



Staff Report

Planning & Building Services – Planning Division

Report To: Committee of Adjustment
Meeting Date: March 19, 2025
Report Number: PBS.25.016
Subject: Recommendation Report – Consent Application B02-2025, B03-2025, B04-2025 – 372 Grey Road 21 (10000925296 Ontario Inc)
Prepared by: Manuel Rivera, Planner I

A. Recommendations

THAT the Committee of Adjustment receive Staff Report PBS.25.016, entitled "Recommendation Report – Consent Application B02-2025, B03-2025, B04-2025 – 372 Grey Road 21 (10000925296 Ontario Inc)

AND THAT Committee of Adjustment GRANT provisional consent to application B02-2025, B03-2025, B04-2025, each subject to the following conditions:

1. That the Owner meets all the requirements of the Town, financial or otherwise, for the Certificate of Consent to be issued;
2. The downstream improvement to the culvert be completed in its entirety and be certified by the project engineers as a condition of the severance. A permit for this work will be required from GSCA;
3. Completion of the groundwater monitoring program and demonstration of the results that demonstrate that all adjacent residential development is located above the water table
4. That the Owner to implement the general mitigation plan outline in the Environmental Impact Study conducted by Birks Natural Heritage Consultants, Inc dated March 2022;
5. A restoration/enhancement plan shall be submitted to the satisfaction of the County and must include tree compensation at 2:1 compensation rate for any native tree removal over 10 centimeters diameter at breast height that is necessary to accommodate the proposed development;
6. That a permit is obtained from the Ministry of Transportation Ontario for building and land use, if required;
7. Registered easement details to be entered upon to permit the adjacent lots to utilize the proposed easement for drainage purposes, maintenance and any additional requirements to the satisfaction of the Town, if required;
8. That the Owner provides a description of the land which can be registered in the Land Registry Office;

9. 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

B. Overview

The propose of this application is to consider an easement for drainage purposes in favour of three adjacent residential lots that were recently approved by way of Consent in 2024. One of the conditions to the consents required the Owner to obtain an easement for drainage purposes. This report considers the easement application, with Planning Staff recommending approval of three easement applications, subject to the conditions outlined in Attachment 1, 2 and 3.

C. Executive Summary

Application File #: B02-2025, B03-2025, B04-2025

Application Received Date: January 13, 2025

Application Deemed Complete Date: January 23, 2024

Official Plan Designation: Recreation Resort Area, Wetland, Hazard

Zoning Bylaw Category: Residential (R1-1) with holding 47, Development (D), Wetland (WL), Hazard (H)

STA Permissions: Not Applicable

D. Background

The subject lands are located west of the proposed consent approved lots located at 372 Grey Road 21. Surrounding lands include:

- General Commercial and Hazard zones to the North.
- Grey Road 21 / Town of Collingwood to the East.
- Wetland and Hazard the South.
- Development, Wetland and Hazard zones uses to the West.

Figure 1. illustrates the location of the property and easement will be located on the subject lands circled in red.



The property previously contained an existing residential home on the northeast corner that was demolished in 2021. The lands contain a small area suitable for development while the remaining portion of the property contains wetlands and hazard lands associated with the Silver Creek Wetlands, which is considered a provincially significant feature.

This property had previously applied for a Zoning By-law Amendment and four severance applications in 2022. The objective of these applications was to create four new lots for single detached dwellings and to re-zone a portion of the Development “D” zone to the Residential One “R1-1” zone. The remaining lands consisting of 20.28-hectares would remain unchanged.

The original Zoning By-law Amendment and Severance application included the supporting documentation:

- Environmental Impact Study (EIS) by Birks Natural Heritage Consultants dated March 2022
- Planning Justification Report by Loft Planning dated March 15, 2022
- Servicing Brief by Tatham Engineering dated March 15, 2022
- Consent Sketch by Envisiontatham dated March 11, 2022

The second submission for the revised Zoning By-law Amendment and Severance application included the additional documents:

- Functional Servicing Brief from Tatham Engineering dated August 3, 2023.
- Planning Justification Report from Loft Planning dated September 12, 2023
- Response to Comments provided by the Grey Sauble Conservation Authority from Birks Natural Heritage Consultants dated November 1, 2022
- Letter of Agreement from Saugeen Ojibway Nation dated March 28, 2023
- Response to Rate Payers Comments for 372 Grey Road 21 from Birks Natural Heritage Consultants dated July 19, 2023

All information and supporting documents submitted for the Zoning By-law Amendment and Severance applications can be found at the Town of The Blue Mountains Development Project website [372 Grey Road 21](#).

The EIS prepared by Birks Natural Heritage provided the following mitigation measures to be implemented, which are the following:

- Fencing should be used appropriately as directed so that wildlife movements are only blocked when desired (i.e., as exclusion fencing during construction).
- Erosion and sediment control plan to be implemented to protect the retained watercourses/drainage features, wetland and woodland habitats. Control measures to be in place until site works have been completed and the risk of sedimentation is no longer a concern.
- Tree cutting should be timed to occur during the calendar months of November 1 to March 31 and no cutting activity in forested areas should occur outside that period. This will ensure that no bats actively roosting in trees will be killed or harmed as a result of clearing activities and is outside of the breeding bird season.
- Refueling of all equipment should occur at least 30 m from retained natural features, including woodland and wetland habitat.
- Installation of the culverts required for construction of the lot accesses should occur under dry conditions and outside of the in-water work timing window for Townline Creek. The window should be confirmed with the NDMNRF prior to site alteration but is generally expected to coincide with protection of spring and fall spawning habitat with in-water work permitted between June 15 and October 15.
- Control potentially contaminated materials (i.e., fill, soil, gravel, excavated materials) moved by equipment during construction to prevent the spread of invasive plants.
- Inspect and clean equipment, boots and vehicles prior to allowing access to the property to prevent the spread of invasive plant species into the site.
- Where possible, maximize the distance of construction equipment used from the woodland edge to avoid disturbing wildlife.
- Should an animal be injured or found injured during the construction phase, they should be transported to an appropriate wildlife rehabilitation centre.

This report and recommendations were reviewed by the County of Grey Ecologist, who provides reviews on the Natural Heritage on the Town's behalf. The County of Grey reviewed and concurs with the EIS mitigation measure to be implemented along with another condition to be included:

- A restoration/enhancement plan shall be submitted to the satisfaction of the County and must include tree compensation at a 2:1 compensation rate for any native tree removal over 10 centimeters diameter at breast height that is necessary to accommodate the proposed development.

The Floodplain Assessment and EIS were reviewed by the Grey Sauble Conservation Authority (GSCA) who reviews the Natural Hazards on the Town's behalf. GSCA had provided commentary previously for this application and noted the following conditions:

- The downstream improvement to the culvert be completed in it's entirely and be certified by the project engineers as a condition of the severance. A permitted for this work will be required from GSCA.
- Completion of the groundwater monitoring program and demonstration of the results that demonstrate that all development is located above the water table.

These conditions were part of the previous planning applications and were implemented as conditions with each of the previous lot creations. In addition and as noted earlier, a permit from the GSCA will be required for these works.

The Public Meeting was originally held on June 13, 2022, but a decision was not made to allow the applicant additional time to revise and address comments received through the Public process. As a result, the applicant revised their application from four (4) severances to three (3) severances. Recommendation report [PDS.24.006](#) was submitted to Committee of Whole on April 9, 2024, for a decision, which approved the zoning by-law amendment and consent applications for the subject lands. One of the conditions of consent for each of the 3 lots states the following:

That the responsibility of the maintenance of the swale adjacent to the rear lot lines shall be determined by the Owner, in consultation with, and to the satisfaction of the Town, and necessary agreements shall be entered into, if required.

Through discussions with the Town, the Owner has proposed an easement for drainage purposes on the Owners retained lands and in favor of the three proposed residential lots to fulfill this condition of consent that was approved in April 2024. The proposed easement is 1,237.7 square meters in size. Figure 2 contains a sketch of the easement outlined in red with the proposed residential lots shown east of the easement. The surrounding lands in green are the retained lands that will remain under the current ownership.

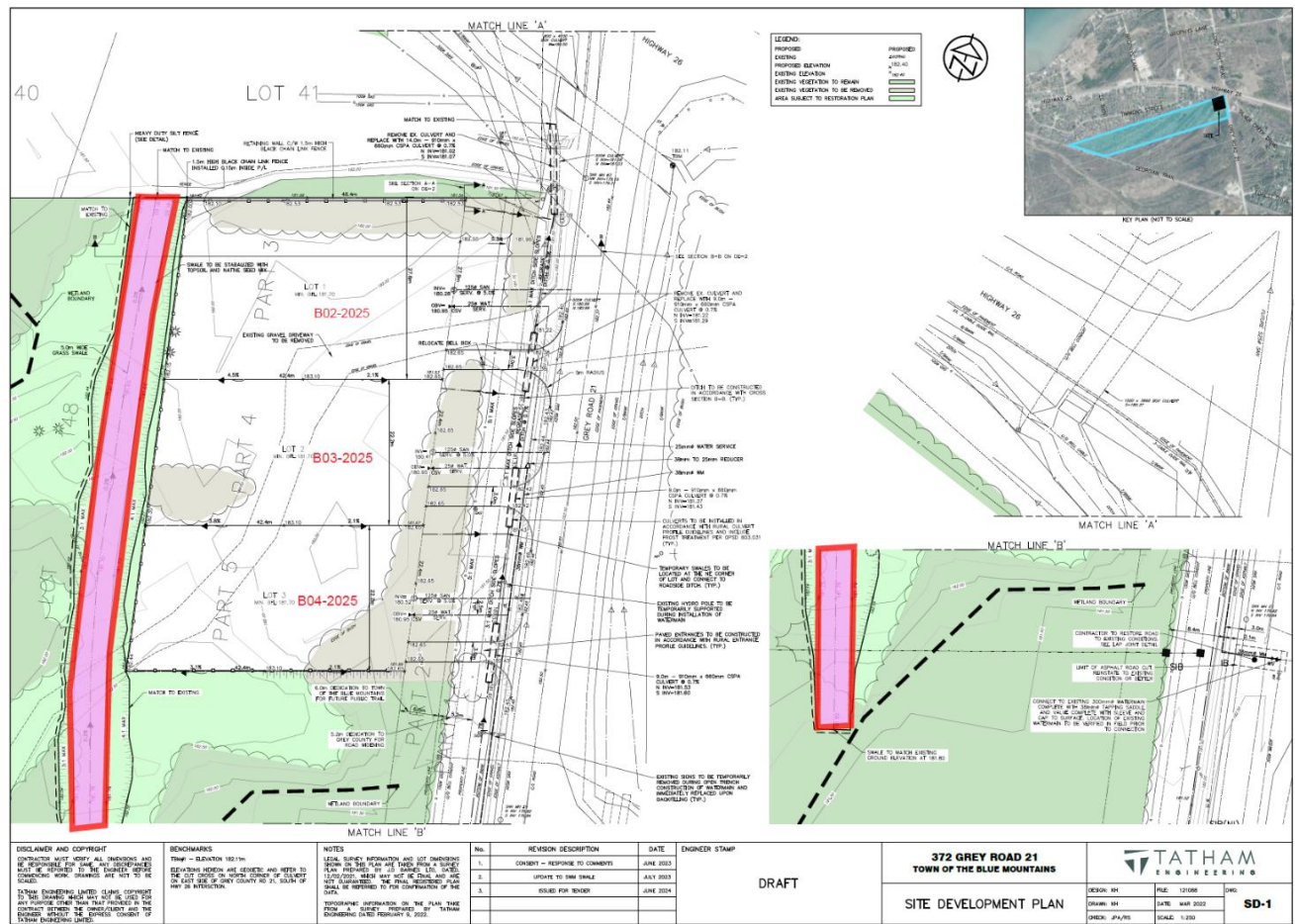


Figure 2. Consent sketch of the easement

Comments were received from the following:

External Agencies

Historical Saugeen Metis: No objection to the proposed consent.

Hydro One: No comments or concerns.

Ministry of Transportation Ontario: The subject lands are within the Ministry permit control area. Therefore, Ministry approvals and permits required prior to construction and/or alternations of any buildings and/or structure and prior to the issuance of any municipal building permits or approvals as per Section 8. (2)(a) of the Building Code Act.

Grey County: The County Grey noted that the property contains or is adjacent to significant woodlands, significant wildlife habitat, potential habitat for threatened and/or endangered species, provincially significant wetland, other wetlands and fish habitat. The County has noted that an Environmental Impact Study (EIS) can be waived due the previous environmental work already completed for the proposed development, and that this application for easement implements the previous study recommendations.

An EIS was conducted by Birks Natural Heritage Consultants in March 2022 for the related severance applications and conditions of approval for the consent(s) mirror the recommended mitigation measures within Birks EIS. A restoration/enhancement plan shall be submitted to the satisfaction of the County and must include tree compensation at a 2:1 compensation rate for any native tree removal over ten (10) centimeters diameter at breast height that is necessary to accommodate the proposed development. The recommendations from the EIS and tree compensation have been included as conditions of approval for this easement.

The subject lands do not contain any source water protection areas that are subject to policies of the Source Water Protection Act.

County Transportation Services have no concerns with the easement application.

Grey Sauble Conservation Authority: Previous comments for zoning and consent applications associated with the creation of the residential lots. The easement was included in those submissions and our comments remain the same as our previous comments in that the previous two recommended conditions apply to this easement and that a permit is required for the works proposed within the easement.

Public Comments

The Town has received a total of 13 letters from the public regarding the easement. Due to the public interest in this application, the easement was considered a 'contested' application and therefore requires a decision from the Committee of Adjustment. Below are some of the key themes that were raised during the commenting period along with Planning Staff response.

Insufficient time to provide feedback and insufficient notice timelines

Notice was provided in the accordance with the Planning Act, which requires that notice be circulated within a 60-metre radius on the subject property and notice must be sent a minimum of 14 days prior the date of decision for consent applications. Notice was provided by regular mail on January 31, 2025, and the notice was posted on the property on February 04, 2025. It is noted that the Committee of Adjustment can receive and consider comments up to the meeting date of March 19, 2025.

Impacts and disruption of the natural environment and area wildlife

The location of the easement is located within northeast corner of the subject lands. The development will occur on the developable portion that is already disturbed by the previous home, yard, and outdoor storage areas. The proposed easement has been evaluated and is not be encroaching into the Silver Creek Provincially Significant Wetland or Hazard portions of the property. The EIS as conducted by Birk Natural Heritage Consultants and then reviewed by The County of Grey and GSCA who complete natural heritage and hazard reviews for the Town provided a number of recommendations that have been incorporated into the original 3 lot consent applications and this easement application. The recommendations must be met in

order to ensure the long term protection and no adverse impact on the natural environment and area wildlife.

The purpose and overall responsibility/management of the easement lands

The purpose of this easement is to convey drainage off of the newly created residential lots along the easement lands located on the adjacent owned property. Additional concerns were raised regarding long term responsibility and maintenance of the easement, and if it will be the responsibility of the Owner or the Town. As previously stated, the lands will remain with the Owner, and that through the easement, the adjacent landowners will have the right to drain their lands into the easement. The Owner and the future adjacent lot Owners shall not encumber the easement.

E. Analysis

Planning Act

The Ontario Planning Act gives municipal councils the grant provisional consent under Section 53. The Act requires that, in making planning decisions, a municipal council must have regard for the list of matters of provincial interest, as outlined by Section 2 of the Act.

Provincial Planning Statement

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development and provides for appropriate development while protecting the resources of the province, public health and safety, and the quality of the natural and built environment. Decisions on planning matters made by a planning authority must be consistent with the PPS.

Settlement Areas policies of the PPS would apply. The focus of the settlement area is where growth and development can be implemented, where growth can occur (2.3.1 (1)). Land use patterns within the settlement areas optimize existing and planned infrastructure (2.3.2 (b)). The objective of the easement will facilitate drainage for newly residential lots that will drain into the existing culvert on Highway 26 and Grey Road 21.

Section 3.1 in the PPS provides guidelines that promote infrastructure and public services facilities to provide an efficient manner and accommodate the projected needs (3.1.(1)). Prior to developing new infrastructure and public service facilities to use existing infrastructure and public service facilities should be optimized; and opportunities for adaptive re-use to be considered whenever feasible (3.1(2)(a)(b)). This easement is to be formalize for drainage only. The easement will be matching the existing ground elevation that will flow and drain into the existing culvert that is located between Highway 26 & Grey Road 21. The purpose of this easement is utilizing existing infrastructure and not creating any new infrastructure.

Planning Staff are satisfied that the proposal is consistent with the policy direction of the PPS.

Niagara Escarpment Plan

The subject lands are designated as Escarpment Recreation Area under the Niagara Escarpment Plan (NEP). One of the objectives is to minimize negative impact of recreational development on the escarpment environment (1.8.1 (1)) and infrastructure is a permitted use (1.8.3 (16)). The proposed easement will not cause any additional negative impact on the Escarpment Recreation Area lands in the NEP.

Section 1.8.5 (5)(a) permits the creation of an easement if it does not result in the creation of a new lot. The objective of this consent application is to create a formalized easement for drainage purposes. This is to ensure that each residential lot have access to the easement for drainage purposes. No buildings and/or structures and no new lots are being proposed through this application.

Planning Staff are satisfied that the proposed does not conflict with the NEP.

County of Grey Official Plan

The County of Grey OP designates the lands as Recreational Resort Settlement Area and Wetlands. The location of the easement that is being formalized is within the Recreational Resort Settlement Area. Section 3.8 in the County of Grey OP the objectives of how these lands are to be used. In Grey County's Official Plan states lands that are designated as Recreational Resort Settlement Areas and are within the NEP, shall use policies of Section 6.1 as well. It notes that *local official plans and/or secondary plans will provide detail land use policies and development criteria in these areas that are not in conflict with the provisions of the Niagara Escarpment Plan (6.1 (2))*. Analysis of the Town of the Blue Mountains Official Plan will be discussed in the upcoming section of this report. The proposed easement is adhering policies to The County of Grey OP in the Recreational Resort Settlement Area.

Planning Staff are satisfied that the proposal is consistent with the Grey County Official Plan.

Town of The Blue Mountains Official Plan

The subject lands contain the following designations: Residential Recreational Resort (RRA), Hazard (H) and Wetlands (W). The easement is located within the RRA designation of these lands. RRA designation recognizes areas that have a mixture of seasonal and permanent residential and recreational uses along with providing support to area resort and recreational amenities (B3.7.2).

Subsection D4.2.2 to the Official Plan permits the creation of an easement, provided that no new building lot is created. In addition, it will not affect the viability of the use of the properties affected as intended by this Plan. As stated throughout this report, the easement will be used for drainage purposes only and it will not affect the viability of the use of the properties.

Planning Staff are satisfied that the proposed lot addition maintains the intent and purpose of the Official Plan.

Town of The Blue Mountains Zoning By-law 2018-65

The subject lands contain the following designations: Residential One (R1-1-h47) with holding provision 47, Development (D), Hazard (H) and Wetland (W). The subject property for the easement appears to be located entirely within the “D” zone. Section 1.5 (g) of the Zoning By-law states that *the provisions of the former Town of Thornbury By-law 10-77, and Township of Collingwood By-law 83-40 shall continue to apply to those lands in the Development (D) Zone.* As of result, the Township of the Collingwood By-law 83-40 would apply.

The zoning designation on these are Rural (RUR) and Hazard (H) and the location of the easement is located on the RUR portion of the property. The proposed easement conforms and will not conflict with the RUR zoning.

Based on the commentary above, Planning Staff are satisfied that the proposed easement is appropriate considering the requirements of The Blue Mountains Zoning By-law 2018-65.

Conclusion

Based on the staff review above, it appears that the proposed consent application for an easement for drainage purpose has regard for the Planning Act, is consistent with the Provincial Policy Statement, conforms with County Official Plan and Town Official Plan policy, and the intent and direction of The Blue Mountains Zoning By-law.

Based on the foregoing, Planning Staff recommend approval of this application as outlined in this report.

F. Strategic Priorities

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

G. Environmental Impacts

No adverse impacts are anticipated to the environmental impact provided that the mitigation measures are implemented as outlined in the EIS report conducted by Birks Natural Heritage Consultants and recommendations from the GSCA and County of Grey. It is noted that a permit from the GSCA is to be obtained prior to any site works to ensure the recommendations are fully implemented.

H. Financial Impact

There are no anticipated financial impacts resulting from this recommendation. Financial impact may be incurred should the decision of the Committee of Adjustment be appealed to the Ontario Land Tribunal.

I. In consultation with

Relevant Town departments, external agencies and the public through the circulation of the Notice of Public Hearing in accordance with the provisions of the Planning Act.

J. Public Engagement

The topic of this Staff Report will be the subject of a Public Hearing taking place on March 19, 2025. Comments regarding this report should be submitted to Manuel Rivera, planning@thebluemountains.ca

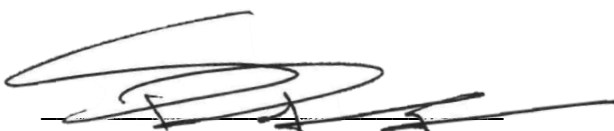
K. Attached

1. Draft Decision
2. Draft Decision
3. Draft Decision

Respectfully submitted,



Manuel Rivera
Planner I



Shawn Postma, MCIP RPP
Manager of Community Planning



Tim Murawsky
Acting Director of Planning & Building Services

For more information, please contact:

Manuel Rivera

planning@thebluemountains.ca

519-599-3131 extension 308



The Corporation of the Town of The Blue Mountains

Decision on Consent Application File B02-2025

Owner/Applicant:	100000925296 Ontario Inc		
Purpose / Effect:	The purpose of this application is to consider a request for an easement for drainage purposes in favour the adjacent residential lots.		
Legal Description:	PT LT 147-148 PL 529 COLLINGWOOD AS IN R262179; S/T R272237, R297829, R301646; THE BLUE MOUNTAINS		
Easement Parcel:	Frontage: 11 m	Depth: 112 m	Area: 1,237.7 sq.m
Retained Parcel:	Frontage: N/A m	Depth: N/A m	Area: N/A sq.m
Road Access:	Grey Road 21 (County Road)		
Municipal Water:	N/A	Municipal Sewer:	N/A
Decision:	<u>Grant Provisional Consent</u>		
Date of Decision:	March 19, 2025		

In making the decision upon this application for Consent for easement, the Committee of Adjustment is satisfied that the proposed easement in favour of Part 3 of the Draft R-Plan 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. The downstream improvement to the culvert be completed in it's entirety and be certified by the project engineers as a condition of the severance. A permit for this work will be required from GSCA;
3. Completion of the groundwater monitoring program and demonstration of the results that demonstrate that all adjacent residential development is located above the water table
4. That the Owner to implement the general mitigation plan outline in the Environmental Impact Study conducted by Birks Natural Heritage Consultants, Inc dated March 2022;
5. A restoration/enhancement plan shall be submitted to the satisfaction of the County and must include tree compensation at 2:1 compensation rate for any native tree removal over 10 centimeters diameter at breast height that is necessary to accommodate the proposed development;
6. That a permit is obtained from the Ministry of Transportation Ontario for building and land use, if required;
7. Registered easement details to be entered upon to permit the adjacent lots to utilize the proposed easement for drainage purposes, maintenance and any additional requirements to the satisfaction of the Town, if required;
8. That the Owner provides a description of the land which can be registered in the Land Registry Office;
9. 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. Waind

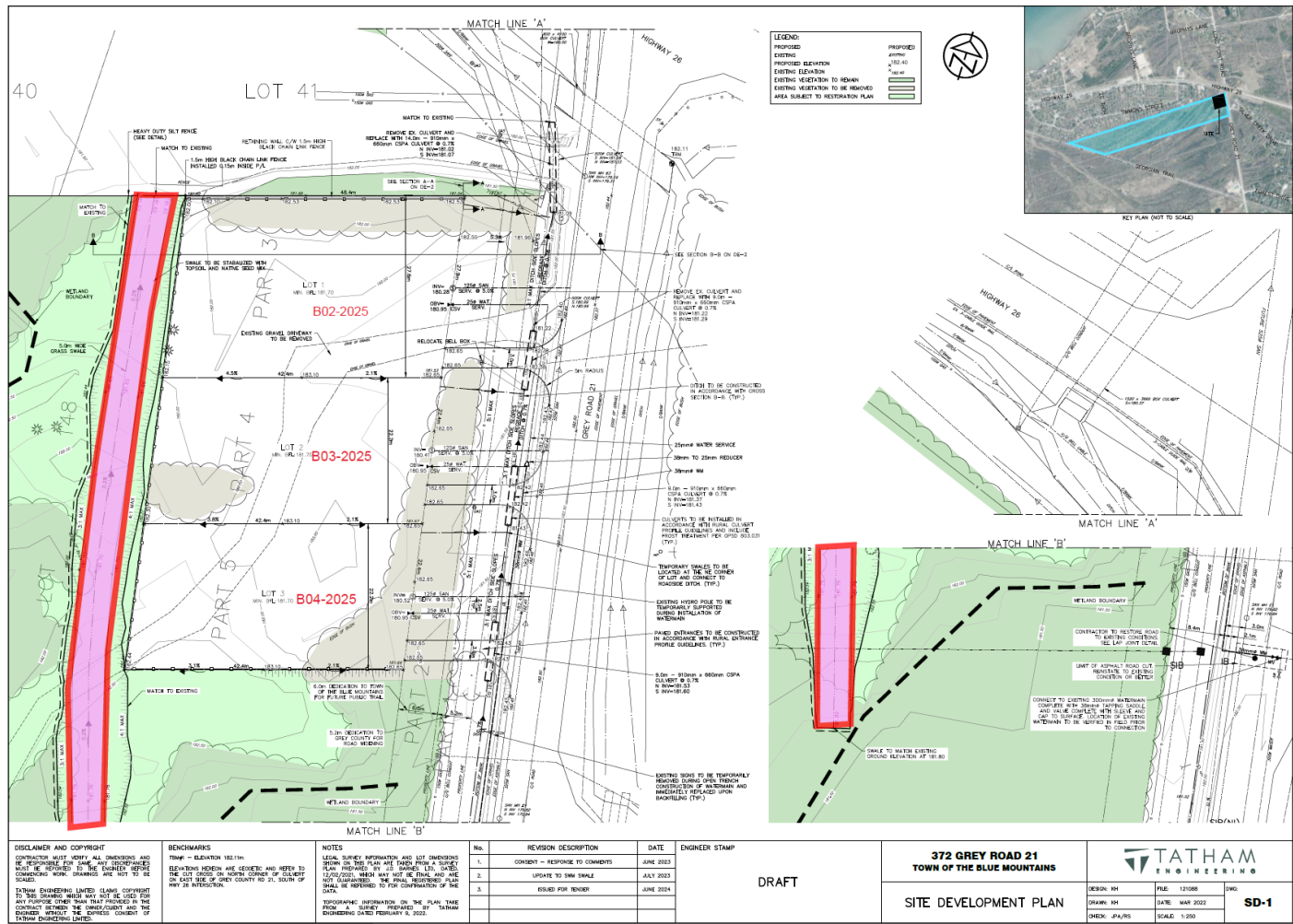
Jim Oliver
Chairman

Michael Martin

Jan Pratt

Duncan McKinlay
Vice Chairman

Easement Sketch



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

Dated: March 19, 2025



The Corporation of the Town of The Blue Mountains

Decision on Consent Application File B03-2025

Owner/Applicant:	100000925296 Ontario Inc		
Purpose / Effect:	The purpose of this application is to consider a request for an easement for drainage purposes in favour the adjacent residential lots.		
Legal Description:	PT LT 147-148 PL 529 COLLINGWOOD AS IN R262179; S/T R272237, R297829, R301646; THE BLUE MOUNTAINS		
Easement Parcel:	Frontage: 11 m	Depth: 112 m	Area: 1,237.7 sq.m
Retained Parcel:	Frontage: N/A m	Depth: N/A m	Area: N/A sq.m
Road Access:	Grey Road 21 (County Road)		
Municipal Water:	N/A	Municipal Sewer:	N/A
Decision:	<u>Grant Provisional Consent</u>		
Date of Decision:	March 19, 2025		

In making the decision upon this application for Consent for easement, the Committee of Adjustment is satisfied that the proposed easement in favour of Part 4 of the Draft R-Plan 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. The downstream improvement to the culvert be completed in it's entirety and be certified by the project engineers as a condition of the severance. A permit for this work will be required from GSCA;
3. Completion of the groundwater monitoring program and demonstration of the results that demonstrate that all adjacent residential development is located above the water table
4. That the Owner to implement the general mitigation plan outline in the Environmental Impact Study conducted by Birks Natural Heritage Consultants, Inc dated March 2022;
5. A restoration/enhancement plan shall be submitted to the satisfaction of the County and must include tree compensation at 2:1 compensation rate for any native tree removal over 10 centimeters diameter at breast height that is necessary to accommodate the proposed development;
6. That a permit is obtained from the Ministry of Transportation Ontario for building and land use, if required;
7. Registered easement details to be entered upon to permit the adjacent lots to utilize the proposed easement for drainage purposes, maintenance and any additional requirements to the satisfaction of the Town, if required;
8. That the Owner provides a description of the land which can be registered in the Land Registry Office;
9. 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. Waind

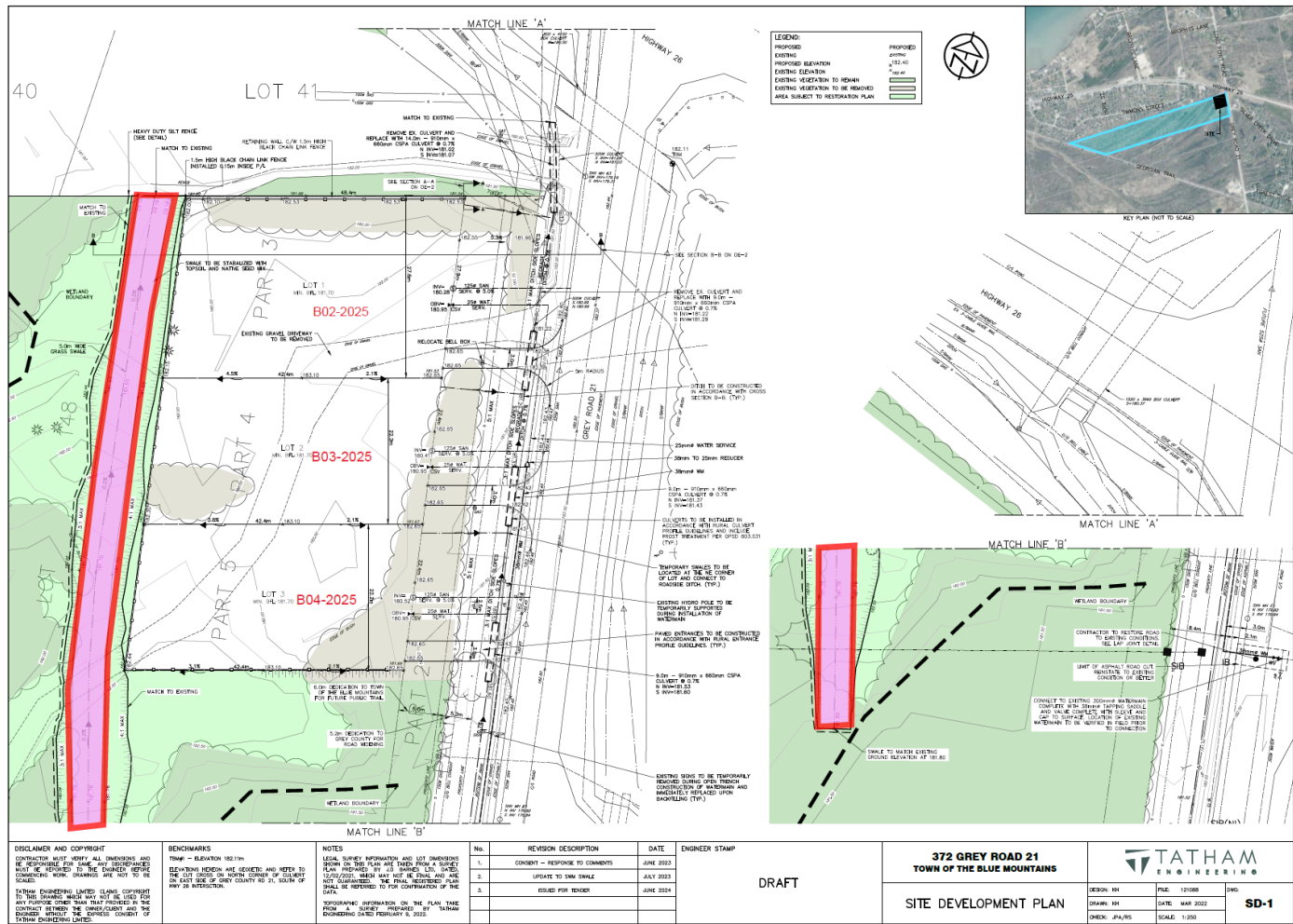
Jim Oliver
Chairman

Michael Martin

Jan Pratt

Duncan McKinlay
Vice Chairman

Easement Sketch





The Corporation of the Town of The Blue Mountains

Decision on Consent Application File B04-2025

Owner/Applicant:	100000925296 Ontario Inc		
Purpose / Effect:	The purpose of this application is to consider a request for an easement for drainage purposes in favour the adjacent residential lots.		
Legal Description:	PT LT 147-148 PL 529 COLLINGWOOD AS IN R262179; S/T R272237, R297829, R301646; THE BLUE MOUNTAINS		
Easement Parcel:	Frontage: 11 m	Depth: 112 m	Area: 1,237.7 sq.m
Retained Parcel:	Frontage: N/A m	Depth: N/A m	Area: N/A sq.m
Road Access:	Grey Road 21 (County Road)		
Municipal Water:	N/A	Municipal Sewer:	N/A
Decision:	<u>Grant Provisional Consent</u>		
Date of Decision:	March 19, 2025		

In making the decision upon this application for Consent for easement, the Committee of Adjustment is satisfied that the proposed easement in favour of Part 5 of the Draft R-Plan 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. The downstream improvement to the culvert be completed in it's entirely and be certified by the project engineer as a condition of the severance. A permit for this work will be required from GSCA;
3. Completion of the groundwater monitoring program and demonstration of the results that demonstrate that all adjacent residential development is located above the water table
4. That the Owner to implement the general mitigation plan outline in the Environmental Impact Study conducted by Birks Natural Heritage Consultants, Inc dated March 2022;
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9. 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. Waind
Chairman

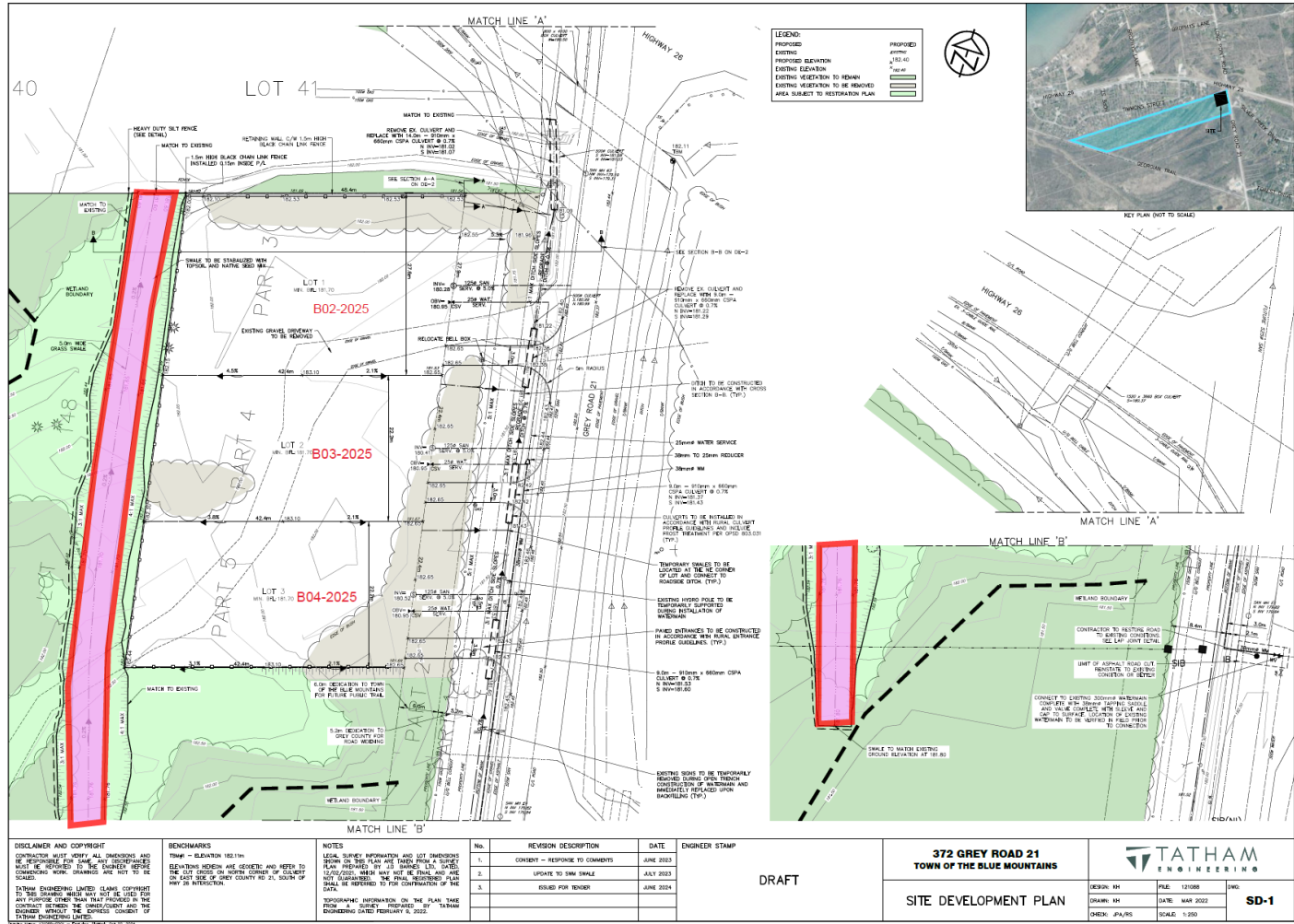
Jim Oliver
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Easement Sketch



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

Dated: March 19, 2025