



# Notice of Decision and Right to Appeal

**This is a notice about the decisions from the August 21, 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 is September 10, 2024, 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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by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

## Decision on Consent Application File B13-2024

**Owner/Applicant:** Garpan Holdings Inc.

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

**Legal Description:** Plan 950, Lot 35

**Severed Parcel:** Frontage: 20.34 m                      Depth: 46.33 m                      Area: 933 sq.m

**Retained Parcel:** Frontage: 40.68 m                      Depth: 46.24 m                      Area: 1866 sq.m

**Road Access:** Patricia Drive (municipal road)

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

**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 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.



Robert B. Waing  
Chairman

Jim Oliver  
Vice Chairman

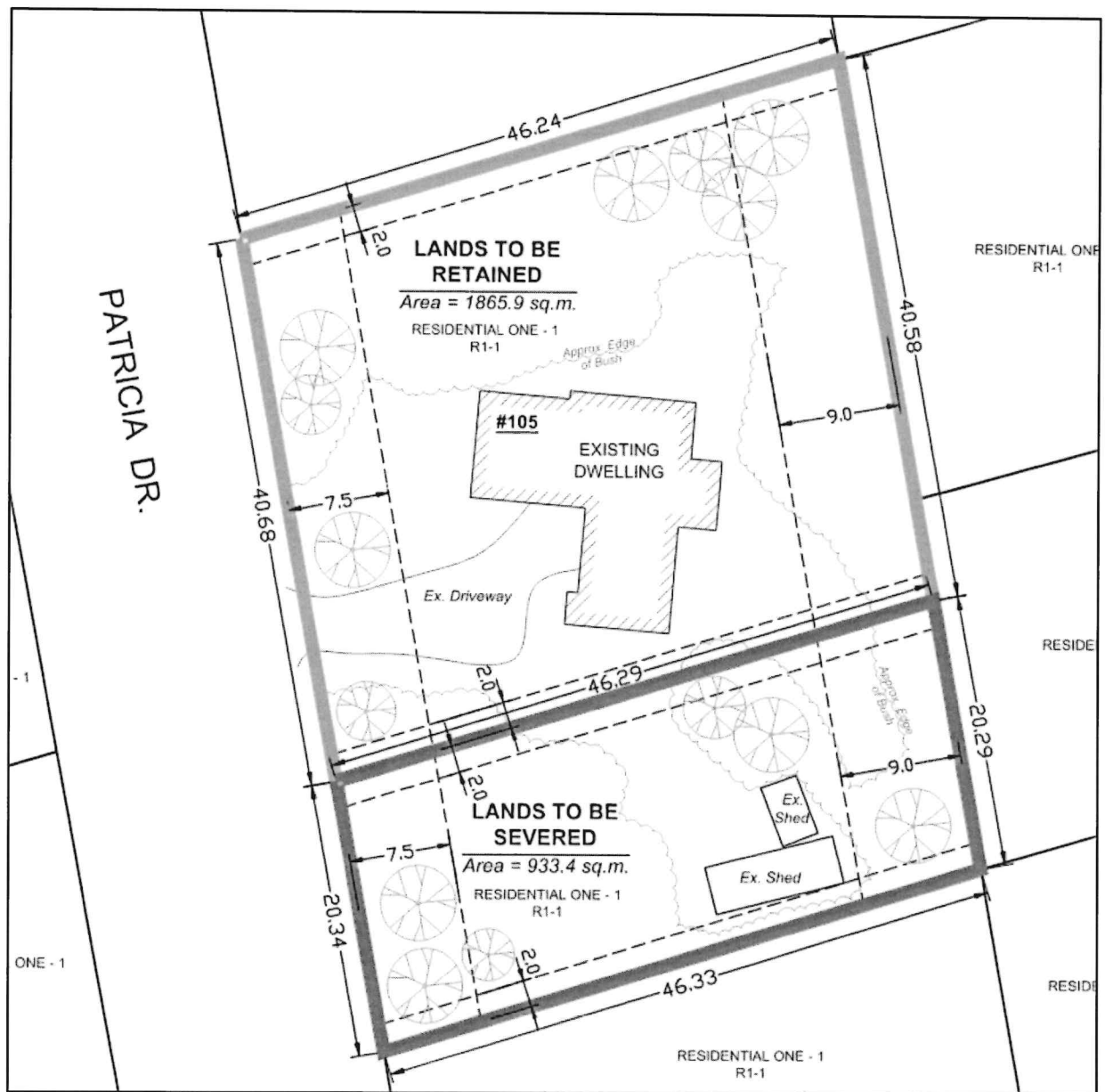
Michael Martin

Jan Pratt

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



# The Corporation of the Town of The Blue Mountains

## Decision on Consent Application File B14-2024

**Owner/Applicant:** Garpan Holdings Inc.

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

**Legal Description:** Plan 950, Lot 35

**Severed Parcel:** Frontage: 20.34 m                      Depth: 46.29 m                      Area: 933 sq.m

**Retained Parcel:** Frontage: 20.34 m                      Depth: 46.24 m                      Area: 933 sq.m

**Road Access:** Patricia Drive (municipal road)

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

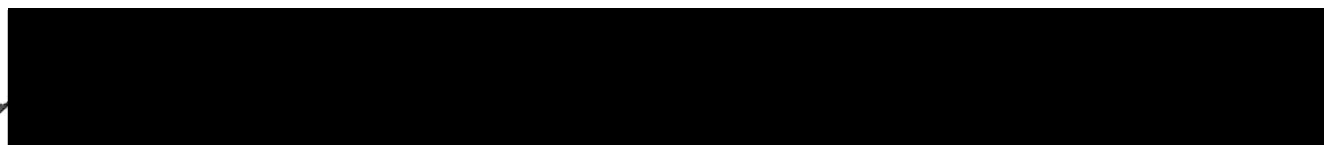
**Decision:** Grant Provisional Consent

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

In making the decision upon this application for Consent, the Committee of Adjustment of the 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 existing dwelling unit is demolished, removed or otherwise brought into compliance with the Zoning By-law, to the satisfaction of the Town of The Blue Mountains.
3. That the lots created by Consent Application B13-2024 be registered prior to those created by Consent Application B14-2024.
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.



Robert B. Waing  
Chairman

Jim Oliver  
Vice Chairman

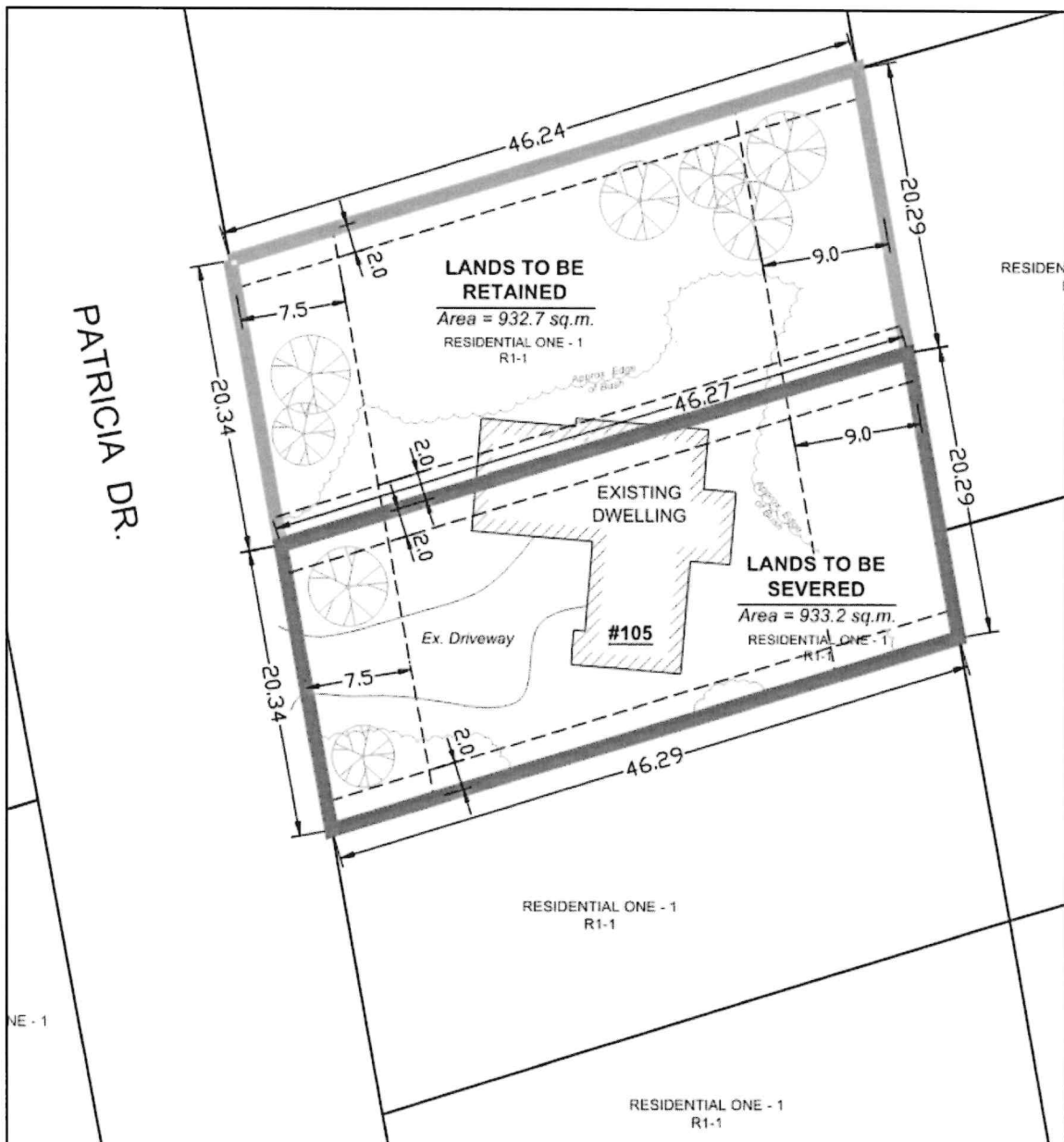
Michael Martin

Jan Pratt

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Dated: August 21, 2024

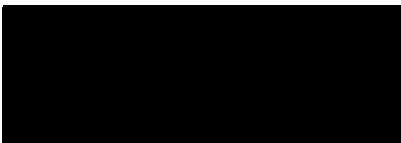
Consent Sketch



Certification

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

Dated: August 21, 2024