The Corporation of the Municipality of Grey Highlands
COMMITTEE OF ADJUSTMENT DECISION
The Planning Act, RSO 1990, as amended

APPLICATION FOR CONSENT: B17.2019
REGISTERED OWNER: Stanley David Lepard

PURPOSE and EFFECT: To sever a lot with an area of approximately 1.1 hectares and a lot frontage of 61.8 metres onto 7th Line. The severed lot is to be merged with the abutting parcel (155854 7th Line / 4208 390 005 09410) to recognize the existing dwelling and accessory structures on one parcel. The retained parcel will have a lot area of 19.1 hectares and a lot frontage of 158.1 metres onto 7th Line.

LEGAL DESCRIPTION: THE SOUTHEAST QUARTER OF LOT 14, CONCESSION 7 GREY HIGHLANDS (FORMERLY THE TOWNSHIP OF EUPHRASIA), IN THE COUNTY OF GREY AS PREVIOUSLY DESCRIBED IN DEED NO. 193829. SAVE AND EXCEPT THE PART OF SAID LOT 14, CONCESSION 7 NOW DESIGNATED AS PART 1 ON REFERENCE PLAN 16R-4446 AS PREVIOUSLY DESCRIBED IN DEED NO 295614

SEVERED PARCEL: FRONTAGE: 61.8 m  DEPTH: 192.2 m  AREA: 1.1 ha
RETAINED PARCEL: FRONTAGE: 158.1 m  DEPTH: 702.8 m  AREA: 19.1 ha
HAVING ACCESS ON: 7th Line
CIVIC ADDRESS: not assigned
ASSESSMENT ROLL NUMBER: 42 08 390 005 09401

In making the decision upon this application for consent, the Committee is satisfied that:

- The matters pursuant to Section 53 of The Planning Act have been satisfied.
- The proposal generally conforms to the County of Grey Official Plan.
- The proposal generally conforms to the Municipality of Grey Highlands Official Plan,
- The proposal generally complies with the Municipality of Grey Highlands Zoning By-law 2004.50.

PROVISIONAL CONSENT APPROVAL IS HEREBY GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. Payment of any Municipal Taxes, if any.
2. Payment of the $300.00 Approval Fee.
3. That the consent be deeded as a lot addition. Section 50(3) of the Planning Act shall apply to any future conveyance of the parcel, and, that any existing mortgage commitment on the parcel to be added to should be extended to cover the whole, newly created parcel.
4. An undertaking be provided by the solicitor providing that consent file B17.2019 will be deeded as a lot addition merging the severed parcel with the adjacent lands having the following Roll Number 4208 390 005 09410

NOTE: A draft plan is to be provided to the Committee of Adjustment’s Secretary Treasurer, for review prior to the stamping of the deeds.
DATE OF DECISION:  May 14, 2019
NOTICE:  The last date for appealing this decision or any of the conditions is June 6, 2019.

NOTE:  Applicants must fulfill conditions within one year from the date of the decision, and finalize the severance within two years from the date of decision or the severance will lapse.