



# The Corporation of the Town of The Blue Mountains

## REVISED - Decision on Consent Application B06-2024

*This decision has been revised as a condition was inadvertently not included as part of the original Decision and Notice of Decision. New Condition #8 has been added to require the landowner to provide a four (4) metre road widening to the County of Grey along Grey Road 2. No other changes are included in this revised decision.*

**Owners/Applicants:** Nodwell/Saladino

**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:** Concession 8 Part Lot 15

**Severed Parcel:** Frontage: 25.15 metres      Depth: 80.5 metres      Area: 2024 sq metres

**Retained Parcel:** Frontage: 25.15 metres      Depth: 81.9 metres      Area: 2025 sq metres

**Road Access:** Opened and maintained Public Highway (County Road 2)

**Servicing:** Private On-site Sanitary and Water


**Decision:** Grant Provisional Consent

**Date of Decision:** July 17, 2024

In making the decision upon this application for Consent, the Director of Planning & Development Services 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.

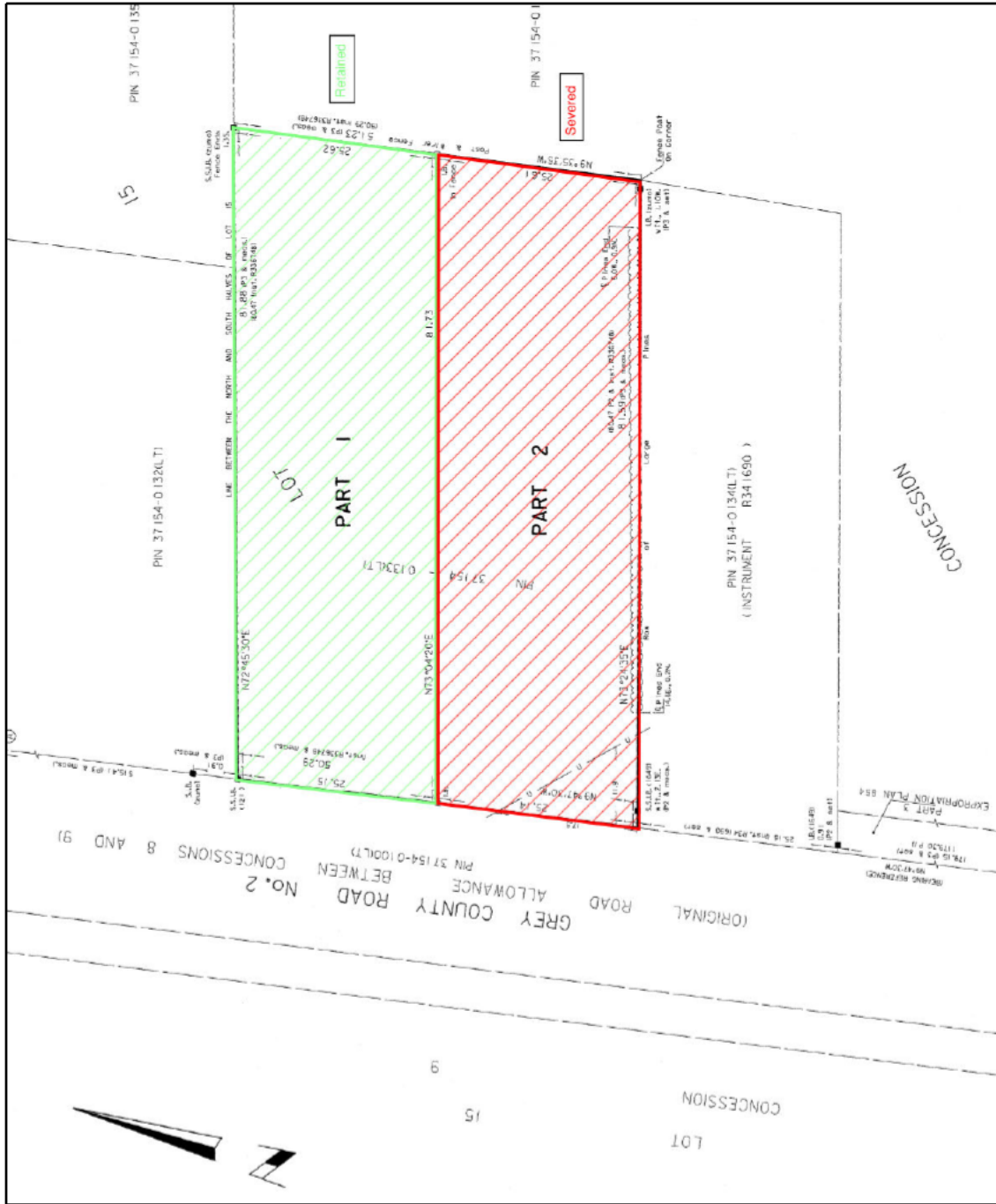
**If provisional consent is given, then the following conditions must be met before the issuance of a Certificate of Official:**

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 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.
5. That the applicant demonstrate that the severed lands can be adequately serviced by private on-site sanitary and water services.
6. That the applicant demonstrate compliance with the Minimum Distance Separation Formulae.
7. That the applicant provides written confirmation from the County of Grey that an entrance permit can be obtained for the severed lands.
8. That the applicant provide a 4.0 metre Road Widening to the County of Grey along the frontage of the County Road for both the severed and retained parcels.
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.

  
Adam Smith, Director of Planning & Development Services  
Town of The Blue Mountains  
32 Mill Street, Box 310  
Thornbury, ON N0H 2P0

Dated: August 1, 2024

**Severance Sketch**



**Certification**

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

I, Adam Smith, Director of Planning & Development Services 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.



Adam Smith, Director of Planning & Development Services  
Town of The Blue Mountains

Dated: August 1, 2024