



CLEARVIEW
TOWNSHIP

Notice of Decision

The Council of The Corporation of the Township of Clearview has given approval for an application for approval of a **Draft Plan of Subdivision** pursuant to s. 51 of the Planning Act subject to 181 conditions attached hereto. This Notice of Decision is being issued in accordance with s. 51(45) of the Planning Act.

Applicant:	Brandi Clement (Jones Consulting Group LTD.)
Owner:	F.P.L.M.E.T. Group Incorporated
Subdivision Name:	Emerald Creek
File No.:	2025-009-SD
Legal Description:	Part of South Half of Lot 27, Concession 2, formerly in the Township of Nottawasaga, now in the Township of Clearview
Parent ARN:	432901000212901
Related Files:	OP-2003-008, ZB-2003-033, ZB-2008-002, ZB-2016-024, SD-2003-020, SD-2016-024, SD-2022-047
Staff Report No.:	PB-023-2025
Decision Date:	July 28, 2025
Notice Date:	July 31, 2025
Appeal Period Ends:	August 20, 2025 at 4:30 pm

Basis of Approval

The approval for the subject draft plan of subdivision was given in consideration of written and oral submissions that were made to the Township before its decision. Staff Report PB-023-2025 details how the written and oral submissions informed the decision.

Appeal Rights

The expiry date and time for filing a notice of appeal is referenced above. Appeals filed after 4:30 pm on the last date for filing an appeal is deemed to have been received the next business day. The Township has consented to all notices of appeal being filed directly with the [Ontario Land Tribunal](#) through the [OLT e-portal](#). A notice of appeal must set out the reasons for the appeal, and must be accompanied by the [required fee](#) payable through the OLT e-portal or by cheque made payable to the Minister of Finance. The Ontario Land Tribunal should be consulted for more information on the [appeal process](#). If the OLT e-portal is down, notices of appeal may be provided to plan@clearview.ca.

The applicant and any prescribed public body or specified person that, before the Township made its decision, made oral submissions at a public meeting (if one was held) or made written submissions to the Township may appeal the decision, the lapsing provision or any of the conditions of the draft plan approval.

No person or public body shall be added as a party to the hearing of the appeal of the decision of the Township, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the Township, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

For More Information

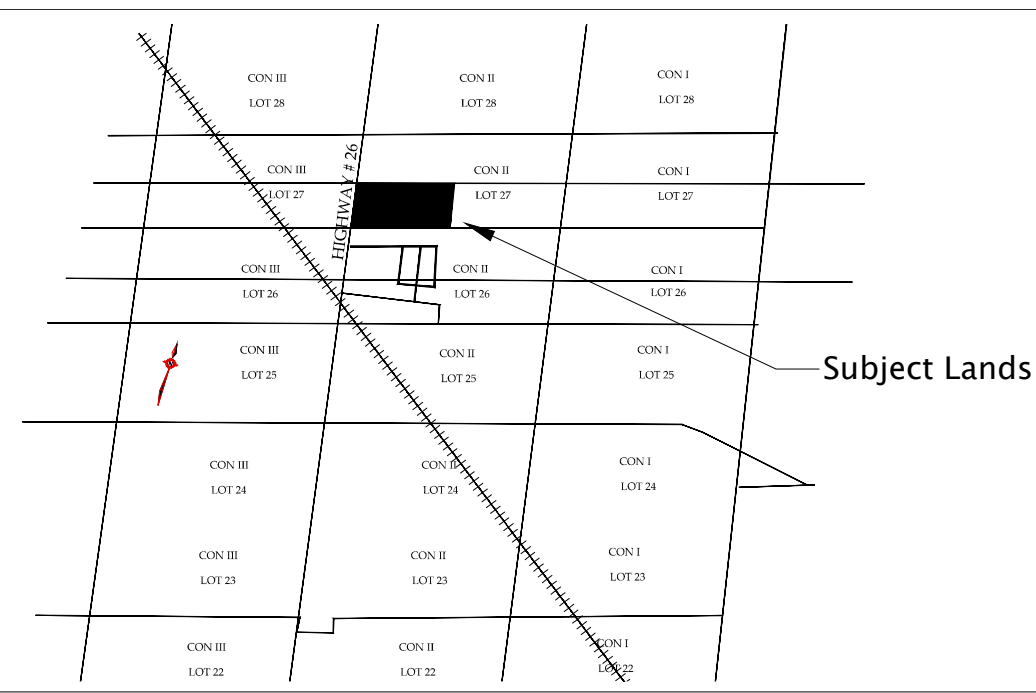
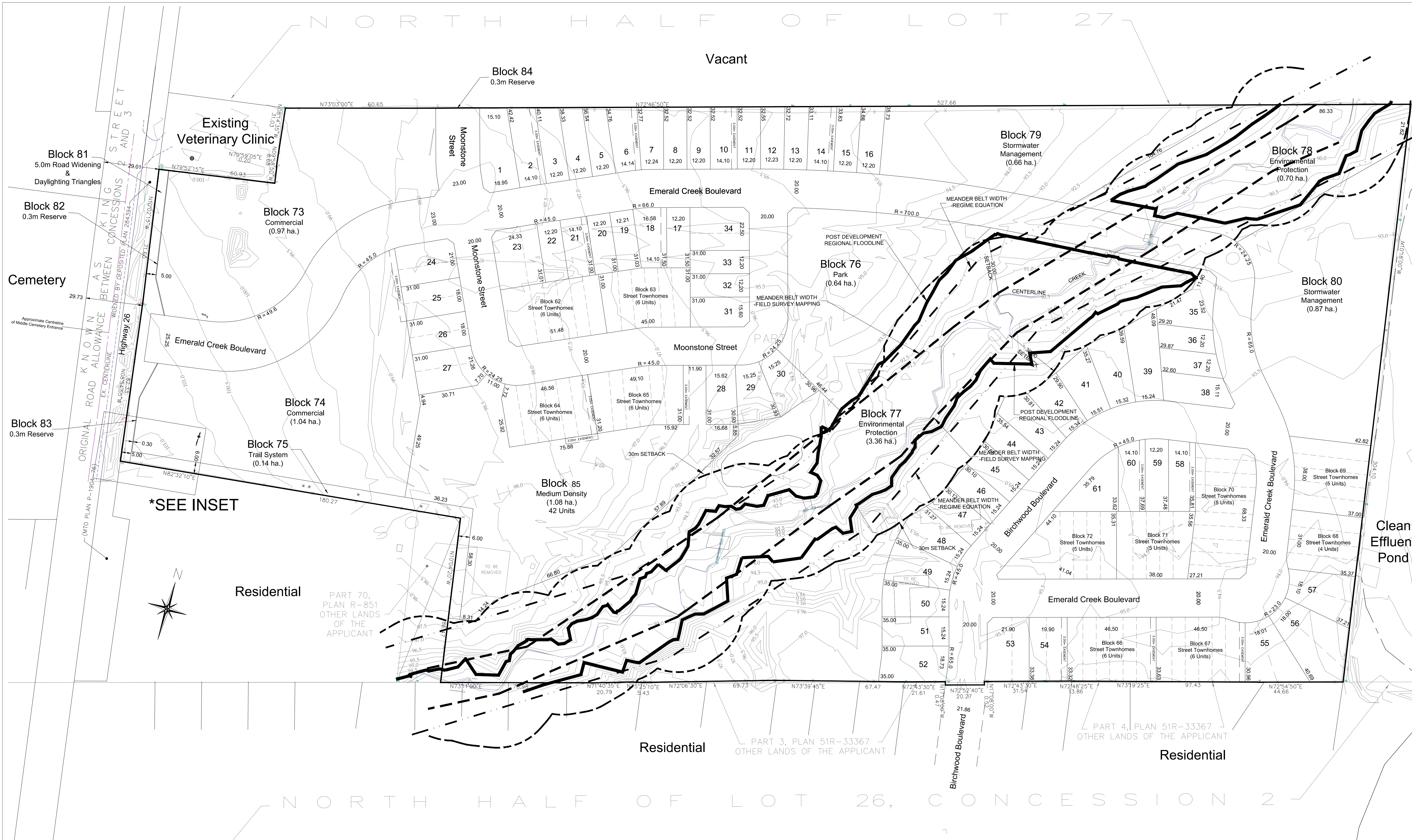
Planner Assigned to File:

Danielle Waters, Community Planner
dwaters@clearview.ca
705-428-6230 ext. 243



Township of Clearview
Box 200, 217 Gideon St.
Stayner, Ontario L0M 1S0

www.clearview.ca/current-projects



KEY PLAN SCALE 1:50,000

**EMERALD CREEK
REDLINE REVISION TO
DRAFT APPROVED PLAN
OF SUBDIVISION
PART OF SOUTH HALF LOT 27
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA
TOWNSHIP OF CLEARVIEW
COUNTY OF SIMCOE
2022**

OWNER'S CERTIFICATE
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE JONES CONSULTING GROUP LTD., TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE TOWNSHIP OF CLEARVIEW FOR APPROVAL.

May 24, 2022
DATE
F.P.L.M.E.T. GROUP INCORPORATED

SURVEYOR'S CERTIFICATE
"I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN IN ACCORDANCE WITH DEPOSITED REFERENCE PLAN 51R-32906"

May 24, 2022
DATE
Frank Mauro
FRANK MAURO, B.TECH., O.L.S
PRESIDENT
MAURO GROUP INC.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

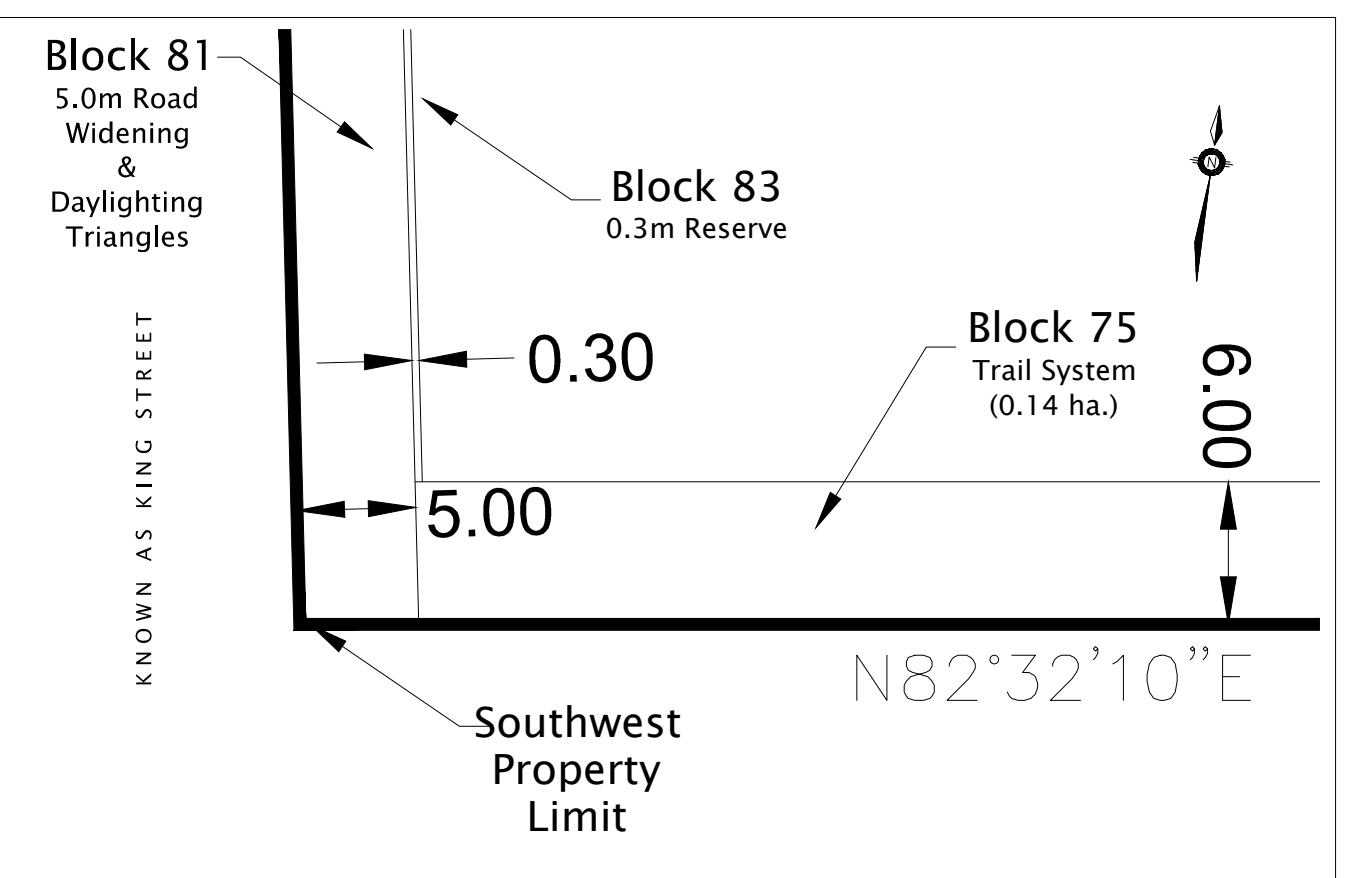
- a) SHOWN ON PLAN
- b) SEE KEY PLAN
- c) SHOWN ON PLAN
- d) RESIDENTIAL, COMMERCIAL
- e) SHOWN ON PLAN
- f) SHOWN ON PLAN
- g) SHOWN ON PLAN
- h) MUNICIPAL WATER
- i) SAND
- j) SHOWN ON PLAN
- k) ALL MUNICIPAL SERVICES TO BE PROVIDED
- l) PROPOSED EASEMENTS AS SHOWN ON PLAN

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

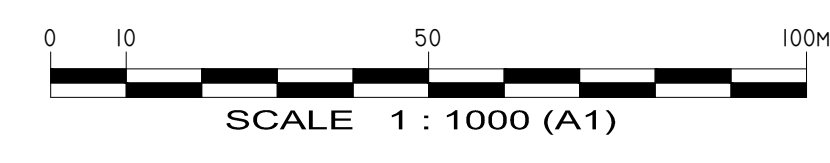
STATISTICS

SINGLE RESIDENTIAL (15.0m) (LOTS 28-30 & 39-45)	0.95 ha.	17 units
SINGLE RESIDENTIAL (12.3m) (LOTS 1-22, 31-33, 35-36 & 55-58)	1.51 ha.	33 units
SEMI DETACHED RESIDENTIAL (LOTS 23-27, 34 & 49-54)	0.79 ha.	22 units
STREET TOWNHOME RESIDENTIAL (BLOCKS 62 - 72)	1.69 ha.	63 units
MEDIUM DENSITY (BLOCK 85)	1.08 ha.	42 units
COMMERCIAL (BLOCKS 73 & 74)	2.01 ha.	
TRAIL / PARK (BLOCKS 75 & 76)	0.78 ha.	
ENVIRONMENTAL PROTECTION (BLOCKS 77 & 78)	4.06 ha.	
STORMWATER MANAGEMENT POND (BLOCKS 79 & 80)	1.53 ha.	
ROAD WIDENING, DAYLIGHTING, & 0.3m RESERVE (BLOCKS 81 - 84)	0.09 ha.	
ROADS	3.07 ha.	
TOTAL	17.56 ha.	177 units

Date Issued: MAY 20, 2022
Checked By: B.C.
Project No. PAC-03121
Drawn By: m.c.r.
Drawing Name: PAC-03121-DA-redline-22-05-20.dwg



*INSET (1:300)



**EMERALD CREEK SUBDIVISION
TOWNSHIP OF CLEARVIEW**