



Notice of Decision and Right to Appeal

This is a notice regarding the decision made on June 24, 2025, 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 **Monday, July 14, 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 B05-2025

Owner/Applicant:	Harbottle		
Purpose / Effect:	The purpose of this application is to consider the creation of one new lot that will have an approximate area 11.08 ha and approximately 152 m of frontage on 10th Line. The retained parcel will have an approximate area of 11.63 ha and approximately 155 m of frontage on 10th Line.		
Legal Description:	CON 11 E PT LOT 20 RP 16R6937 PARTS 3 & 4		
Severed Parcel:	Frontage: 152 m	Depth: 730 m	Area: 11.08 ha
Retained Parcel:	Frontage: 155 m	Depth: 765 m	Area: 11.63 ha
Road Access:	10 th Line (municipal road)		
Municipal Water:	No	Municipal Sewer:	No
Decision:	Grant Provisional Consent		
Date of Decision:	June 24, 2025		

In making the decision upon this application for Consent, the Council 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.

1. That the Owner meets all the requirements of the Town, financial or otherwise, for the Certificate of Consent to be issued;
2. The Grey Sauble Conservation Authority consent fee of \$ 635 is be paid;
3. 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;
4. That the Applicant provide payment of applicable Development Charges for the severed lot, as required by the Town;
5. That the owner provides proof of mortgage details updated for both the severed and retained lands if required;
6. That the Owner provides a description of the land which can be registered in the Land Registry Office;
7. 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.

A handwritten signature in black ink, appearing to read "Tim Murawsky".

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

Dated: June 24, 2025

Consent Sketch



Certification

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

I, Tim Murawsky, 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.



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

Dated: June 24, 2025