



Notice of Decision and Right to Appeal

This is a notice about the decisions from the October 16, 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 November 5, 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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by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 B16-2024

Owner/Applicant: CV Farmco Ltd

Purpose / Effect: The purpose of this application is to consider a consent for lot addition. The Owner wishes to enlarge an existing 43.5 ha rural/farm parcel, and to retain a 1.5 ha rural residential parcel. (Please refer to the key map indicating the proposed changes to the lot fabric). The lands to be severed include a 39.6 ha parcel to be added to the existing parcel to the south. A rural residential lot of 1.15 ha and 100 m of frontage will be retained.

Legal Description: COLLINGWOOD CON 5 PT LOT 26 RP 16R9473 PARTS 4 AND 8

Severed Parcel: Frontage: 129 m Depth: 1,402 m Area: 39.6 ha

Retained Parcel: Frontage: 100 m Depth: 115 m Area: 1.15 ha

Road Access: 10th Line

Municipal Water: Private **Municipal Sewer:** Private

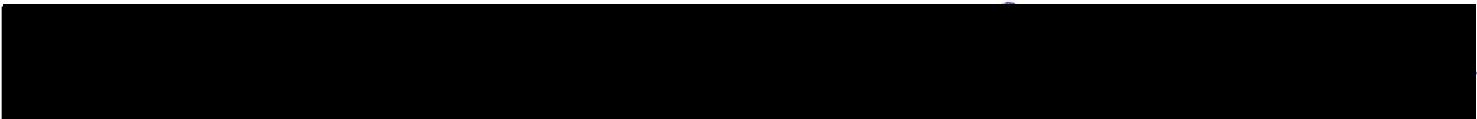
Decision: Grant Provisional Consent

Date of Decision: October 16, 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 severed parcel be deeded as a lot addition to the property adjacent to the east legally known as CON 11 S PT LOT 12 and any subsequent transfer, charge or other conveyance of the land to be severed is subject to Section 50(3) or (5) of the Planning Act.
2. That the Owner meets all the requirements of the Town, financial or otherwise, for the Certificate of Consent to be issued;
3. The Owner provides proof of mortgage details for both the enlarged lot and retained lots;
4. That the Owner provides a description of the land which can be registered in the Land Registry Office;
5. That all above conditions be fulfilled within two years of the Notice of Decision so that the Town Clerk is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act.



Robert B. Waing
Chairman

Jim Oliver
Vice Chairman

Michael Martin

Jan Pratt

Duncan McKinlay

Dated: October 16, 2024

Consent Sketch

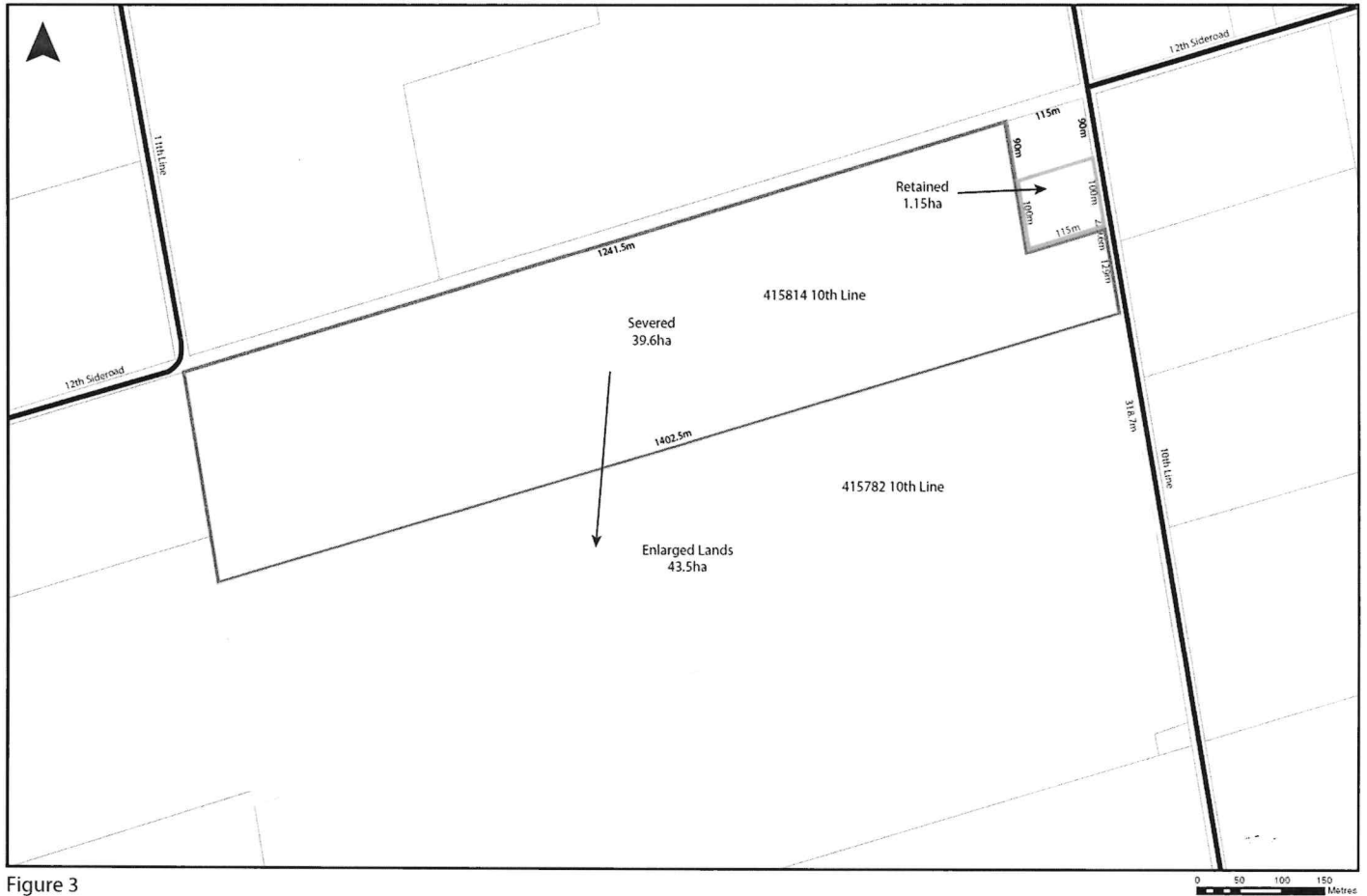


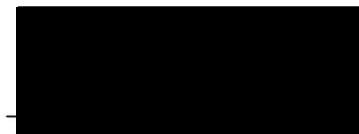
Figure 3
Consent Sketch
41581410th Line
Town of the Blue Mountains



Certification

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

I, Carrie Fairley, Secretary Treasurer for the Committee of Adjustment at 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
Town of The Blue Mountains

Dated: October 16, 2024