



The Corporation of the Town of The Blue Mountains

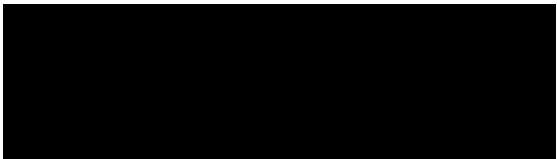
Decision on Consent Application File B15-2024

Owner/Applicant:	Bolland		
Purpose / Effect:	The purpose and effect of this application is to create a new residential lot.		
Legal Description:	Plan 807 Lot 24		
Severed Parcel:	Frontage: 22.86	Depth: 60.96 m	Area: 1393 sq.m
Retained Parcel:	Frontage: 39.32 m	Depth: 60.96 m (Irreg.)	Area: 2397 sq.m
Road Access:	Tyrol Avenue		
Municipal Water:	Yes	Municipal Sewer:	No
Decision:	<u>Grant Provisional Consent</u>		
Date of Decision:	July 17, 2024		

In making the decision upon this application for Consent, the Director of Planning & Development Services 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 provides a survey of the existing buildings and structures on the subject lands to confirm that they will meet the minimum yard standards of the R1-1 zone. If these standards cannot be met, then the Applicant shall either obtain a minor variance to address the deficiencies or shall demolish the structures as required to ensure conformity with the applicable zoning.
2. That the Applicant retains an engineer to provide an engineered Lot Development Plan to demonstrate that the existing Town water services can service the retained lot. The Lot Development Plan shall be submitted to municipal standards and approved by 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.
3. The confirmation is provided regarding the potential for both the severed and retained lots to accommodate private on-site sewage systems, to the satisfaction of the Town.
4. That the Applicant meets all the requirements of the Town, financial and otherwise, for the Certificate of Official to be issued.
5. 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.
6. That the Applicant provide payment of applicable Development Charges for the severed lot, as required by the Town.
7. That the Applicant provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office.
8. 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.

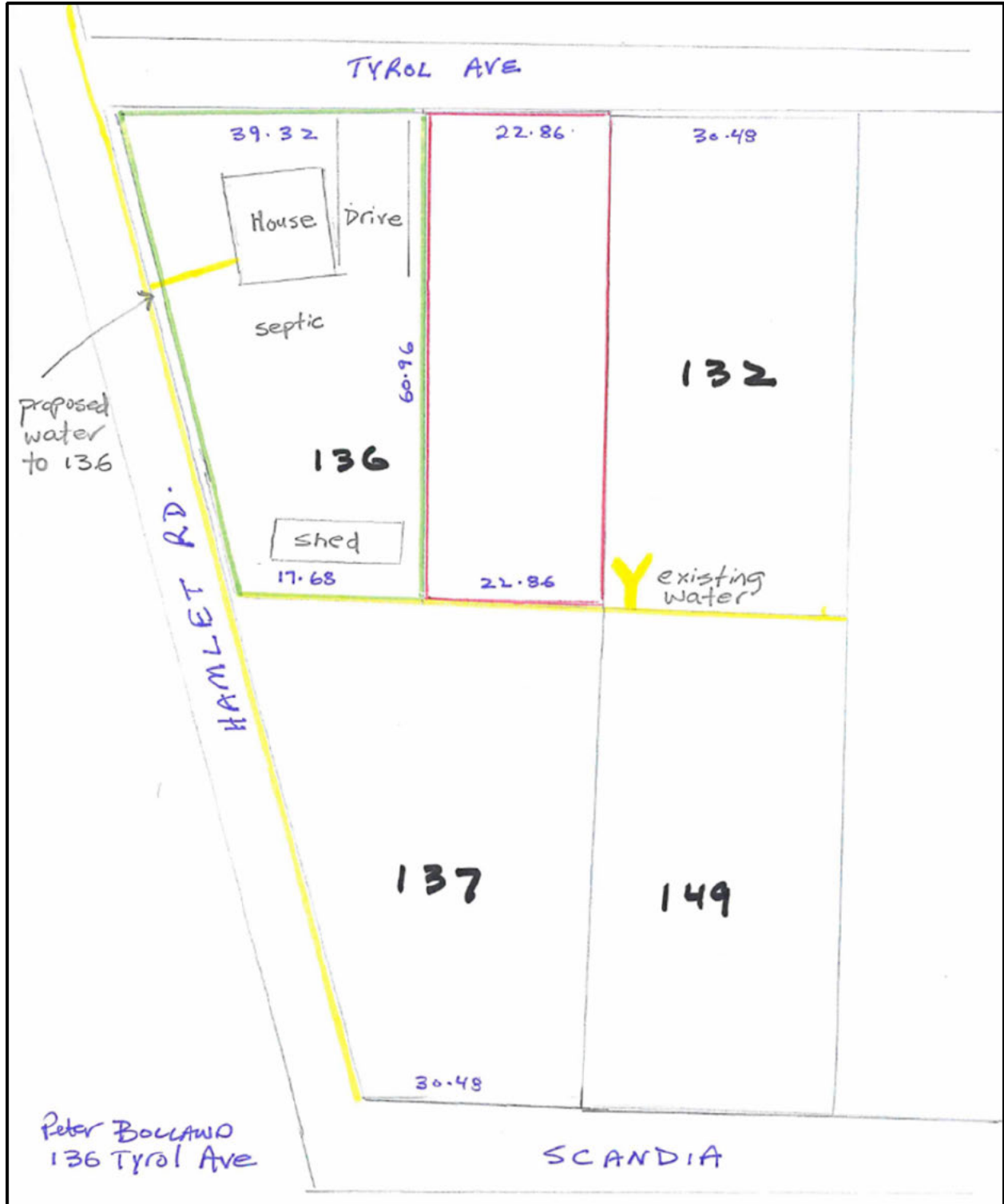


Adam Smith, Director of Planning & Development Services
Town of The Blue Mountains
32 Mill Street, Box 310, Thornbury, ON N0H 2P0

Dated: July 17, 2024

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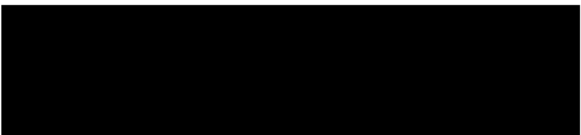
Consent Sketch



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 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.



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

Dated: July 17, 2024

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