



The Corporation of the Town of The Blue Mountains

Decision on Consent Application File B10-2025

Owner/Applicant:	Monid, Bennett, Ciardullo		
Purpose / Effect:	The effect of this application is to sever one parcel from the subject lands, resulting the creation of one new lot with an approximate area of 1,393.6 m ² (15,000 ft ²) and approximately 30.5 m (100 ft) of frontage on Barclay Blvd.		
Legal Description:	PLAN 772 LOT 8 TO 9		
Severed Parcel:	Frontage: 30.5 m	Depth: 42.7 m	Area: 1,393.6 sq.m
Retained Parcel:	Frontage: 30.5 m	Depth: 42.7 m	Area: 1,393.6 sq.m
Road Access:	Barclay Blvd (municipal road)		
Municipal Water:	Yes	Municipal Sewer:	No
Decision:	<u>Grant Provisional Consent</u>		
Date of Decision:	October 22, 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.

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 ensures that tree removal shall not occur between March 15 and November 30 of any given year;
3. That the Owner shall ensure that trees shall be removed for what is necessary to accommodate development;
4. 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 the appropriate planning application to address the deficiencies or shall demolish the structures as required to ensure conformity with the applicable zoning for the severed and retained lands. The survey shall also confirm if and where a watercourse may be present on the subject lands;
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. An entrance permit to be obtained from the Town to accommodate the newly created parcel;
8. That the two existing well water systems be decommissioned, that water laterals be confirmed or constructed to the property line, and that the lands be connected to municipal water;
9. That the owner provides proof of mortgage details updated for both the severed and retained lands;
10. That the Owner provides a description of the land which can be registered in the Land Registry Office;
11. 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

Jim Oliver
Chairman

Michael Martin

Jan Pratt

Duncan McKinlay
Vice Chairman

