Office of the Clerk Town of The Blue Mountains PO Box 310 32 Mill Street Thornbury, Ontario NOH 2P0



NOTICE OF DECISION AND RIGHT TO APPEAL

Planning Act, RSO 1990 CHAP. P.13, Sec. 53 (19)(20), as amended

TAKE NOTICE that the enclosed is a certified copy of the decision of the Council of The Corporation of the Town of The Blue Mountains in the matter of an application pursuant to the Planning Act, R.S.O. 1990, c. P.13.

THE DECISION OF THE COUNCIL MAY BE APPEALED to the Ontario Municipal Board by serving personally on, or sending by registered mail, to the CLERK of the Town of The Blue Mountains a prescribed Appellant Form setting out the objection to the decision and the reasons in support of the objection accompanied by a CERTIFIED CHEQUE OR MONEY ORDER, made payable to the Minister of Finance, of the fee prescribed by the Ontario Municipal Board under the Ontario Municipal Board Act as payable on an appeal from Council to the Board.

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.

THE APPEAL MUST BE RECEIVED BY THE CLERK OF TOWN OF THE BLUE MOUNTAINS BY 4:30 PM ON SEPTEMBER 12, 2011.

AMOUNT OF FEE payable on appeal is \$125.00, made payable to the Minister of Finance. Each related Consent appeal is \$25.00.

ON AN APPEAL to the Ontario Municipal Board, except where all appeals are withdrawn, a hearing will be held of which notice will be given to the applicant, the appellant, the Clerk, and to such other persons and in such manner as the Ontario Municipal Board may determine.

IF NO NOTICE OF APPEAL IS GIVEN within twenty days, the decision of the Council is final and binding, and the Clerk is required to notify the applicant.

Signature of Corrina Giles, Clerk

Town of The Blue Mountains

Email: cgiles@thebluemountains.ca

Dated: August 23, 2011



THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

DECISION ON CONSENT APPLICATION FILE NO. B09-2009

OWNER:

1382491 Ontario Limited c/o Jill Kitchen, President; and

Blevins Developments (Cove) Ltd., c/o Tim Blevins, President

APPLICANT:

Jim Dodd, Land Development Project Manager, Reid's Heritage Homes Ltd.

AGENT:

Krystin Rennie, Georgian Planning Solutions

PURPOSE AND EFFECT: The purpose of this consent is to consider a request to sever a 1.852 hectare residential parcel on the south-eastern portion of the property, containing the trailers and mobile homes (Phase 5 of the draft plan); while retaining a 9.235

hectare residential parcel (remaining draft plan area).

These lands are comprised of the Draft Plan of Condominium 42-CDM-2006-11 with a total of 198 residential units. Not included in this area noted above is Phase 1 (units 1 to 30), as it has been registered as Grey Vacant Land of

Condominium (GVLC) Plan No. 80.

LEGAL DESCRIPTION:

Lot 1 and Part of Lot 3, Plan 1032

SEVERED PARCEL:

FRONTAGE: 0 m.

DEPTH: irregular

AREA: 1.852 hectares

RETAINED PARCEL:

FRONTAGE: 246 m.

DEPTH: irregular

AREA: 9.235 hectares

HAVING ACCESS ON:

Open and Maintained Municipal Street (via an easement to Sunset Blvd); and

Open and Maintained private condo road (via an easement to Anchor's Way)

The land is also subject to an application for:

Official Plan Amendment

Zoning By-law Amendment

GRANTED PROVISIONAL CONSENT

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

DATE OF DECISION:

August 8, 2011

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 \Box Mountains Official Plan and represents good planning.

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

September 12, 2011

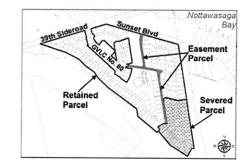
IF PROVISIONAL CONSENT IS GIVEN, THEN THE FOLLOWING CONDITIONS MUST BE MET BY: August 8, 2012

- 1. That the Applicant meet all the requirements, financial and otherwise of the Town for the Certificate of Consent to be issued.
- 2. That the Applicant provide a description of the land to be severed which can be registered in the Land Registry Office.
- 3. That the Applicant give to the lands to be severed an easement or easements, in a form(s) satisfactory to the Town, to provide vehicular and pedestrian access to and from Sunset Boulevard and to provide sewer, water and other services to the severed lands.

Signature of Corrina Giles, Clerk, Town of The Blue Mountains

32 Milf Street, Thornbury, Ont., N0H 2P0 Email: cgiles@thebluemountains.ca

Dated: August 23, 2011



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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 NOH 2PO 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: August 23, 2011