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

APPLICATION FOR CONSENT: B20.2019
REGISTERED OWNER: John and Mary Vandersluis
AGENT: Ron Davidson Land Use Planning Consultant Inc.

PURPOSE and EFFECT: To sever a residential lot with a lot area of approximately 0.073 hectares and a lot frontage of 30.17 meters onto Victoria Avenue. The retained parcel will have a lot area of 0.18 hectares and a lot frontage of 30.17 metres onto Mark Street West.

LEGAL DESCRIPTION: SE ½ LT 4 BLK L PL 582 MARKDALE; LT 5 BLK L PL 582 MARKDALE; PT LT 102 CON 1 SWT SR GLENELG AS IN R359346 GREY HIGHLANDS

SEVERED PARCEL: FRONTAGE: 30.17 m DEPTH: 24.52 m AREA: 0.073 ha
RETAINED PARCEL: FRONTAGE: 30.17 m DEPTH: 60.97 m AREA: 0.18 ha

HAVING ACCESS ON: Mark Street / Victoria Avenue
CIVIC ADDRESS: 115 Mark Street W
ASSESSMENT ROLL NUMBER: 42 08 240 001 45000
42 08 240 001 46015

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 outstanding Municipal Taxes.
2. Payment of the $300.00 Approval Fee.
3. Payment of the Parkland Dedication Fee.

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: June 11, 2019

NOTICE: The last date for appealing this decision or any of the conditions is July 4, 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.