



Notice of Decision and Right to Appeal

This is a notice regarding the decision made on December 20, 2024, by the Director of Planning & Development Services for an application for Consent.

A certified copy of the decision is attached to this notice.

You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

If you disagree with this decision, you may file an appeal to the Ontario Land Tribunal. An appeal must include the required **Appellant Form** and **Applicable Fees** in a Certified Cheque or Money order, made out to the Minister of Finance. The Appellant Form must state the reasons for the appeal.

The Appellant Form and fees must be delivered in person or by registered mail to the Clerk of the Town of The Blue Mountains:

Town Clerk, Town of The Blue Mountains
PO Box 310, 32 Mill Street
Thornbury, Ontario N0H 2P0

The last date for filing an appeal is **Sunday, January 12, 2025, 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/>.



The Corporation of the Town of The Blue Mountains


Decision on Consent Application File B18-2024

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|---------------------------|--|-------------------------|--------------------|
| Owner/Applicant: | McCullam and Bruce Trail Conservancy | | |
| Purpose / Effect: | The purpose and effect of this application is to create a new lot for conservation purposes. | | |
| Legal Description: | Concession 6 With Part Lot 22 RP 16R8902 Part 1 | | |
| Severed Parcel: | Frontage: 224 m | Depth: 417.9 m | Area: 121,000 sq.m |
| Retained Parcel: | Frontage: 629.2 m | Depth: 597.7 m | Area: 395,000 sq.m |
| Road Access: | 21st Sideroad (Municipal road) | | |
| Municipal Water: | No | Municipal Sewer: | No |
| Decision: | <u>Grant Provisional Consent</u> | | |
| Date of Decision: | December 20, 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.

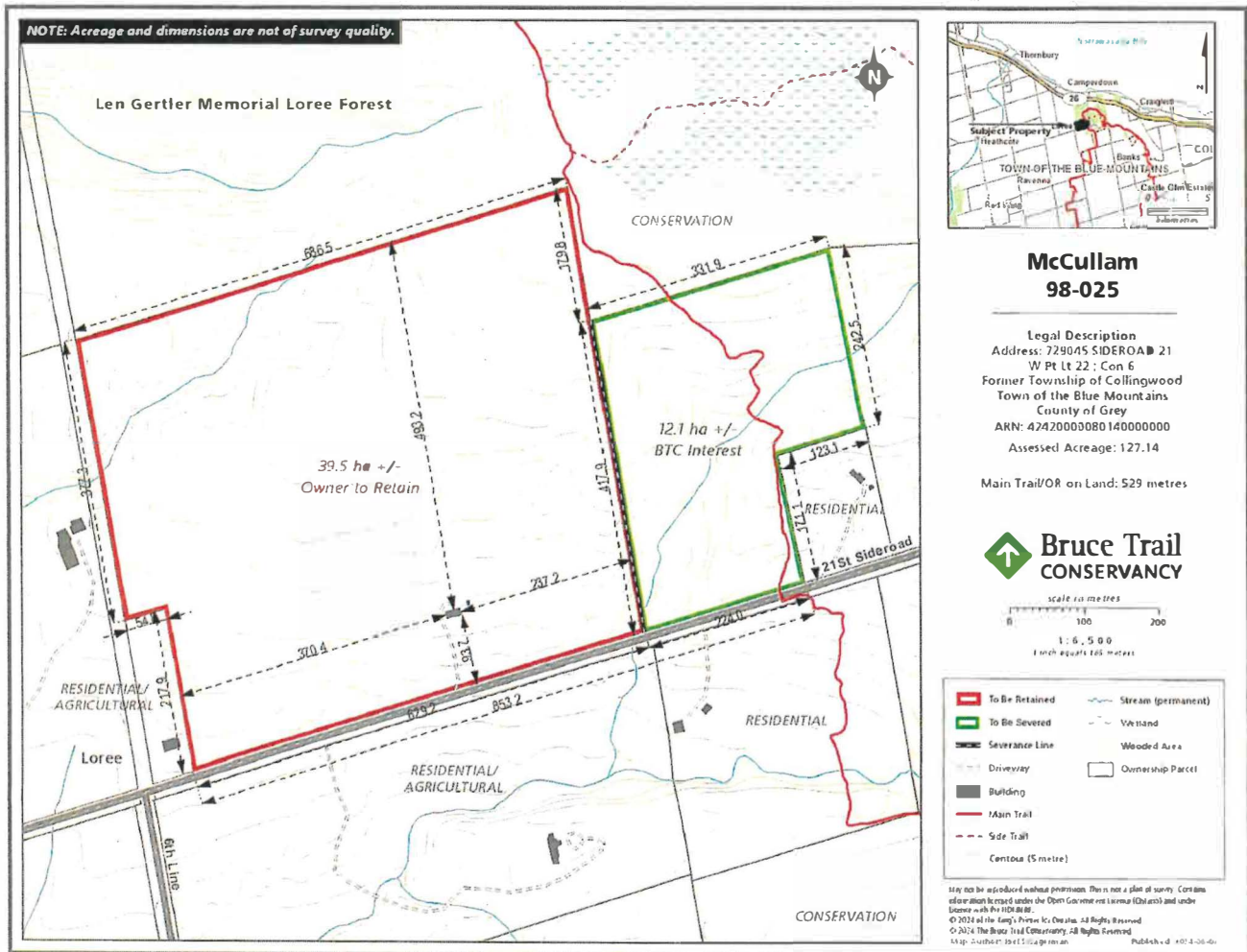
If provisional consent is given, then the following conditions must be met prior to the issuance of a Certificate of Official:

1. That the Owner meets all the requirements of the Town, financial or otherwise, for the Certificate of Consent to be issued;
2. That the Owner provides a description of the land which can be registered in the Land Registry Office;
3. That the severed parcel be deeded as a new lot to the Bruce Trail Conservancy;
4. That the owner provides proof of mortgage details for both the severed and retained lands;
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.


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

Dated: December 20, 2024

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 and 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
 32 Mill Street, Box 310, Thornbury, ON N0H 2P0

Dated: December 20, 2024