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STAFF REPORT: Planning & Building Services Department



REPORT TO: Committee of the Whole
MEETING DATE: June 09, 2014
REPORT NO.: PL.14.62
SUBJECT: Application for Consent B01-2014 –
 Judith Skeoch
 Part Lot 14, Concession 7;
 Part 1, RP 16R-5947;
 Parts 1, 2 and 3, RP 16R-7051;
 6th Line;
 Town of The Blue Mountains
PREPARED BY: Bryan Pearce, HBA, CPT, MCIP, RPP
 Planner

A. Recommendations

THAT Council receive Planning Staff Report PL.14.62 respecting “Application for Consent B01-2014 – Judith Skeoch; Part Lot 14, Concession 7; Part 1, RP 16R-5947; Parts 1, 2 and 3, RP 16R-7051; 6th Line; Town of The Blue Mountains”;

AND THAT Council authorize Consent No. B01-2014, subject to the following conditions:

1. That the Applicant meet all the requirements, financial and otherwise of the Town.
2. That the Applicant provide a description of the land which can be registered in the Land Registry Office.
3. That the Owner grant a conservation easement pursuant to the *Conservation Land Act*, for access to the severed parcel to the satisfaction of the Town.
4. That the Applicant enter into an Agreement with the Town for the financial contributions for the installation of a parking lot, to the satisfaction of Town.
5. That the Notice of Conservation Easement Agreement in favour of Bruce Trail Conservancy be referenced in the deed, as per Section 17.1 of said Agreement.
6. That all conditions noted above shall be fulfilled within one year of the decision so that the Town’s Clerk is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the *Planning Act*.

AND FURTHER THAT Council authorize the Mayor and Clerk to execute the Parking Lot Development Agreement, if imposed as a condition with respect to Consent No. B01-2014.

B. Background

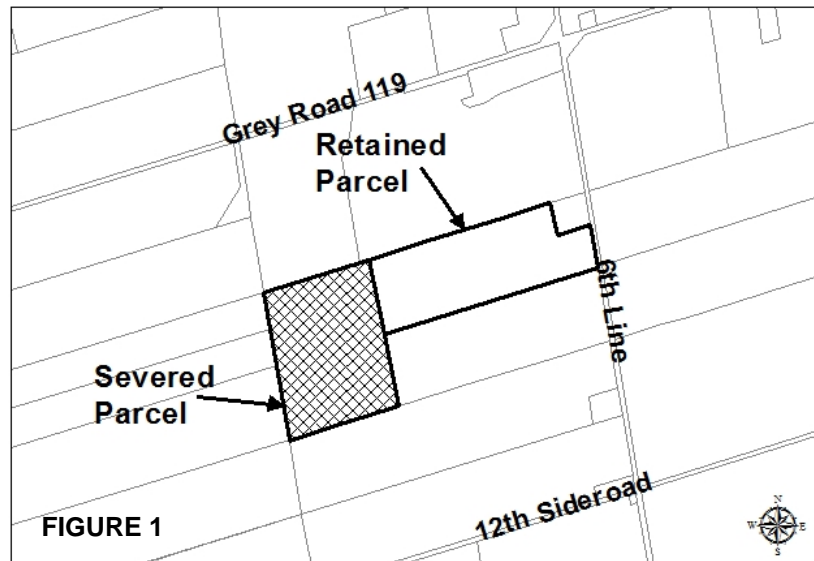
The purpose of this Report is to provide Council with recommendations related to a request by Escarpment Biosphere Conservancy (EBC) to consider Application for Consent No. B01-2014, to facilitate the creation of a nature preserve.

The Owner, Judith Skeoch, has authorized Robert Barnett of EBC, to make application to the Town on February 05, 2014 which was subsequently deemed completed on March 03, 2014.

The purpose of Application is to sever a 26.72 hectare vacant parcel on the western portion of the property to create a nature preserve with no development proposed. A 26.42 hectare vacant agricultural parcel would be retained.

The subject lands are located on the west side of 6th Line between Grey Road 119 and 12th Sideroad. It is noted that there is agricultural lands abutting to the south, west, north and east, as shown in Figure 1.

The proposed retained parcel would be required to connect to a private on-site well and septic system, since the subject lands are within the Rural service area.



The chronology on this project is as follows:

- Niagara Escarpment Commission Development Permit Applications G/L/2012-2013/9045 (to establish a nature preserve) and G/R/2012-2013/9154 (dwelling proposal to ensure the retained parcel has development potential) commenced in Spring 2013.
- Niagara Escarpment Commission Development Permit Applications Notice of Decisions issued on November 27, 2013.
- Confirmation of no appeals issued December 2013, with 1 year to fulfill the conditions under each of the Niagara Escarpment Commission Development Permit Applications.
- Condition 11 of Niagara Escarpment Commission Development Permit Application G/L/2012-2013/9045 requires that consent to sever is obtained from Town Council; and condition 12 required the lot to be registered in accordance with the Registry Act and notice of the existing Natural Heritage Trail Conservation Easement shall be inserted in the deed.
- Conditions 14 and 15 of Niagara Escarpment Commission Development Permit Application G/L/2012-2013/9154 requires the same as above.
- Consent Application and fees, with summary letter received on February 05, 2014.
- Consent Application acknowledged and deemed complete on March 03, 2014.
- Notice of Public Meeting sent out March 14, 2014.
- Public Meeting April 07, 2014.

Planning Comments

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act*, be consistent with the Provincial Policy Statement (PPS-2014) and does not conflict with applicable Provincial Plans. Within the Town of The Blue Mountains they must also make decisions that conform to the County of Grey Official Plan and Town of The Blue Mountains Official Plan and make decisions that represent good land use planning.

Provincial Policy Statement

This proposal is consistent with the PPS-2014, as it promotes a healthy active community with public open space that will aid in mitigating the impacts on the natural environment, while still having balance in considering the agricultural component of the remnant parcel.

Niagara Escarpment Plan

The Niagara Escarpment Plan (NEP) designates the subject lands as Escarpment Natural Area, Escarpment Protection Area and Escarpment Rural Area. The NEP supports the securement of land as part of the Niagara Escarpment Parks and Open Space System (NEPOSS) and suitable conservation lands for a continuous route for the Bruce Trail. The acquisition and conveyance of the western portion (severed parcel) of this property for trail and conservation purposes would further the objectives under Part 3 NEPOSS of the NEP.

It is noted that under the NEP, the EBC is an approved Conservation Organization (as defined) with respect to the role of the Conservancy in securing and managing the lands as part of the NEPOSS. Lots created for the EBC are conservation-only lots, not building lots and no new building lot would be created in this regard.

Planning Staff are of the opinion that this proposal does not conflict with the NEP.

County of Grey Official Plan

The subject lands are designated as Niagara Escarpment Development Control Area within the County of Grey Official Plan (CGOP). Section 2.5.1 of the CGOP refers the policies to the NEP based on various designations and policies of the NEP.

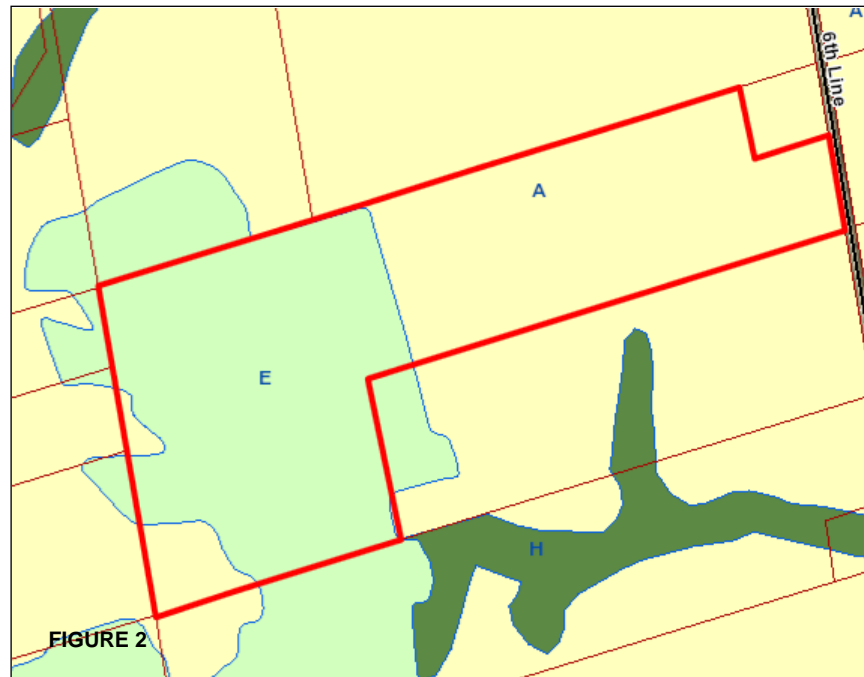
Appendix A of the CGOP indicates that part of the lands are contained within the Special Policy Area (Karst) (Section 2.8.5), Appendix B of the CGOP indicates the subject lands contain Significant Woodlands (Section 2.8.4(1)), Appendix B indicates the subject lands contain a watercourse (Section 2.8.6(5)). As the planning application is for the proposed creation of a nature preserve with no development proposed, an Environmental Impact Study will not be required.

Therefore it is Planning Staff's opinion that this proposal conforms to the County of Grey Official Plan.

Town of The Blue Mountains Official Plan

The Town of The Blue Mountains Official Plan (OP) designates the subject lands as Agricultural (A) and Escarpment (E) in the Town of The Blue Mountains Official Plan, as depicted below in Figure 2, with the subject lands outlined in thick red colour.

The purpose of the Agricultural designation is to identify the primary agricultural land resource base in the Town and to ensure its maintenance for long term productivity. The purpose of the Escarpment designation is to identify certain lands composing unique natural features, Escarpment slopes and environmentally sensitive lands associated with the Niagara Escarpment.



The Agricultural land use policies permits the creation of new farm lots provided that the severed and retained parcels both contain an agriculturally productive area of not less than 40 hectares for general agricultural use. This existing lot of record is 54.8 hectares (135.32 acres), contains approximately 23 hectares of tilled lands between the 6th Line west until the Niagara Escarpment slope lands in the rear of the subject property (within the Escarpment (E) designation). It therefore does not meet the threshold minimum of 40 hectares within the Official Plan for a viable agricultural parcel. However the severed parcel is predominately with the Escarpment (E) designation in order to create this Nature Preserve by the EBC.

The escarpment land use policies states that the creation of new lots within the Escarpment designation shall be generally prohibited, except as provided in accordance with the applicable land use designation under the NEP. The Escarpment designation on this subject lands is the same as the Escarpment Natural designation within the NEP, which permits a lot to be created by a public body. The EBC is a public body, as defined under the NEP.

The subject lands are further identified as Slope, Floodplain and Shoreline Hazards under Appendix "A" of the OP. This is representative of the area within the Escarpment (E) designation above as it relates to slope. Being that no site alteration

and/or development is proposed, Planning Staff has no issues of concern as it relates to slope on the matter.

The northwest portion of the property has been identified as a Thin Overburden Area (karst) under Appendix "E" of the Official Plan. Under Section 8.16 of the Plan the proponent must address the need of providing an EIS. Planning Staff note that since no development is proposed within this constraint Planning Staff have no issues of concern as it relates to karst on the matter.

Consent policies under Section 9.3(5) notes that the size, location and configuration of any parcel created shall be designed to enhance the existing or potential development in a manner which is sensitive to any environmental constraints. The depth of the lot shall generally be not more than four times the frontage of the lot. Irregularly shaped parcels which are considered to create awkward access situations, back lot development, or other development constraints shall generally not be permitted. Planning Staff notes that the proposed lot configuration will be to create a landlocked nature preserve lot (severed parcel) with an easement for access. Generally Planning Staff would not support the creation of new lots that do not have direct road frontage. Planning Staff also do not generally support newly created odd shaped lots as was originally proposed when first submitted to the Niagara Escarpment Commission under the Development Permit Application.

Planning Staff are will support this landlocked parcel for a nature preserve; with it understood that EBC need to secure an easement for access overtop the existing conservation easement currently with Bruce Trail Conservancy (BTC) (formerly Bruce Trail Association) that was assigned from the Ontario Heritage Trust (OHT) (formerly Ontario Heritage Foundation), so as to gain access to the future lands. This conservation easement is currently on Parts 2 and 3 of Reference Plan 16R-7051 and Part 1 of Reference Plan 16R-5947, being a 10.04 metres wide access along the southerly side lot line of the retained parcel and all of the severed parcel lands. Planning Staff recommend that as a condition of approval of the consent, that the Owner grant a conservation easement pursuant to the *Conservation Land Act*, for access to the severed parcel to the satisfaction of the Town.

There would be an ability into future to have the conservation easement released on the agricultural lands (the 10.04 metre access off 6th Line) once additional environmentally significant lands with other adjacent lands are obtained with a conservation organization. This would achieve the overarching interest so as to the improve public access on the deemed to be environmentally significant lands, to be folded into NEPOSS system, rather than the agricultural strip.

Subsection 9.3(12)(c)(iv) further notes that creation of new lots shall take into the account the provision for or protecting public access to features such as the Niagara Escarpment and the Bruce Trail. This lot creation proposal is for conservation purposes; and even though the lands are already protected under the Conservation Easement by BTC, EBC and the land owner have found it of further interest to go through the lot creation process to create a nature preserve. The proposed land transfer to EBC will achieve the protection of the escarpment features in this area as well as the existing main trail route of the Bruce Trail. It is noted that part of the

public interest in ensuring public access to the Bruce Trail is the associated linkage to the adequacy of parking to meet the demands of trail users, to ultimately enhance the opportunities for tourism and recreational uses, as expressed under Section 2.5 goals of the OP. The parking demand is further addressed later in the report under public meeting comments.

Therefore, it would appear that the proposed consent application conforms to the policies of the OP.

Zoning By-law

The subject lands are within the Development Control Area of the *Niagara Escarpment Planning and Development Act, R.S.O. 1990, c. N.2*, therefore the zoning by-law under Section 34 of the *Planning Act* is not in effect on these lands.

Additional Comments

Agency Comments

Comments were received from the Niagara Escarpment Commission (NEC), County of Grey - Planning and Development Department; Grey Sauble Conservation Authority (GSCA); and Grey Bruce Health Unit (GBHU). All agencies have no issues of concern on the proposal.

Interdepartmental Comments

Planning Staff notes that no other interdepartmental comments have been received on these applications; and therefore no further issues of concern has been raised for this proposal.

Public Meeting Comments

The public meeting was held on April 07, 2014, as per Town Council Policy. Additional comments were received through the Council Meeting with the public in attendance at the public meeting. To assist Council, Planning Staff have compiled a list of issues of concern raised at the Public Meeting along with Planning Staff comments:

Off-Street Parking for Nature Preserve

Concern was expressed with respect to the increased usage of the trail and what measures are being taken for off-street parking in this area.

Figure 3 is a BTC map excerpt depicting the Bruce Trail and the associated parking areas in relation to the trails in the general area.

Planning Staff note that there is very limited off-street parking provided with access in the immediate area, as the closest would be in Kolapore at 494445 Grey Road 2 on the Ministry of Natural Resources lands on the east side, approximately 1.5 kilometres south of the intersection of 9th Sideroad / Grey Road 19. It is understood that the County of Grey assists with the maintenance of this parking area.

As indicated on the map below with a parking P symbol, BTC promotes on-street parking on the 18th Sideroad west of the 5th Line where the open and maintained road terminates, 6th Line north of Grey Road 119 where the open and maintained road terminates, and Grey Road 19 east of Grey Road 2 where the trail crosses.

In this area there are no restrictions currently in place under the regulations of By-law 2003-11 for restrictions of on-

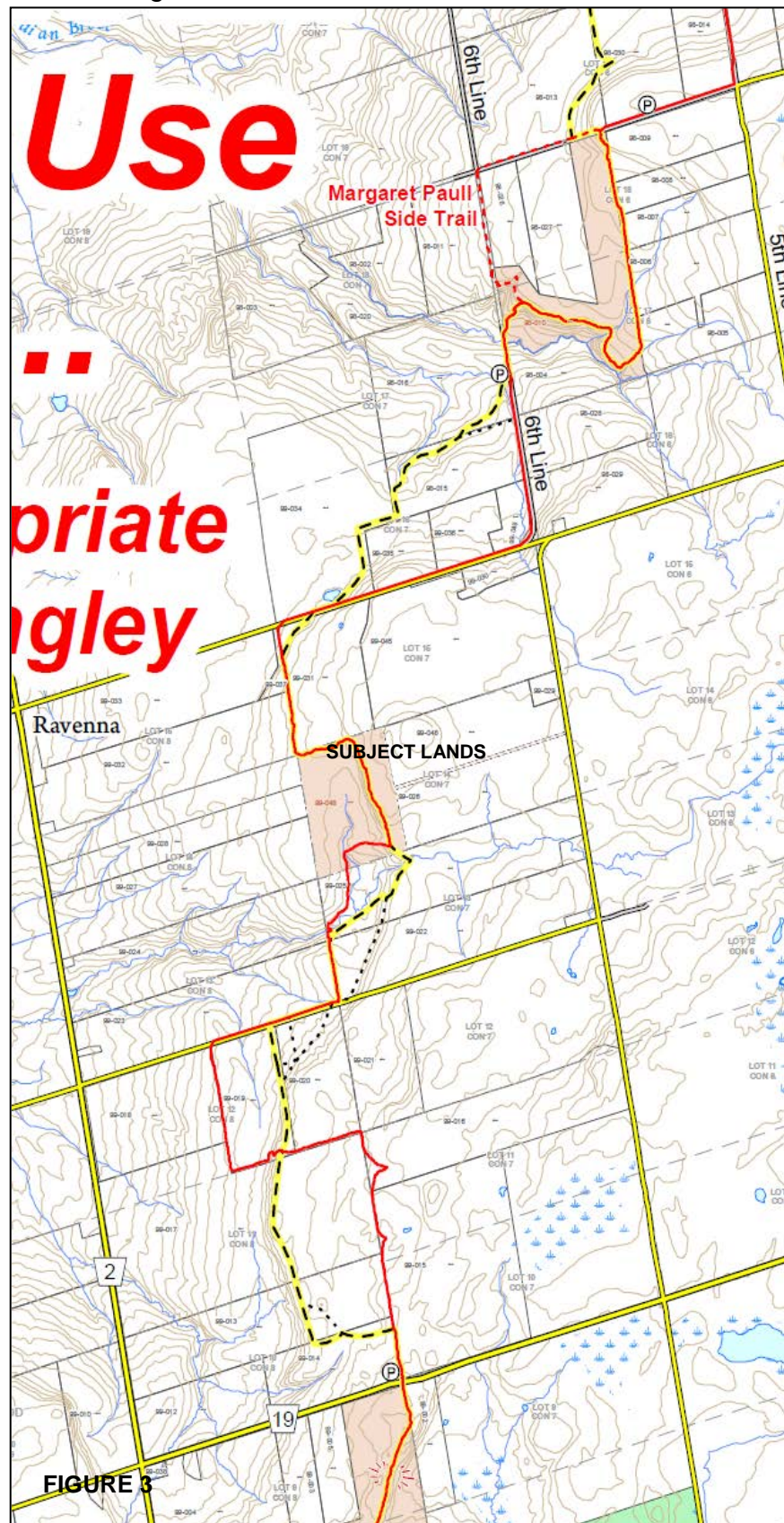


FIGURE 3

street parking/standing/stopping. If there are merits for adjusting on-street parking/standing/stopping within this area Council can give direction to Town Staff to proceed with amending the by-law, or Town Staff can also initiate the process through Town Council.

Recent correspondence at December 17, 2012 Town Council meeting was received from the Friends of the Greenbelt Foundation, who are wishing to establish a new signing initiative in order to direct traffic to important ecological attractions that are accessible using the trails. It is noted that BTC is in partnership in this regard as well. Since that time, Town Staff have raised concern with this initiative, as the increased signage for the trail system would cause more demand for trail users where parking has been deemed to be limited at best.

The Town's Leisure Plan (2006) notes trails are an especially flexible and responsive type of facility as they permit unprogrammed fitness or active living opportunities for both older adults and the young. While trail connectivity has traditionally been a focus of much research, equally important to a successful trails system are suitable access points. The development of adequate staging locations and trailheads should incorporate the facilities dictated by the types of use allowed by the specific trail. As a result the associated action of the Leisure Plan would be to create additional public access points and parking in the trail system, while encouraging trails and sidewalks that provide connections and loops.

With regards to the proposed modifications to the parcel fabric, this is has no distinct relationship to the creation trail networks as this is a BTC function, but EBC is wishing to create a Nature Preserve to be part of a public land holding of NEPOSS, thus should be encouraging public access. As part of promoting public access, off-street parking should be encouraged as the demand increases.

It should be noted that Ontario Regulation 828 under the *Niagara Escarpment Planning and Development Act, R.S.O. 1990, c. N.2*, exempts trails from development control, but not the creation of parking lots.

In order to aid in meeting the parking demands for Bruce Trail and Nature Preserve users, Planning Staff recommend that as a condition of approval of the consent, as prescribed through Section 53(12) and Section 51(25) of the *Planning Act*, that BTC enter into an Agreement with the Town under Section 51(26) of the *Planning Act* on the severed parcel to be conveyed to the EBC. The objectives of the agreement would be to take a financial contribution from the Applicant for the creation of a future anticipated parking area twenty six thousand eight hundred dollars (\$26,800) spread over a five (5) year term, being five thousand three hundred sixty dollars (\$5,360) per year, with the Agreement coming into force upon the registration of the transfer of the severed parcel to the EBC. The detailed provisions of this Agreement can then be further refined with the Town and EBC, to the Town's satisfaction.

Planning Staff note that in the Town's Leisure Plan, it indicates that the Town should be creating additional public access points and parking in the trail system within our Municipality. In discussions with the Town's Director of Community Services, it is normal to see capital projects in the Town's Budget for parking lot establishment

and/or improvements. As Council is aware, the Town budget process identifies a 5 year capital forecast on projects. There is a specific project item associated with this in the current 5 year forecast, being the 6th Line Lookout Project identified for 2016 in the amount of \$75,000 (\$67,000 from reserves and \$7,500 from reserve fund taxes). The provision of a rest stop/lookout area overlooking Georgian Bay, including parking and seating, was contemplated under the Township of Collingwood Parks and Recreation Mast Plan (November 1990). This would create a good partnership opportunity for the EBC to meet the terms and conditions of this anticipated agreement.

The Director of Community Services notes that for the installation of a parking lot (20 parking spaces approximately 18 metre by 35 metre) at 415477 10th Line (east side of the 10th Line) the cost was forty thousand dollars (\$40,000), equating to two thousand dollars (\$2,000) per parking space.

The same premise was utilized with the BTC through a consent agreement for the installation of a 30 space parking lot for the Pinnacle Rock, with the Town would one-third share it up to a maximum of twenty thousand dollars (\$20,000). BTC cost would therefore be two-thirds the cost of an installation of a parking space at one thousand thirty-three dollars and thirty-three cents (\$1,333.33).

In efforts for 20 parking spaces for the 6th Line Lookout Project, this would obligate EBC to the same share cost as above, being twenty six thousand eight hundred dollars (\$26,800). The five (5) year term will give EBC a timeframe to absorb the financial obligations, being five thousand three hundred sixty dollars (\$5,360) per year.

The Director of Community Services notes that the 6th Line Lookout Project would be considered at the same time (or after) of the anticipated Grey Road 119 road improvements by the County of Grey, due to alignment issues that could arise with Grey Road 119 and 6th Line intersection with the road design. Being that this is scheduled in the capital budget for 2016 from a development charge funding source (with 10% from taxation), this will be up for the determination of Town Council in 2015 for the 2016 Budget, this will allow for EBC funding to come in prior to, during and after this capital project.

Planning Staff note that with the creation of a nature preserve, there is a relationship with the need of parking. Being that the proposed severed parcel for the nature preserve would have no access, save and except the easement for access, there are no opportunities for parking on the site, but there are opportunities for enhanced parking in the general area. The parking spaces would improve the current inventory as there is no off-street parking at present, and further enhance the opportunities for tourism and recreational uses as noted in the OP, Leisure Plan, and other interest groups such as, but not limited to BTC, the Friends of the Greenbelt Foundation, and private business entities that offer excursions in the general area.

Planning Staff note that the agreement could not be able to come into force until the lands are transferred over to EBC as the landowner.

Written Correspondence Received From the Public

Two comments were received from the public on the proposal. One comment received from a land owner on Grey Road 119 and the other comment from the BTC. All these comments were addressed as part of the public meeting.

BTC advised that they own a Conservation Easement Agreement (CEA) over the subject lands. The purpose of the CEA is to protect the ecological integrity of the lands as well as secure the Bruce Trail. Accordingly, any easement enforcement issues are within the purview of the BTC.

The CEA runs with the title of the land in perpetuity and therefore this proposed ownership change should not affect the BTC's existing interest in the subject lands. In addition, the applicant proposes to create a nature preserve which is not inconsistent with the intent of the CEA. However, it should be noted that the trail maintenance rights granted in the CEA relate to a prior interest in the property and therefore would take precedence over any future owner's stewardship activities that might be inconsistent with the CEA provisions. It should also be noted that all activities by the current and future owners should comply with the CEA provisions and, if necessary, may require future approvals from the BTC under the CEA if they involve activities/uses restricted under the CEA. Section 17.1 of the CEA requires notice of this easement shall be inserted by the Owner in any subsequent deed which transfers the fee simple title to the next owner. Planning Staff recommend that Council consider imposing as a condition of consent, that the Notice of Conservation Easement Agreement in favour of Bruce Trail Conservancy be referenced in the deed, as per Section 17.1 of said Agreement.

Existing Agreement

The Owner (at the time) and Town (Former Township of Collingwood) entered into an Agreement on March 05, 1990, in order to fulfill a condition of consent on B1565/89 with the Grey County Planning Approval Committee that created the rural residential lot, known today as 555866 6th Line. This agreement was registered on title, so as to address the compatibility issues between the agricultural lot and the rural non-farm residential lot.

Additional Comments

Being that the lot creation (the severed parcel of Consent B01-2014) is for the creation of a nature preserve for conservation purposes, Planning Staff would find it appropriate to waive the standard conditions of consent being the cash-in-lieu of parkland payment, payment of the roads and related component of the development charges, and obtaining an entrance permit.

Planning Staff recommend that as a condition of approval of the consent that the Applicant meet all the requirements, financial and otherwise of the Town.

Further, Planning Staff recommend that as a condition of approval of the consent that the applicant provides a description of the land to be severed which can be registered in the Land Registry Office.

Planning Staff recommend that as a condition of approval of the consent, that the Owner grant a conservation easement pursuant to the *Conservation Land Act*, for access to the severed parcel to the satisfaction of the Town.

Further, Planning Staff recommend that as a condition of approval of the consent, that the Applicant enter into an Agreement with the Town for the financial contributions for the installation of a parking lot, to the satisfaction of Town. This condition was detailed earlier in this report under the public meeting comments.

Further, Planning Staff recommend that as a condition of approval of the consent, that the Notice of Conservation Easement Agreement in favour of Bruce Trail Conservancy be referenced in the deed, as per Section 17.1 of said Agreement.

Further, Planning Staff recommend that as a condition of approval of the consent that all conditions noted above shall be fulfilled within one year of the decision so that the Town's Clerk is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the *Planning Act*.

Furthermore, Planning Staff would find it to be appropriate at this time that Council authorize the Mayor and Clerk to execute the Parking Lot Development Agreement, if imposed as a condition with respect to Consent No. B01-2014.

Summary

It is the opinion of Planning Staff that the proposed consent for the lot creation of a nature preserve is consistent with the PPS; does not conflict with the NEP; conforms to the CGOP; conforms to the intent and direction of the OP and represents good planning. Therefore, Planning Staff would support this application for consent subject to the conditions noted in this report; and the associated agreement authorizations.

C. The Blue Mountains' Strategic Plan

The recommendation in this Planning Staff Report PL.14.62 is consistent and supports the following Strategic Plans Goals:

Strategic Plan goal #1:

"Managing growth to ensure the ongoing health and prosperity of the community."

And Strategic Plan goal #3:

"Preserving and enhancing natural and environmental features, and cultural heritage of the community."

D. Environmental Impacts

The proposal does not appear to generate any special or significant environmental impacts.

E. Financial Impact

Planning Staff note that the proposed condition related to the development of a parking area may have a future financial impact.

F. In Consultation With

Planning Staff has circulated the Notices of the applications to all Town Departments for comment. These comments, if any, are noted above in this report under the subheading of Interdepartmental Comments.

G. Attached

1. Draft Decision of Consent Application No. B01-2014

Respectfully submitted,

Bryan Pearce, HBA, CPT, MCIP, RPP
Planner, Planning and Building Services Department

Jim Dymont, BES, MCIP, RPP
Interim Head of Planning

For more information, please contact:

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N0H 2P0
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Fax: 519-599-7723
Email: bpearce@thebluemountains.ca



**THE CORPORATION OF THE
TOWN OF THE BLUE MOUNTAINS
DECISION ON CONSENT APPLICATION FILE NO. B01-2014**

OWNER: Judith Skeoch
APPLICANT/AGENT: Robert Barnett, Escarpment Biosphere Conservancy

PURPOSE AND EFFECT: The purpose of this consent is to consider a request to sever a 26.72 hectare vacant parcel on the western portion of the property to create a nature preserve with no development proposed. A 26.42 hectare vacant agricultural parcel would be retained.

It is noted that this relates to Niagara Escarpment Commission Development Permit Application G/L/2012-2013/9045 that was given conditional approval on November 27, 2013. It is noted that there is an existing conservation easement agreement over the proposed severed parcel and along the southerly side lot line of the proposed retained parcel, in favour of Ontario Heritage Trust and Bruce Trail Conservancy.

LEGAL DESCRIPTION: Part Lot 14, Concession 7; Part 1, RP 16R-5947; Parts 1, 2 and 3, RP 16R-7051; Town of The Blue Mountains

SEVERED PARCEL:	FRONTAGE: 0.00 m	DEPTH: 441.33 m	AREA: 26.72 hectares
RETAINED PARCEL:	FRONTAGE: 162.52 m	DEPTH: 918.5 m	AREA: 26.042 hectares

HAVING ACCESS ON:	Open and Maintained Municipal Road (6 th Line) and via Conservation Easement
MUNICIPAL WATER:	No
MUNICIPAL SEWER:	No

DECISION: GRANTED PROVISIONAL CONSENT
(IF GRANTED, CONSENT EXPIRES TWO YEARS FROM CERTIFICATE OF CONSENT DATE)

DATE OF DECISION: June ____, 2014

In making the decision upon this application for consent, the Council of the Town of The Blue Mountains is satisfied that:

The proposed lot creation, would appear to conform with the direction of the Town of The Blue Mountains Official Plan and represents good planning.

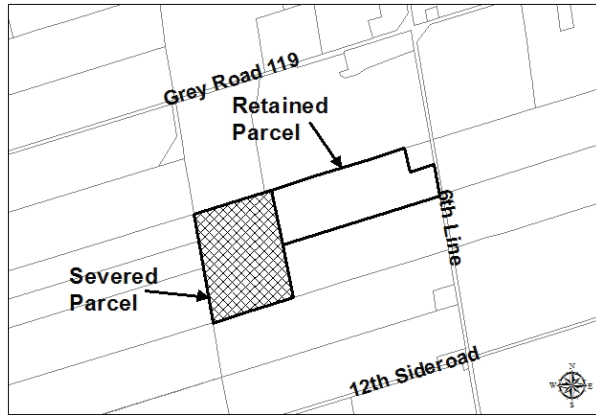
NOTICE - The last date for appealing this decision or any of the conditions is:
July ____, 2014

IF PROVISIONAL CONSENT IS GIVEN, THEN THE FOLLOWING CONDITIONS MUST BE MET BY:
June ____, 2015

1. That the Applicant meet all the requirements, financial and otherwise of the Town.
2. That the Applicant provide a description of the land which can be registered in the Land Registry Office.
3. That the Owner grant a conservation easement pursuant to the *Conservation Land Act*, for access to the severed parcel to the satisfaction of the Town.
4. That the Applicant enter into an Agreement with the Town for the financial contributions for the installation of a parking lot, to the satisfaction of Town.
5. That the Notice of Conservation Easement Agreement in favour of Bruce Trail Conservancy be referenced in the deed, as per Section 17.1 of said Agreement.
6. That all conditions noted above shall be fulfilled within one year of the decision so that the Town's Clerk is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the *Planning Act*.

Signature of Corrina Giles, Clerk,
Town of The Blue Mountains
32 Mill Street, Thornbury, Ont., N0H 2P0
Email: cgiles@thebluemountains.ca

Dated: June _____, 2014



Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

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.

Additional information regarding this consent may be obtained by attending the Office of the Town Clerk, 32 Mill Street, Thornbury, Ontario N0H 2P0 between the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday, or by calling 888-258-6867 or 519-599-3131.

CERTIFICATION

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

I, Corrina Giles, Clerk of The Corporation of the Town of The Blue Mountains, certify that the above is a true copy of the decision of the Council of the Town of The Blue Mountains with respect to the application recorded therein.

Signature of Corrina Giles, Clerk
Town of The Blue Mountains
32 Mill Street, Thornbury, Ont., N0H 2P0
Email: cgiles@thebluemountains.ca

Dated: June ___, 2014