



# Notice of Decision and Right to Appeal

**This is a notice about the decisions from the January 28, 2026, 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 February 17, 2026, 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If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by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

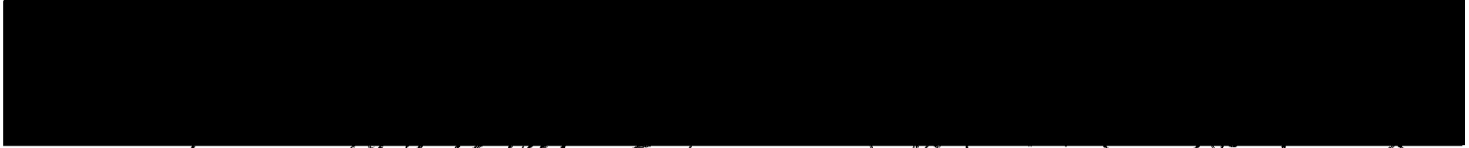
## Decision on Consent Application File B09-2025

<b>Owner/Applicant:</b>	Shaban		
<b>Purpose / Effect:</b>	The purpose of this application is to consider the creation of a new residential lot that will have an approximate area 2,123.03 m <sup>2</sup> and approximately 22.88 m of frontage on Gibson Way. The retained parcel will have an approximate area of 2,116.92 m <sup>2</sup> and approximately 22.88 m of frontage on Gibson Way.		
<b>Legal Description:</b>	COLLINGWOOD CON 6 PT LOT 26 RP 16R11440 PART 2		
<b>Severed Parcel:</b>	Frontage: 22.88 m	Depth: 92.8 m	Area: 2,132.03 m <sup>2</sup>
<b>Retained Parcel:</b>	Frontage: 22.88 m	Depth: 92.5 m	Area: 2,116.92 m <sup>2</sup>
<b>Road Access:</b>	Gibson Way (municipal road)		
<b>Municipal Water:</b>	Yes	<b>Municipal Sewer:</b>	No
<b>Decision:</b>	<b>Grant Provisional Consent</b>		
<b>Date of Decision:</b>	January 28, 2026		

In making the decision upon this application for Consent, the Town of The Blue Mountains Committee of Adjustment 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 and otherwise, for the Certificate of Official to be issued;
2. That the Owner enter in a Consent Agreement to address the following to the satisfaction of the County of Grey and Grey Sauble Conservation Authority, as applicable, with such Agreement being registered on title to the severed lands;
  - That prior to a building permit being issued, the Owner shall prepare a Tree Inventory and Planting Plan to identify all native trees above 10 centimeters diameter at breast height that are proposed to be removed and replaced on-site at a 1:1 compensation rate.
  - That prior to a building permit being issued, the Owner shall not complete any tree removal between March 15 and November 30 of any given year;
  - That prior to a building permit being issued, the Owner shall prepare a Sediment and Erosion Control Plan to be implemented prior to the construction phase and maintained throughout the construction period;
  - That a Grey Sauble Conservation Authority Permit be obtained prior to any site alterations or construction.
3. That the Owner 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 approvals to address the deficiencies or shall demolish the structures as required to ensure conformity with the applicable zoning;
4. That the Owner prepare an engineered Lot Development Plan and Supporting Report to demonstrate that the existing Town water infrastructure can service the proposed lot and that the additional water demands will not encumber other lots. The Lot Development Plan shall be submitted in accordance with Town Engineering Standards and approved by the Town prior to final approval and registration of the lot. A Municipal Land Use Permit, or other Agreement as deemed appropriate by the Town, shall be entered into to facilitate all approved works. All costs associated with the installation of required services shall be the responsibility of the Owner. All required infrastructure upgrades shall be constructed and made available at the front lot line;
5. That the Owner provide payment of cash-in-lieu of parkland dedication for the severed lot in accordance with the Town Parkland Dedication By-law.
6. That the Owner provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office; and

7. That all above conditions be fulfilled within two (2) years of the Notice of Decision so that the Certificate of Consent pursuant to Section 53(42) of the Planning Act, can be issued by the Town.



Robert B. Waind  
Chairman

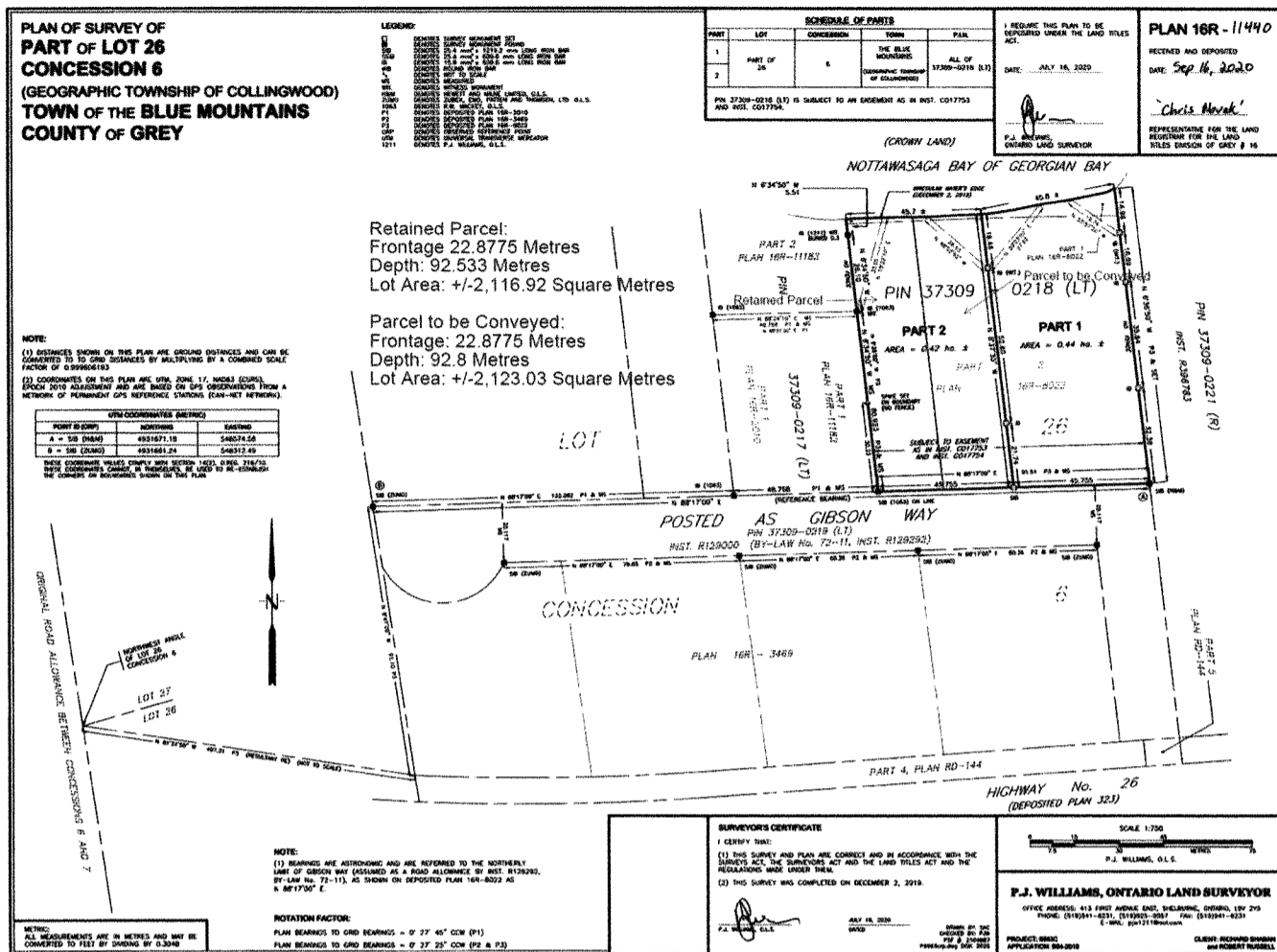
Jim Oliver  
Vice Chairman

Michael Martin

Jan Pratt

Duncan McKinlay

Consent 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: January 28, 2026