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**NOTICE OF DECISION**  
**On Application for Approval of Extension of Draft Plan of Subdivision**  
**Subsection 51(45) of the Planning Act**

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Council of The Corporation of the Township of Clearview has given approval for an extension to Draft Plan Approval to the following Plan of Subdivision:

<b>Applicant:</b>	Raj Patel, Principal RPD Studio
<b>Owner:</b>	MAMTA DEVELOPMENTS INC. c/o Harjinder Kang
<b>File Number:</b>	SD-2017-029
<b>Legal Description of Subject Lands:</b>	Part of Lot 25, Concession 2, RP formerly in Nottawasaga, now in the Township of Clearview
<b>Related Files:</b>	2017-029-ZB, Common Element Condominium, Site Plan Application
<b>Date of Decision:</b>	June 5, 2023
<b>Date of Notice:</b>	June 12, 2023
<b>Last date for Filing an Appeal:</b>	July 3, 2023

Councils Approval is subject to the conditions attached to this notice.

If you have specific accessibility needs and would like another format or other accommodations the Township of Clearview will work to meet your needs. Please contact Human Resources at 705-428-6230 ext. 255.

**Council's decision is Subject to Appeal:**

<b>Appeal Period Timeframe &amp; Required Contents</b>	<p>Notice to appeal the decision to the Ontario Land Tribunal must be filed no later than 20 days from the date of this notice as shown above as the last date of appeal.</p> <p>The notice of appeal must:</p> <ul style="list-style-type: none"><li>i) be filed with the clerk of the Township,</li><li>ii) set out the reasons for the appeal, and</li><li>iii) be accompanied by the fee required by the Municipal Board.</li></ul> <p>For more information on making an appeal, please visit: <a href="https://olt.gov.on.ca/">https://olt.gov.on.ca/</a></p>
<b>Right to Appeal Conditions</b>	<p>Any of the following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority to the Ontario Land Tribunal by filing a notice of appeal with the Township:</p> <ul style="list-style-type: none"><li>i) the applicant,</li><li>ii) any public body that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority,</li><li>iii) the Minister,</li><li>iv) If the subject land is not located in a municipality or planning area, any public body.</li></ul>

<b>Who Can File An Appeal</b>	<p>Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the Ontario Land Tribunal. 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.</p> <p>No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council or, in the Ontario Land Tribunal opinion, there are reasonable grounds to add the person or public body as a party.</p>
<b>How to Receive Notice of Changed Conditions</b>	<p>The conditions of an approval of draft plan of subdivision may be changed at any time before the final approval is given.</p> <ul style="list-style-type: none"><li>i) You will be entitled to receive notice of any changes to the conditions of approval of the draft plan of subdivision if you make a written request to be notified of changes to the conditions.</li><li>ii) No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council or, in the Ontario Land Tribunal opinion, there are reasonable grounds to add the person or public body as a party.</li></ul>
<b>Getting Additional Information</b>	<p>Additional information about the application is available for public inspection during regular office hours at the Township of Clearview.</p>
<b>Mailing Address for Filing a Notice of Appeal</b>	<p>Township of Clearview, Box 200, 217 Gideon Street, Stayner, ON, L0M 1S0 Attention: Clerk Tel: 705-428-6230 Fax: 705-428-0288</p>

**Description of Draft Plan to Which Approval Has Been Granted:**

<b>Plan Title:</b>	Draft Plan of Subdivision
<b>Plan/Drawing Number:</b>	Lot #25 Simcoe Street, Concept 2A Draft Plan
<b>Plan Date:</b>	November 8, 2018
<b>Plan Prepared By:</b>	WMI Engineering
<b>Engineer:</b>	WMI Engineering
<b>Planner:</b>	RPD Studio (Agent)
<b>Surveyor:</b>	Rodney Reynolds, O.L.S.
<b>Purpose and Plan Number of Lots:</b>	Residential Subdivision – 18 units, Block 1,2,3,6 (Residential), Block 4,5 (Stormwater Management Facility), Block 7 (Common Area)
<b>Density of Residential Lots/Blocks:</b>	18 Townhouses, 7 Blocks
<b>Purpose and Plan Number of Blocks:</b>	Residential Subdivision – 18 units, Block 1,2,3,6 (Residential), Block 4,5 (Stormwater Management Facility), Block 7 (Common Area)
<b>Roads:</b>	Common element condominium road.
<b>Other:</b>	

**Note: A reduced copy of the approved Draft Plan is attached to this notice. A larger copy of the approved Draft Plan is available for viewing at the municipal offices.**

The Draft Plan submitted for review and approval has not been changed, the conditions remain the same except for the revisions shown below.

**Revisions to Draft Plan Conditions to Which Approval Has Been Granted are as follows:**

**EXISTING CONDITIONS**




A1. That this draft approval shall lapse if Final Approval is not given to this Plan within five (5) years of the draft approval date, and, no extensions have been granted. This approval may be extended pursuant to subsection 51(33) of the *Planning Act*, but no extensions can be granted once the approval has lapsed. **The new lapse date will be November 2023.**

**CHANGES TO CONDITIONS**

A1. That this draft approval shall lapse if Final Approval is not given to this Plan within five (5) years of the draft approval date, and, no extensions have been granted. This approval may be extended pursuant to subsection 51(33) of the *Planning Act*, but no extensions can be granted once the approval has lapsed. **The new lapse date will be June 2028.**

**Note: These revisions and any associated conditions or requirements form part of the approval of the Draft Plan.**

Subject to the conditions and notes set forth in the following, this Draft Plan is approved under Section 51 of the *Planning Act*, R.S.O. 1990, Chapter 13, as amended.

Title	Date	Signature
Mayor	JUNE 8, 2023	
Clerk	June 7, 2023	
Director of Planning and Development	JUN 9, 2023	

# LOT 26 CONCESSION 2

BETWEEN LOTS 25 AND 26  
00°E (51R-40729)  
52°50'E (MEAS.)  
729 & MEAS.)

B(1535)X(W)1  
10 EAST

203.02 (51R-40729 & MEAS.)  
107.02 (51R-40729 & MEAS.)

51R-40729  
2232 (LT)

FENCE  
0.27 SOUTH  
2.16 WEST

20.12 (51R-40729)  
20.07 (MEAS.)

106.52 (51R-40729)  
BLOCK 2  
5 TOWNHOUSES  
1,527.7m<sup>2</sup>(16,444ft<sup>2</sup>)

PART 5 PLAN 51R-26552  
PIN 4028-0228 (LT)

EX. RESIDENTIAL  
PIN 4028-0228 (LT)

## CONCESSION 2

BLOCK 7  
COMMON AREA  
3,603.7m<sup>2</sup>(38,798ft<sup>2</sup>)

86.40 (51R-40729)  
86.45 (MEAS.)  
BLOCK 1  
5 TOWNHOUSES  
1,528.9m<sup>2</sup>(16,457ft<sup>2</sup>)

BLOCK 6  
4 TOWNHOUSES  
1,440.7m<sup>2</sup>(15,508ft<sup>2</sup>)

BLOCK 4  
SWM  
928.5m<sup>2</sup>(9,994ft<sup>2</sup>)

BLOCK 5  
SWM  
934.8m<sup>2</sup>(10,062ft<sup>2</sup>)

LOT 30  
LOT 31  
LOT 32  
LOT 33  
LOT 34  
LOT 35  
LOT 36  
LOT 37  
LOT 38  
LOT 39

### LOT 14

PIN 74028-0133 (LT)  
EX. RESIDENTIAL  
REGISTERED PLAN

PIN 74029-0005 (LT)  
SIMCOE STREET  
(REGISTERED PLAN)

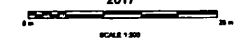
EX. RESIDENTIAL  
PIN 74029 0167 (LT)



KEY MAP

### DRAFT PLAN OF SUBDIVISION

PART OF LOT 25, CONCESSION 2,  
GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA  
TOWNSHIP OF CLEARVIEW  
COUNTY OF SIMCOE  
2017



**OWNER'S CERTIFICATE**  
I HEREBY AUTHORIZE  
TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS  
DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: Nov 12/18  
M. Harshbarger (Municipal Development)

**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.

DATE: Nov 3/18  
Randy G. Reynolds (L.S.)

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT**
- 16 SHOW ON PLAN
  - 17 FURD WATER TO BE INSTALLED BY DEVELOPER
  - 18 SHOW ON PLAN
  - 19 SHOW ON PLAN
  - 20 SHOW ON PLAN
  - 21 SHOW ON PLAN
  - 22 SHOW ON PLAN
  - 23 SHOW ON PLAN
  - 24 SHOW ON PLAN
  - 25 SHOW ON PLAN

**LAND USE STATISTICS**

Land Use	Blocks	Area (ha.)	M
RESIDENTIAL	12.38	0.8665	18
DWM FACILITY	4.5	0.1863	
COMMON AREA	7	0.3033	
<b>TOTAL</b>	<b>7</b>	<b>1.13</b>	<b>18</b>

**NOTES:**  
1. ORIGINAL DRAFT PLAN OF SUBDIVISION  
PREPARED BY INDEPENDENT PLANNING  
SOLUTIONS DATED MAY 4, 2010  
2. REVISIONS TO THE DRAFT PLAN COMPLETED  
BY THE ASSOCIATE'S LAMP

# DRAFT PLAN OF SUBDIVISION (18 UNITS) TOWNSHIP OF CLEARVIEW (STAYNER)

FILE NAME: LOT25 SIMCOE ST. CONCEPT2A\_DRAFT PLAN DATE: NOV 6, 2018  
PROJECT: SIMCOE ST. STAYNER DRAWN BY: WM