



CLEARVIEW

## NOTICE OF DECISION

### On Application for Approval of Extension of Draft Plan of Subdivision Subsection 51(45) of the Planning Act

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:

Applicant:	Gian Delzotto
Owner:	1646882 Ontario Limited, 1642497 Ontario Limited, 1720122 Ontario Limited, 4800 Dufferin Street, Suite 200, Toronto ON M3H 5S9
Municipal File Number:	0000-108 – (formerly File SD-2006-003)
Legal Description of Subject Lands:	Part of Lot 34 and 35, Concession 8, formerly Township of Nottawasaga, now in Township of Clearview, County of Simcoe (3977 County Road 124)
Related Files:	OP-2006-003
Date of Decision:	October 26, 2020
Date of Notice:	<i>October 29, 2020</i>
Last date for Filing an Appeal:	<i>November 18, 2020</i>

Council's decision is Subject to Appeal:

<p><b>When and How to File An Appeal</b></p>	<p>Notice to appeal the decision to the Local Appeal 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 should be sent to the attention of the Clerk, at the address shown below and it must:</p> <ol style="list-style-type: none"> <li>1) set out the reasons for the appeal, and</li> <li>2) be accompanied by the fee charged under the Local Appeal Tribunal Act payable by certified cheque or money order, in Canadian funds, to the Minister of Finance, Province of Ontario.</li> </ol> <p>If you wish to appeal to the Local Appeal Tribunal, a copy of an appeal form is available from the Local Appeal Tribunal website at <a href="http://www.elto.gov.on.ca">www.elto.gov.on.ca</a>.</p>
<p><b>Right of Applicant or Public Body to Appeal Conditions</b></p>	<p>The applicant or any public body may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by Township to the Local Appeal Tribunal by filing with the Township a notice of appeal.</p>
<p><b>Who Can File An Appeal</b></p>	<p>Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the Local Appeal 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 Local Appeal Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.</p>
	<p>The conditions of an approval of draft plan of subdivision may be changed at any time before</p>

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<b>How to Receive Notice of Changed Conditions</b>	the final approval is given.  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 of approval of the draft plan of subdivision.  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 Local Appeal Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.
<b>Getting Additional Information</b>	Additional information about the application is available for public inspection during regular office hours at the Township of Clearview.
<b>Mailing Address for Filing a Notice of Appeal</b>	Township of Clearview, Box 200, 217 Gideon Street, Stayner, ON, L0M 1S0 Attention: Clerk Tel: 705-428-6230 Fax: 705-428-0288

Description of Draft Plan to Which Approval Has Been Granted:

<b>Plan Title:</b>	Draft Plan of Proposed Subdivision, Part of Lot 34 and 35, Concession 8 (geographic Township of Nottawasaga), Township of Clearview, County of Simcoe
<b>Plan/Drawing Number:</b>	MHBC-DP-Mar 8 2011.dwg
<b>Plan Date:</b>	March 8, 2011
<b>Plan Prepared By:</b>	MHBC – A.S.
<b>Engineer:</b>	C.F. Crozier and Associates Inc.
<b>Planner:</b>	MHBC Planning, Urban Design and Landscape Architecture
<b>Surveyor:</b>	P. Hofmann, I.M. Pastushak Limited
<b>Purpose and Plan Number of Residential Lots/Blocks:</b>	Residential Lots 1 – 192 Residential Condominium Blocks 193-195 (including 278 residential units)
<b>Density of Residential Lots/Blocks:</b>	470 units on 26.082 ha = 18 units/ha (net and not including mixed use area)
<b>Purpose and Plan Number of Other Blocks:</b>	Mixed Use Blocks 196-199 (including 30 residential units) Rural/Rural Industrial/Open Space Block 200 Open Space Block 201 Park Block 202 Walkways Blocks 203-207 Drainage Blocks 208-211 Drainage/Trail Blocks 212-216 Stormwater Management Facility Block 217

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	<p>Future Development Block 218</p> <p>0.3 Reserve Block 219</p>
<p>Roads:</p>	<p>Roads "A" – "E"</p>
<p>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.</p>	

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 April 4, 2021.**

R3. Please be advised that the approval of this draft plan will lapse five (5) years after the date the plan is draft approved. This approval may be extended pursuant to subsection 51(33) of the Planning Act, but no extension can be granted once the approval has lapsed. **The new lapse date will be April 4, 2021.**

If final approval is not given to this plan within five years of the draft approval date, and no extensions have been granted, draft approval will lapse under Section 51(32) of the Planning Act, R.S.O. 1990. If the owner wishes to request an extension to draft approval, a written requested and explanation must be received by the Clerk of the Corporation of the Township of Clearview ninety (90) days prior to the lapsing date. A processing fee, in effect at the time of the request, will apply.

**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 October 26, 2025.**

R3. Please be advised that the approval of this draft plan will lapse five (5) years after the date the plan is draft approved. This approval may be extended pursuant to subsection 51(33) of the Planning Act, but no extension can be granted once the approval has lapsed. **The new lapse date will be October 26, 2025.**

If final approval is not given to this plan within five years of the draft approval date, and no extensions have been granted, draft approval will lapse under Section 51(32) of the Planning Act, R.S.O. 1990. If the owner wishes to request an extension

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to draft approval, a written requested and explanation must be received by the Clerk of the Corporation of the Township of Clearview ninety (90) days prior to the lapsing date. A processing fee, in effect at the time of the request, will apply.

**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	<i>Oct 27 2020</i>	<i>[Signature]</i>
Clerk	<i>Oct 27 2020</i>	<i>Pamela Lutton</i>
Director of Community Services	<i>Oct 27, 2020</i>	<i>Maria Bobb</i>

# DRAFT PLAN OF PROPOSED SUBDIVISION

PART OF LOT 34 AND 35, CONCESSION 8  
(GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA)  
TOWNSHIP OF CLEARVIEW  
COUNTY OF SIMCOE

## OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.  
DATE: Mar 18/11  
CLEARVIEW DEVELOPMENTS INC.

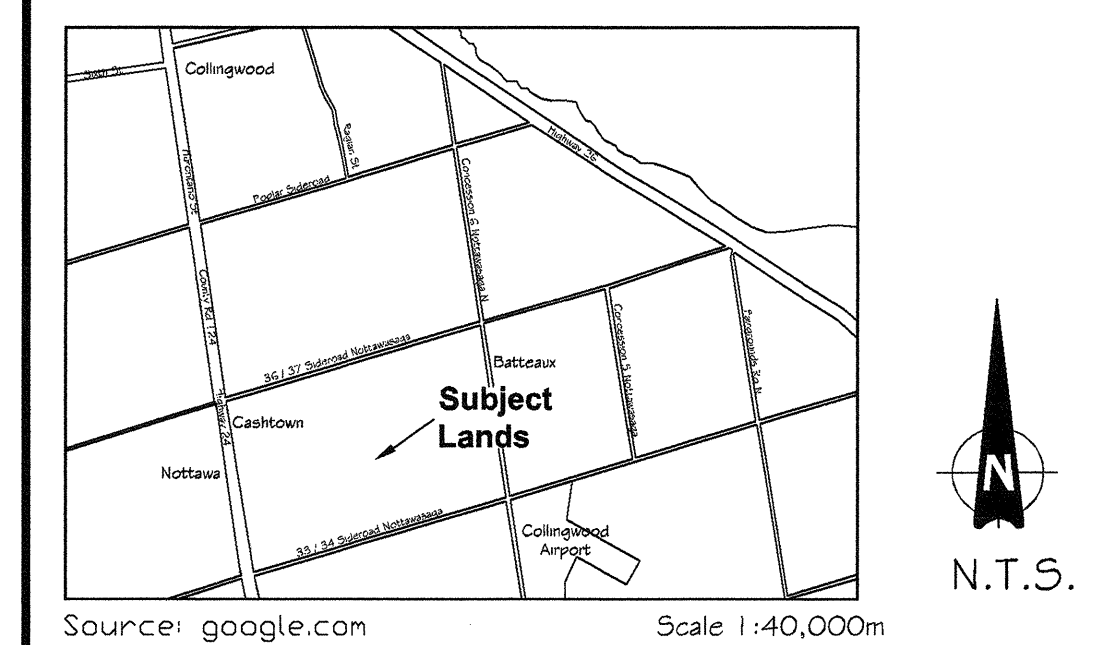
## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.  
DATE: March 17<sup>th</sup> 2011  
P. HOFMANN  
I.M. PASTUSHAK LIMITED

## ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990, c.P.13, AS AMENDED

- A. AS SHOWN
- B. AS SHOWN
- C. AS SHOWN
- D. AS SHOWN
- E. AS SHOWN
- F. AS SHOWN
- G. AS SHOWN
- H. MUNICIPAL WATER SUPPLY
- I. LOAM
- J. AS SHOWN
- K. ALL SERVICES AS REQUIRED
- L. AS SHOWN

## KEY PLAN



## AREA SCHEDULE

DESCRIPTION	LOTS/BLKS	AREA (ha.)	UNIT COUNT
RESIDENTIAL LOTS	1 - 192	12.541	192
CONDOMINIUM RESIDENTIAL BLOCKS	193 - 195	13.541	
RESIDENTIAL CONDOMINIUM UNITS			278
MIXED USE	196 - 199	5.604	
RESIDENTIAL CONDOMINIUM UNITS			30
RURAL/RURAL - INDUSTRIAL/OPEN SPACE	200	19.840	
OPEN SPACE	201	17.241	
PARK	202	2.609	
WALKWAYS	203 - 207	0.175	
DRAINAGE/TRAIL	212 - 216	3.224	
STORMWATER MANAGEMENT FACILITY	217	6.336	
FUTURE DEVELOPMENT	218	0.011	
0.3m RESERVE	219	0.001	
ROADS	A - E	7.603	
TOTAL	219	89.109	500

Approval Stamp

NOTES:  
CONTOUR INTERVAL: 1.0 METRE  
ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.

March 6, 2011  
Nov 16, 2009  
May 25, 2009

SCALE 1:2000  
DRAWN: A.S. DATE

