area</i> (m ²)	550	450	360	2,000	1,390
Maximum lot coverage	30%	35%	40%	20%	N/A
Minimum <i>lot frontage</i> (m)	18.0	15.0	12.0	30.0	24.0
Minimum <i>front yard</i> (m)	7.5	6.0	6.0	9.0	9.0
Minimum <i>exterior side yard</i> (m)	5.0	2.4	2.4	9.0	7.5
Minimum <i>interior side yard</i> (m)	2.0	1.2 (1)	1.2(1)	5.0	3.0
Minimum <i>rear yard</i> (m)	9.0	6.0	6.0	7.5	9.0
Maximum <i>height</i> (m)	9.5	8.0		9.5	
Maximum <i>height</i> (storeys)	2.5	2.0		2.5	

Special Provisions:

- (1) Minimum *interior side yard* – 1.2 metres on one side, 0.6 metres on other side.

Conclusion

Staff are satisfied that the proposal for new lot creation is supportable after review of the relevant sections of the Planning Act, Provincial Policy Statement, the County and Municipal Official Plans, and the Zoning By-law. Staff recommend approval of the application subject to the conditions outlined in this report.

F. Strategic Priorities

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

G. Environmental Impacts

Adverse impacts to the environment are not anticipated as a result of this proposal.

H. Financial Impact

Adverse financial impacts to the Municipality are not anticipated as a result of this proposal. The inclusion of two additional users will further enhance efficient use of existing and planned infrastructure.

I. In consultation with

Municipal departments, public agencies, and the general public as a result of circulation of the Notice of Public Hearing in accordance with the provisions of the *Planning Act*.

J. Public Engagement

The topic of this Staff Report will be the subject of a Public Hearing taking place on August 18, 2021. Those who provide comments at the Public Hearing, including anyone who has asked to receive notice regarding this matter, will be provided a Notice of Decision.

Comments regarding this report should be submitted to Travis Sandberg, planning@thebluemountains.ca.

K. Attached

1. Submitted Consent Sketches
2. Draft Decision

Respectfully submitted,

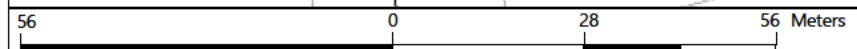
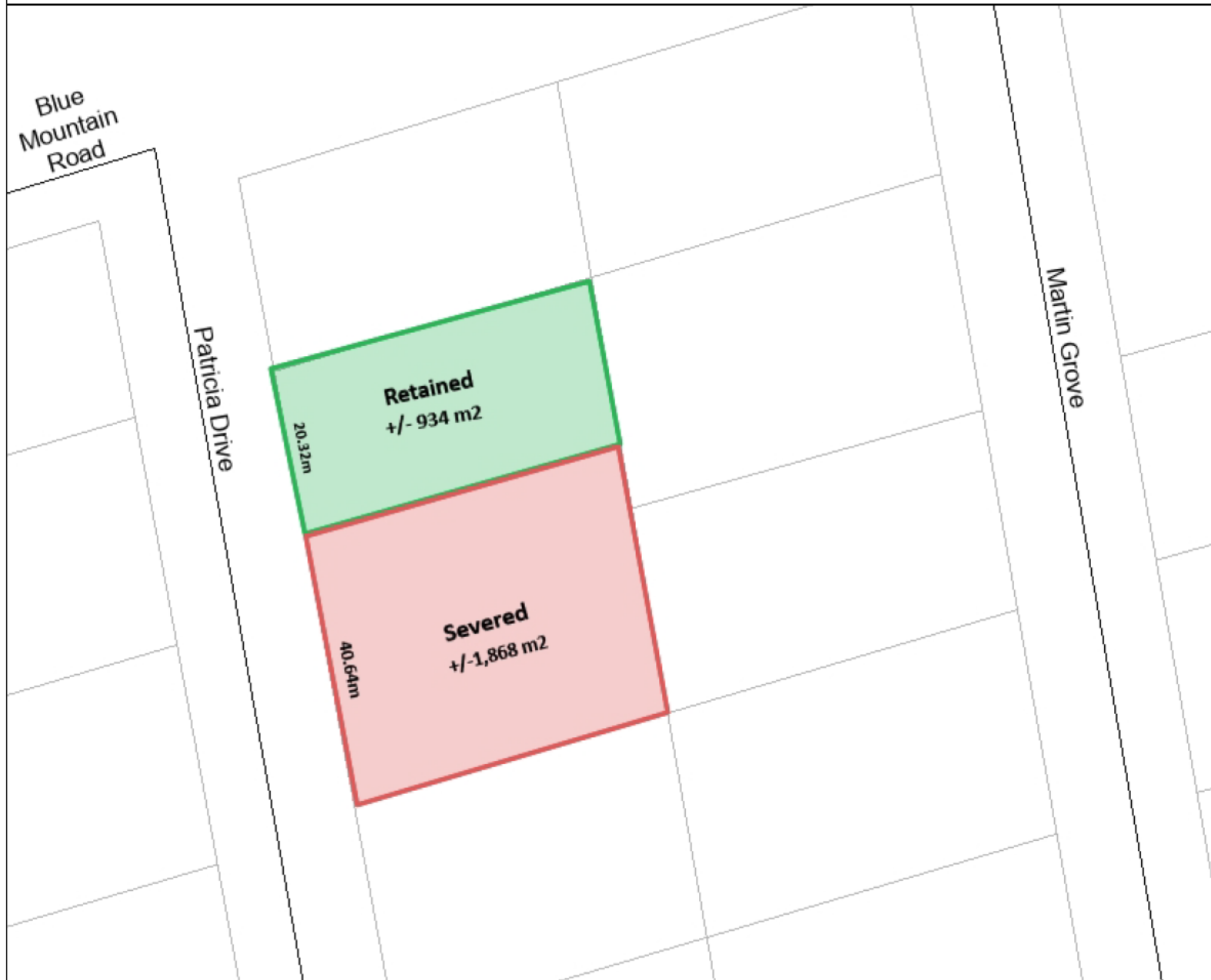


Travis Sandberg
Planner II

Reviewed by:







Trevor Houghton, RPP, MCIP
Manager of Community Planning

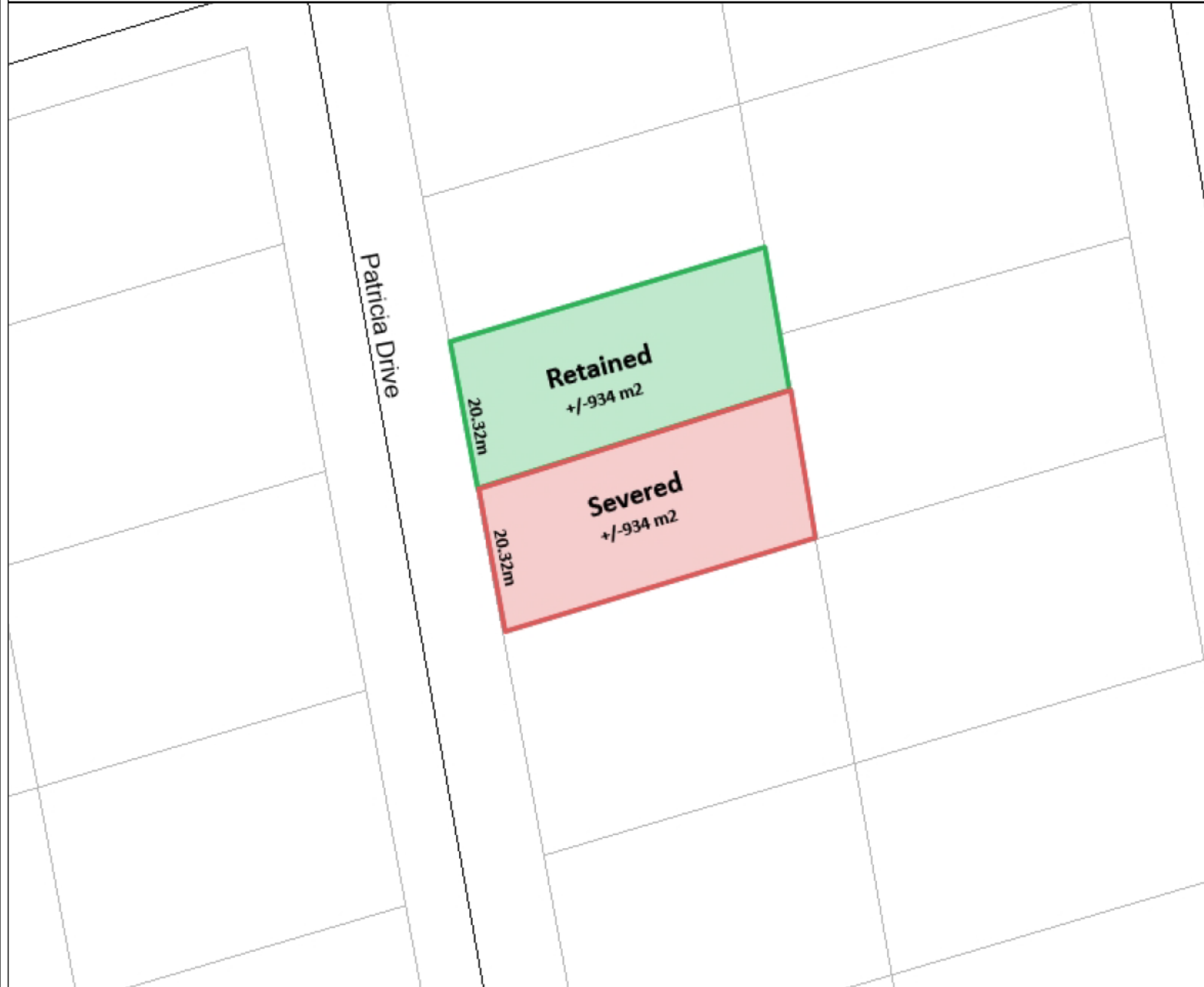
- Legend**
- Parcels - Current
 - Large Scale Roads
 - Provincial Highway
 - County Road
 - Township Road
 - Seasonal Road
 - Grey County Boundary



Notes

Legend

-  Parcels - Current
- Large Scale Roads**
 -  Provincial Highway
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Notes

56 0 28 56 Meters





The Corporation of the Town of The Blue Mountains

Committee of Adjustment

Decision on Consent Application File No. B07-2021

Owners/Applicants:	Garpan Holdings Inc.		
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:	Lot 35, Plan 950.		
Severed Parcel:	Frontage: 40.64 metres	Depth: 45.96 metres	Area: 1868 sq metres
Retained Parcel:	Frontage: 20.32 metres	Depth: 45.96 metres	Area: 934 sq metres
Road Access:	Opened and maintained Provincial Highway (Patricia Drive)		
Servicing:	Municipal water and sewer services		
Decision:	<u>Granted Provisional Consent</u>		
Date of Decision:	<u>August 18, 2021</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: **September 9, 2021**

If provisional consent is given, then the following conditions must be met by August 18, 2021 (one year 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 Applicant provide payment of cash-in-lieu of applicable parkland dedication and Development Charges for both of the new residential lots, as required by the Town.
3. That the existing dwelling unit and all accessory structures/buildings are demolished or removed from the property prior to registration, to the satisfaction of the Town of The Blue Mountains.
4. That all ongoing municipal works be finalized prior to registration of the severed lots.
5. That the Owner provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office.
6. That all above conditions be fulfilled within one year 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.

Peter Franklyn

Robert Waind

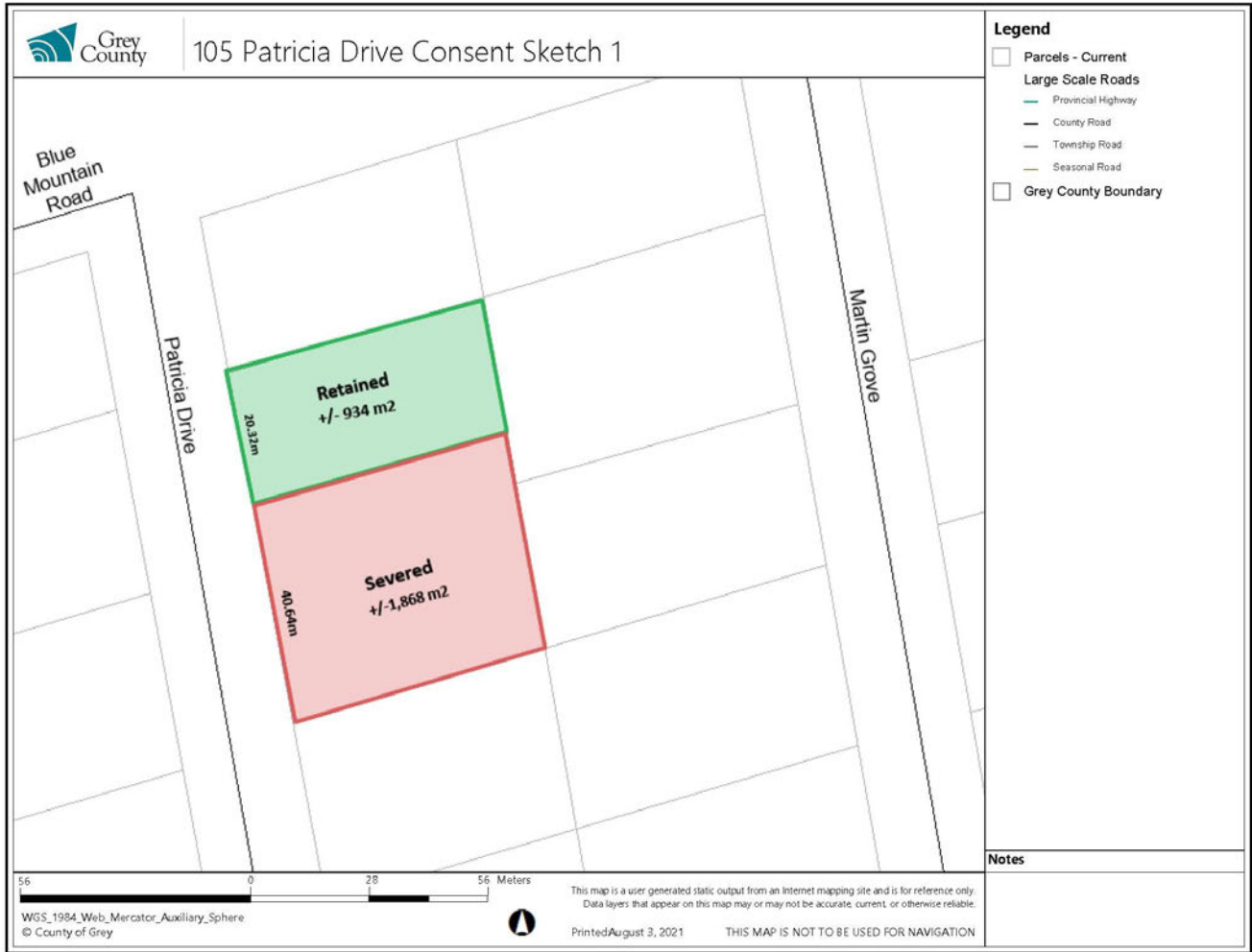
Rob Potter

David Nathan

Bill Remus

Dated: August , 2021

Key Map - Severance Sketch



Certification

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

I, Travis Sandberg, 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.

 Travis Sandberg, Secretary-Treasurer
 Committee of Adjustment
 Town of The Blue Mountains

Dated: August , 2021