



CLEARVIEW
TOWNSHIP

Committee of Adjustment

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

cofa@clearview.ca

www.clearview.ca/cofa

Phone: 705-428-6230

NOTICE OF DECISION

Consent

TAKE NOTICE that the Township of Clearview Committee of Adjustment has made a decision regarding Consent **25-041** on July 9, 2025, pursuant to Section 53(1) of the [Planning Act, R.S.O. 1990, c. P.13 as amended](#). This Notice of Decision is issued pursuant to Section 53(17) of the Planning Act.

Purpose & Effect

The applicant has requested the issuance of a certificate of cancellation for a previously issued consent.

The effect of the application is to merge the properties known as 8 and 10 Francis Street into one property.

Subject Lands

Address: 8 & 10 Francis Street East

Legal Description: PLAN 315 LOT 17 PT LOT 16 RP;51R35526 PARTS 1 AND 2

A Key Map is attached hereto.

Related applications: Minor Variance 25-A14

Material Available for Review

A copy of the decision, including any imposed conditions, is attached to this notice.

Additional information regarding the application is available for inspection at the Township Administration Centre (217 Gideon Street, Stayner) or by contacting the Committee of Adjustment Secretary-Treasurer.

Written & Oral Submissions

A Committee of Adjustment hearing respecting the proposed consent was held on July 9, 2025 in accordance with the Planning Act.

At this hearing, a Staff Recommendation Report was presented and detailed how all written submission made regarding the minor variance were reviewed and dually considered. The report can be found in the [Agenda for the meeting](#). Any oral submissions made at the hearing were also considered and are reflected in the hearing minute.

Appeal Rights & Contact Information

Pursuant to s. 45(12) of the Planning Act applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision to the Ontario Land Tribunal.

Last date for filing a Notice of Appeal: **August 3, 2025**

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.

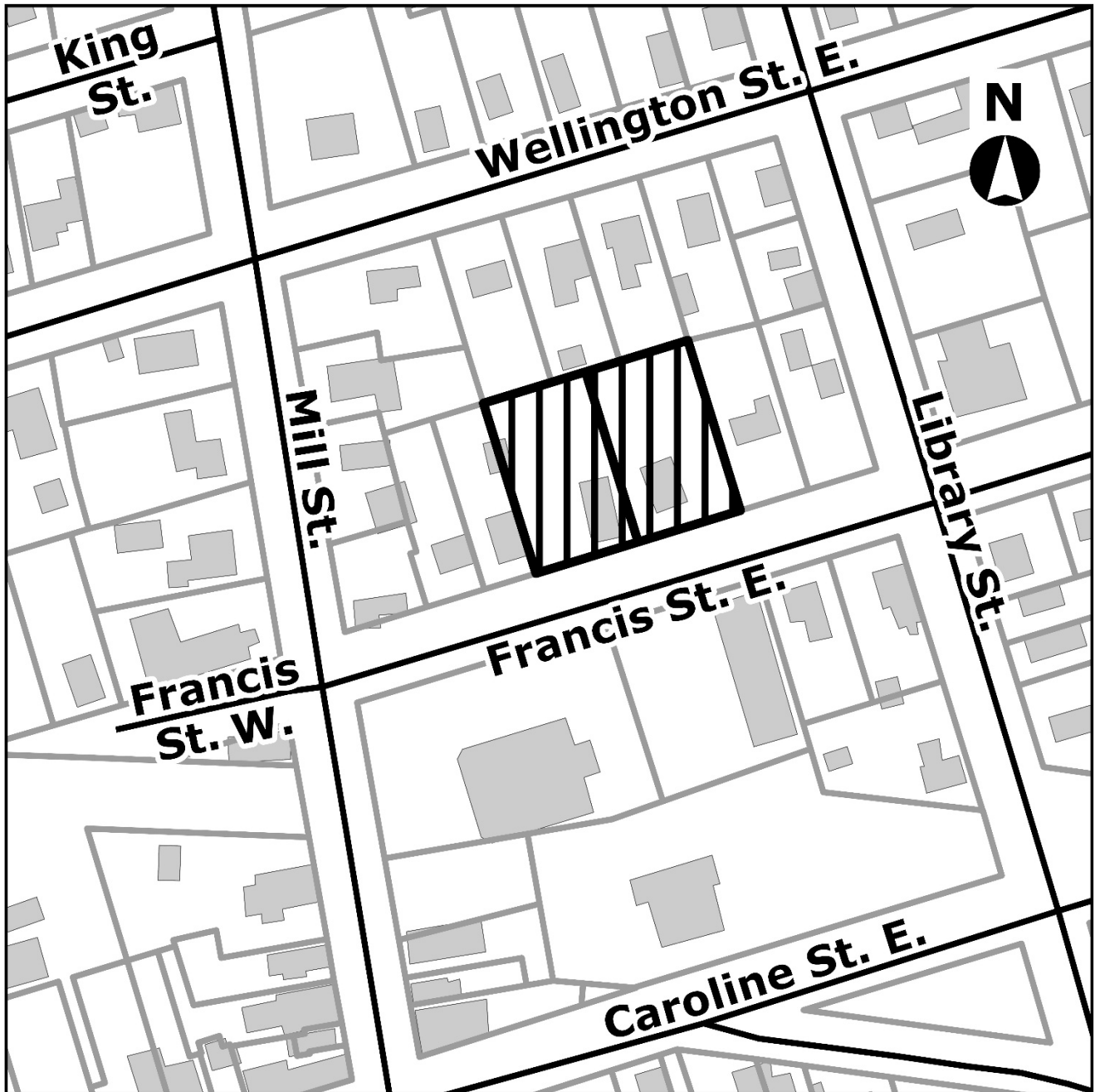
The expiry date and time for filing a notice of appeal to the [Ontario Land Tribunal](#) is referenced above. Appeals filed after 4:30 pm on the last date for filing an appeal is deemed to have been received the next business day. The Township has consented to all notices of appeal being filed through the [OLT e-portal](#) by selecting Clearview (Township) as the approval authority. 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.

Committee of Adjustment, Secretary-
Treasurer
Clearview Administration Centre
217 Gideon Street
Stayner, Ontario L9X 1A8
Telephone: (705) 428-6230
e-mail: cofa@clearview.ca
website: www.clearview.ca/cofa



Notice dated at the Township of Clearview on **July 14, 2025**.

KEY MAP



DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **2025-041**

In the matter of Section 53 of the Planning Act R.S.O. 1990 and an application for **CONSENT CANCELLATION** as described below.

NAME OF APPLICANT/OWNER: Pascuzzo Planning Inc. / Water First

MUNICIPAL ADDRESS: 8 & 10 Francis Street East (4329-030-001-20700; -20704)

LEGAL DESCRIPTION: PLAN 315 LOT 17 PT LOT 16 RP;51R35526 PARTS 1 AND 2

APPLICATION: The applicant has requested the issuance of a certificate of cancellation for a previously issued consent.

The effect of the application is to merge the properties known as 8 and 10 Francis Street into one property.

DECISION: In consideration of all written and oral submissions made relating to the subject consent cancellation, the application is **approved** as applied for with no conditions.

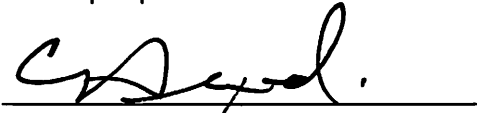
NOTES REGARDING CONSENT:

- A. Subsection 50 (3) or (5), as the case may be, applies to any subsequent conveyance or other transaction involving land that is the subject of the certificate despite subsection 50 (12); and
- B. For the purposes of subsection 50 (3) or (5), as the case may be, the land that is the subject of the certificate is deemed not to be land that was previously conveyed by way of a deed or transfer with a consent.

REASON FOR THE DECISION:

The Committee believes the request to be desirable for the appropriate development and use of the lands and believes that the general intent and purpose of the Official Plan and the Zoning By-law are maintained.

CHUCK ARRAND, CHAIR



ROBERT MCARTHUR, MEMBER



MARC ROYAL, MEMBER



KEN WALKER, MEMBER



GORD ZEGGIL, MEMBER



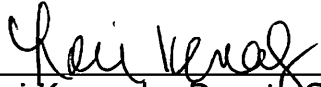
DATE OF DECISION:

July 9, 2025

There is no appeal for an application for Consent Cancellation, as per Section 54(6) of the Planning Act.

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **2025-041**

*As Secretary-Treasurer of the Township of Clearview
Committee of Adjustment, I hereby certify this to be a
true copy of the decision of the Committee of
Adjustment, and that this decision was concurred
upon by a majority of members.*



Lori Kennedy, Deputy Secretary-
Treasurer, Committee of Adjustment