



# Notice of Decision and Right to Appeal

**This is a notice regarding the decision made on February 25, 2026, 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 **Wednesday, March 18, 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/>.



# The Corporation of the Town of The Blue Mountains

## Decision on Consent Application File B01-2026

**Owner/Applicant:** Coastal Impressions Design Build Inc.

**Purpose / Effect:** The purpose of this application is to consider a request for consent for the creation of one new residential lot.

**Legal Description:** PLAN 113 LOT 4 RUSSELL ST S/S

**Severed Parcel:** Frontage: 20.11 m                      Depth: 85.74 m                      Area: 1,710.62 m<sup>2</sup>

**Retained Parcel:** Frontage: 20.11 m                      Depth: 85.57 m                      Area: 1,708.94 m<sup>2</sup>

**Road Access:** Russell St. W. (Municipal Road)

**Municipal Water:** Yes                      **Municipal Sewer:** Yes

**Decision:** Grant Provisional Consent

**Date of Decision:** February 25, 2026

In making the decision upon this application for Consent, in accordance with the Council Delegated Authority under By-law 2008-10, the Director of Planning and Development Services is satisfied that the proposed Consent Application is consistent with the Provincial Planning Statement, complies with the County of Grey Official Plan, the Town of The Blue Mountains Official Plan and the Town of The Blue Mountains Zoning By-law 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:**

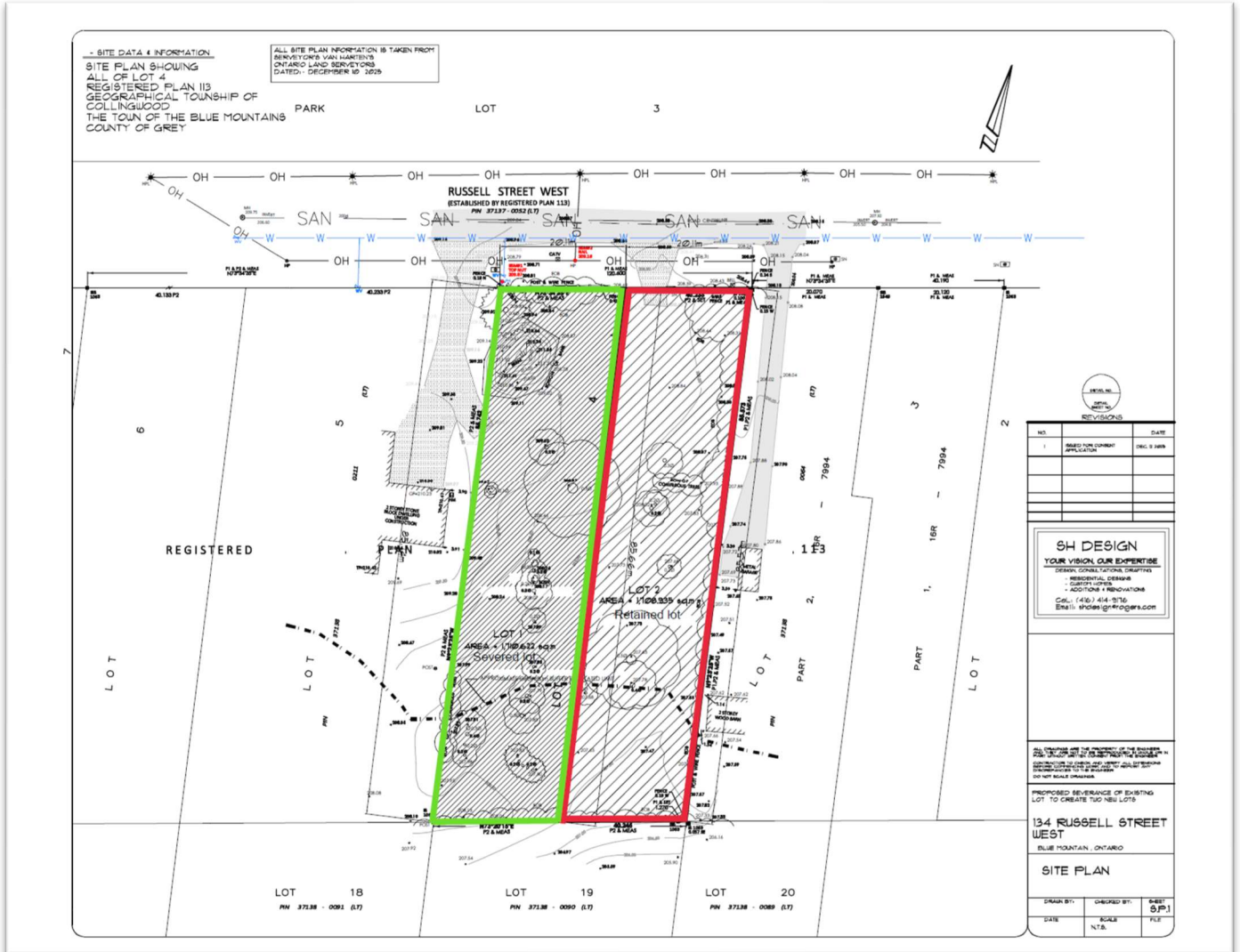
1. That the Owner meets all the requirements of the Town, financial and otherwise, for the Certificate of Official to be issued;
2. That the Owner prepare an engineered Lot Development Plan demonstrating that the existing municipal water and wastewater services have sufficient capacity to service the retained lot and the proposed severed lot, including the proposed locations for all new water and wastewater connections. All costs associated with the preparation of the Lot Development Plan and installation of required services shall be the responsibility of the Owner. The Lot Development Plan shall be submitted to municipal standards and approved by the Town. The installation of new services shall be completed prior to final approval and registration of the lot. All water and wastewater services shall be located entirely within the lot they are intended to service and shall not encumber any other lot;
3. That the Owner 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 Owner provide payment of applicable Development Charges for the severed lot, as required by the Town;
5. That the Owner provides a description of the land and deposited reference plan, which can be registered in the Land Registry Office; and
6. 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;



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

Dated: February 25, 2026

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

Dated: February 25, 2026