

Township of Clearview

Notice of Decision Regarding A Subdivision Application

Date of Notice: *November 27, 2018*

File Number: *2017-063*

**NOTICE OF DECISION**  
**On Application for Approval of Draft Plan of Subdivision**  
**Subsection 51(37) of the Planning Act**

In consideration of all written and oral submissions made relating to the subject application, the Council of the Corporation of the Township of Clearview has given Draft Plan Approval to the following Plan of Subdivision:

<b>Applicant:</b>	Darren Vella, President, Innovative Planning Solutions
<b>Owner:</b>	Manortown Homes Inc.
<b>File Number:</b>	SD-2018-063
<b>Legal Description of Subject Lands:</b>	Lots 6-10 Inclusive Lots 20 & 21 Blocks 22,23,25,26,27 Part of Lot 5 and Part of Sidell Drive Plan 51M-541 and Part of Park Lot 10, Plan 71 formerly in Stayner, now in Clearview
<b>Related Files:</b>	Sidell Estates & ZB-2017-063
<b>Date of Decision:</b>	November 19, 2018
<b>Date of Notice:</b>	<i>November 27, 2018</i>
<b>Last date for Filing an Appeal:</b>	<i>December 17, 2018</i>

Council's 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.

<p><b>Appeal Period Timeframe &amp; Required Contents</b></p>	<p>Notice to appeal the decision to the Ontario 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 above.</p> <p>A 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 Ontario Local Appeal Tribunal.</li></ul> <p>For more information on making an appeal, please visit: <a href="http://elto.gov.on.ca">http://elto.gov.on.ca</a></p>
<p><b>Right to Appeal Conditions</b></p>	<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 Local Appeal 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 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 made a written request to be notified of changes to the conditions or, in the Ontario Local Appeal Tribunal's 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 proposed plan of subdivision if you have made 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 an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the Ontario Local Appeal Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.</li></ul>
<b>Getting Additional Information</b> <b>Mailing Address for Filing a Notice of Appeal</b>	<p>Additional information about the application is available for public inspection during regular office hours at the Township of Clearview or by visiting <a href="http://www.clearviewplanning.ca">www.clearviewplanning.ca</a>.</p> <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:**

Plan Title:	Draft Plan of Subdivision
Plan/Drawing Number:	--
Plan Date:	April 16, 2018
Plan Prepared By:	Innovative Planning Solutions
Engineer:	Pearson Engineering Ltd.
Planner:	Innovative Planning Solutions
Surveyor:	Rudy Mak, O.L.S.
Purpose and Plan Number of Lots:	Draft Plan of Subdivision 39 single-detached lots
Purpose and Plan Number of Blocks:	Blocks 1-6 (lands proposed to contain townhouse dwellings); Block 7 (stormwater management pond); Block 8 (parkette to be dedicated to the Township); Block 9 (Trail)
Roads:	Streets 'A' and 'B'
Other:	--

**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.**

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**The Draft Plan submitted for review and approval has been approved subject to the following revisions.**

**Revisions to Draft Plan to Which Approval Has Been Granted:**

The applicant is to provide the municipality with 25 copies of a revised draft plan showing the above revisions to the satisfaction of the municipality. The revised plan shall be circulated to commenting agencies for their information and future reference, but shall not require a further approval.

**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	November 26, 2018	
Clerk	November 26, 2018	
Director of Community Services	November 26, 2018	

**Conditions of Draft Plan Approval**

**A. General 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.

That the owner shall enter into a consolidated subdivision agreement with, and to the satisfaction of, the municipality to give effect to all relevant conditions of approval and any other matters regarding the proper development of the subdivision as specified by the municipality in such agreement. Accordingly, the conditions set out herein, shall be incorporated into the subdivision agreement, as applicable, to the satisfaction of the municipality in its sole and unfettered discretion, and shall be obligations of, and at the cost of, the owner.

The subdivision agreement shall deal with such matters as, but not limited to, the following: construction of works; ownership of works; registration of the plan and agreement; use of inhibiting orders; servicing allocations; conditions for release of building permits; timing of works; works to be constructed and maintained; fees, deposits and payments to be made; securities and their administration; indemnities and insurance; the owners obligations; conditions for occupancy; general conditions of approval; special conditions of approval; the acceptance and assumption of works; conveyances, restrictive covenants and notices to title; and, all relevant administrative clauses.

A2

The subdivision agreement may allow for phasing of the subdivision subject to the approval of the municipality of a comprehensive phasing plan. Phasing may be accomplished either by full registration and phasing clauses in the subdivision agreement or by partial registration. Phasing under full registration shall incorporate the use of inhibiting orders and other measures to ensure the proper and orderly development of the subdivision. Phasing by partial registration shall be undertaken on the basis that the draft plan approval and conditions shall continue to apply to remaining phases. Accordingly, the lapse date and ability to alter conditions would be applicable to remaining phases.

Conditions marked with an \* must be incorporated, in whole or in part, in the subdivision agreement and/or completed as part of, or concurrently with, the registration of the Plan.

A qualified professional is to be retained to prepare and submit all drawings and reports required for final approval and construction of the Plan; to inspect construction as necessary to ensure proper installation and compliance with municipal and other relevant authority standards; and, to certify in writing that the required works were constructed in accordance with the plans, reports and specifications, as approved by the municipality and all other relevant authorities.

A3\*

Approval of the Draft Plan is contingent upon the owner satisfying all conditions of approval, such conditions being inter-related and inter-dependent and upon which the municipality has relied to significant extent in making its decision of approval. Therefore, in the event of any request (including appeal) for alteration to a single condition, the municipality reserves the right to alter or add to these conditions, or withdraw its approval. Development of the Plan may occur in phases. This will require the preparation and submission for approval of the municipality of a phasing plan which shall form part of the subdivision agreement. This phasing plan shall outline any necessary temporary works which may be required, including, but not limited to, utilities and municipal services, turning circles or alternative road endings, signage, fencing and landscaping. The phasing plan shall also provide for any additional temporary easements or conveyances necessitated to provide temporary works or services. The phasing plan shall also identify any lots which may be temporarily constrained from development as a result of the phasing and any temporary works required. Servicing shall only be allocated to phases which are being registered and developed and for which securities are provided.

**B. Financial and Administrative Conditions**

- B1 All taxes, utilities and charges outstanding against the lands are to be paid prior to the registration of any plan of subdivision.
- B2 All drainage charges (Drainage Act) and local improvement charges, municipal service fees and special service fees (Municipal Act) are to be commuted and/or paid, as applicable, prior to registration of any plan of subdivision.
- B3 Applicable Final Approval fees and administrative charges, including deposits, are to be paid when making first submission for Final Approval of the Draft Plan.
- B4\* All financial requirements of the municipality with respect to the approval and development of the subdivision are to be completed/submitted to the satisfaction of the municipality in its sole and unfettered discretion.
- B5\* All processing and administrative fees, including securities and deposits, shall be paid in accordance with the municipal policies, administrative practices and by-laws in effect at the time of signing of the agreement or as otherwise stipulated in the agreement.
- B6\* All applicable Development Charges are to be paid in accordance with the Municipal Development Charges By-law, County Development Charges By-law, and Education Development Charges By-law.
- B7 All development approval fees of the Nottawasaga Valley Conservation Authority are to be paid as required in accordance with the Nottawasaga Valley Conservation Authority's fees policy, under the powers of the Conservation Authorities Act.

**C. Conveyances and Transfers**

- C1\* The road allowances shown as Streets "A" to "B" on the draft plan, shall be conveyed to the municipality free and clear of encumbrances.
- C2\* Such easements as may be required for utility, drainage and construction purposes shall be conveyed to the municipality, and to other appropriate agencies or authorities, to their satisfaction, free and clear of all encumbrances.

- C3\* Any dead ends and open sides of road allowance created by this Draft Plan shall be terminated in 0.3 metre reserves to be conveyed to and held, in trust, by the municipality.
- C4\* Blocks 7 & 8 shall be conveyed to the municipality for stormwater management, drainage and recreational purposes, free and clear of all encumbrances.

**D. Further Approvals**

- D1 The lands shall be appropriately zoned for the proposed residential development.
- D2\* An Environmental Noise Assessment be completed examining the potential Noise Hazard from the adjacent Provincial Highway 26 traffic with recommendations for appropriate mitigative measures, if required.
- D3\* An Environmental Site Assessment be completed to investigate soil contamination from fuel storage and other activities.
- D4\* The regulatory floodplain and the stormwater management areas shall be zoned so as to not permit development other than for flood and erosion control works. A copy of the adopted zoning by-law is to be provided to the Nottawasaga Valley Conservation Authority.
- Blocks 1-6 and Lots 1-39 shall be subject to a hold zone requirement which shall establish as conditions of the removal of the hold:
  1. The submission for municipal approval of plans and documents which establish street oriented design; and architectural control requirements; and
  2. A subdivision agreement has been entered into with the Municipality and registered on title of the lands and the development phase in which the lands are located has been released for development.
- D6\* An integrated landscaping plan is submitted for Blocks 7, 8, & 9. The landscaping plan shall show details of the proposed landscaping of the stormwater management facility, trails and pedestrian system, and park, along with the proposed recreational amenities for the parkland, to the satisfaction of the Municipality.

**E. Required Municipal Services and Works**

- E1 Sanitary sewer and water supply allocations shall not be committed for this development until Final Approval of the Plan of Subdivision by the municipality and registration of the subdivision agreement, and when the municipality confirms that such allocations are available for such purposes. As indicated in condition A5, servicing may be allocated to approved phases of development upon registration and provision of securities for the phase to which services are allocated.
- E2 Sanitary sewer allocation will be contingent on the construction of a sewage pumping station. The service area served by that pump station and the location shall be determined by a Municipal Class Environmental Assessment initiated by the Municipality. At the time of clearing conditions, the municipality will review options to accommodate this development and consider any temporary measures required to allow this development to proceed.
- E3\* A final servicing plan shall be prepared by the applicant and submitted for approval to the municipality.

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E4\* All internal and external services required for the development of this Plan shall be required to be designed by a qualified professional to the municipality's satisfaction and constructed/installed at the owner's expense.

E5\* All streets shall be named to the satisfaction of the municipality.

E6\* Sidewalks, lanes and trails shall be constructed in accordance with the municipality's specifications and requirements.

E7\* Upgrades to existing services required for the development of this plan shall be required to be designed by a qualified professional to the municipality's satisfaction and constructed/installed at the owner's expense.

E8\* A fence shall be installed to municipal specifications along the rear and side yard of any lot or block which abuts parklands, public walkways, or blocks of land to be developed for non-residential purposes.

A permanent solid wood or vinyl fence with a minimum height of 1.83 m shall be constructed along the east and west property limits of Block 8, and along the south and east property limits of Block 7. Fencing along the northern property limit of Block 7 may also be required, to the satisfaction of the Ministry of Transportation. Bollards or alternative barriers shall be installed along the southern property limit of Block 8 where it maintains frontage onto Sunnidale Street, as well as along the entrance to the pedestrian trail linkage located on Block 7 to prevent vehicular access.

E9\*

The fence shall be constructed of wood or vinyl and finished to the satisfaction of the municipality. An alternative barrier, or fence of alternative material, may be considered for approval by the municipality for the east side of Block 7 where the municipality is satisfied that such an alternative achieves the intent of this condition with respect to aesthetic, design, and long-term maintenance considerations (e.g. lifespan, maintenance period, consistency of treatment and appearance).

E10\* The development of Block 8 shall include a requirement to provide public recreational amenities and a trail linkage to Sunnidale Street. Entrance signage to Block 8 from Sunnidale Street shall be provided to the satisfaction of the municipality at the southernmost point of Block 8.

E11\* The owner shall submit to the municipality for review and approval, a final traffic impact study indicating the anticipated traffic volumes generated by the subdivision and their impact upon the existing road network and intersections. The study shall identify any additional works that may be required to deal with traffic impacts generated by the development, and such requirements, as established to the satisfaction of the municipality, shall be incorporated in the works to be conducted at the owner's expense.

E12\* An emergency vehicular access from Street A to the Municipal Firehall Building is to be constructed and public access constrained to the emergency access to the satisfaction of the municipality.

**F. Utilities**

F1\* An overall utility distribution plan is to the prepared and submitted for approval to the satisfaction of all of the affected authorities.

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The telephone service provider shall confirm that satisfactory arrangements, financial and otherwise, have been made with them for any facilities serving this draft plan of subdivision which are required by the municipality to be installed underground; a copy of such confirmation shall be forwarded to the Township.

F2\*

The gas service provider shall confirm that satisfactory arrangements, financial and otherwise, have been made with them for any facilities serving this draft plan of subdivision which are required by the Township to be installed; a copy of such confirmation shall be forwarded to the Township.

F3\*

All streets shall be graded to final elevation prior to the installation of the gas lines and the necessary field survey information required for the installation of the gas lines shall be provided, all to the satisfaction of the gas service provider.

F4\*

All of the natural gas distribution system will be installed within the proposed road allowances so that easements shall not be required.

F5\*

The hydro service provider shall confirm that satisfactory arrangements, financial and otherwise, have been made with them for any facilities serving this draft plan of subdivision which are required by the municipality to be installed underground; a copy of such confirmation shall be forwarded to the municipality.

F6\*

Confirmation is to be received from Canada Post that the applicant has made satisfactory arrangements for the installation of community mailboxes. A copy of such confirmation shall be forwarded to the municipality.

F7\*

Concrete pads are to be provided for the placement of the community mailboxes. Additional facilities such as curb cuts, walkways, and paved lay-bys shall be provided as and when required by the municipality.

**G. Parkland**

Block 8 shall be improved to the standards and requirements established by the municipality, and conveyed to the municipality for parkland and open space purposes. Although not utilized within this subdivision, it is recognized that parkland was previously dedicated to the municipality under the original registered plan. Therefore, the dedication of Block 8 is not part of the 5 % parkland dedication as required under the Planning Act. An appraisal, pursuant to the Planning Act, is to be prepared by a qualified appraiser, acceptable to the municipality, to determine the value of Block 8 on the date of Draft Plan Approval. A credit or cash payment to the developer by the Township is to be included in the Subdivision Agreement.

G1\*

A public space design detailing proposed recreational amenity features and a landscaping plan is to be prepared and submitted to the municipality for approval.

G2\*

All public spaces are to be developed and conveyed to the municipality to municipal standards and free and clear of encumbrances.

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A trails and pedestrian linkage plan for the entire development is to be prepared and submitted to the municipality for approval.

G3\*

All trails are to be developed and conveyed to the municipality to municipal standards and free and clear of encumbrances.

**H. Environmental Protection and Sustainability**

A scoped environmental site assessment is to be prepared and submitted for approval to the municipality.

H1

No development or site disturbance shall occur until the lands are properly rehabilitated to a level to safely allow and support the intended uses, and/or the lands are shown to be free of any environmental hazard.

H2\*

A construction spills control plan and construction waste and stockpile management plan are to be prepared and implemented through development of the Plan.

H3\*

A soils/hydrogeological geotechnical report to assess soil types, soil strengths, and ground water levels. The report shall establish elevations for houses and the need for, and elevation of, a foundation drain discharge system. The report is to be prepared and submitted for approval to the standards and satisfaction of the municipality.

H4\*

All disturbed lots or blocks to be left vacant for longer than a specified length of time shall be graded, seeded and maintained to the satisfaction of the municipality.

H5\*

Energy efficiency and water use and sanitary servicing efficiency assessments are to be prepared and submitted to the standards and satisfaction of the municipality. The energy assessment shall identify construction and development recommendations to maximize the energy efficiency of the development during and following construction. The water use and servicing assessment shall identify construction and development recommendations to maximize the water use and treatment system efficiency of the development during and following construction.

H6\*

A rainwater capture and re-use plan is to be prepared and submitted to the municipality for approval in conjunction with the stormwater management plan.

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Prior to any site alteration, the following shall be prepared to the satisfaction of the Nottawasaga Valley Conservation Authority, and the municipality:

- a detailed Storm Water Management Report;
- a detailed Erosion Control Plan;
- a detailed Grading Plan;
- a detailed landscaping plan for the storm water ponds and the rest of the development;
- a detailed geotechnical report for the storm water ponds; and,
- a Construction Staging/Phasing Plan.

H7\*

Notwithstanding the submission of the preliminary stormwater management report which demonstrates that there is a feasibility of appropriately controlling the quantity and quality of stormwater for the proposed development, the final stormwater management report shall consider the most current accepted engineering methods for ensuring environmentally sound control of water quality and quantity in effect at the time of submission and as reviewed with the municipality and the Nottawasaga Valley Conservation Authority.

The final stormwater management plan and works shall ensure that there are no detrimental impacts to adjacent or upstream and downstream lands as a result of the development of the site and alterations to drainage and infiltration.

The recommendations of these plans and reports shall be implemented as works to be carried out by the owner at the owner's expense to the satisfaction of the Nottawasaga Valley Conservation Authority and the municipality.

H8\* Proper erosion and sediment control measures will be in place prior to any site alteration.

H9\* All major storm water management facilities (e.g. storm water ponds) must be in place prior to the creation of impervious areas such as roads and buildings.

H10\* All street and public lighting fixtures shall be dark-sky compliant.

H11\* The outlet for the stormwater management facility shall be obtain through the privately-owned lands to the east and shall outlet to Sunnidale Street with any required improvements to the outlet on Sunnidale Street and Centre Line, to the satisfaction of the Township of Clearview.

**I. Urban Design and Architectural Control**

An architect acceptable to the municipality shall be retained for the purposes of preparation of an architectural control plan. Such firms shall be qualified to take on such work and have demonstrated experience in doing so. The architectural control plan shall have regard to the recommendations and concepts outlined in the design policies of the Official Plan, in effect at the time, and any published design guidelines of the municipality. The architectural firm shall be retained for these purposes at the Owner's expense, and shall perform all services to the satisfaction of the municipality acting reasonably and in good faith. Upon approval by the municipality, these Guidelines will form part of the Subdivision Agreement and shall govern the development of all elements of the subdivision including those elements which are subject to further approvals. The Architectural Control Guidelines shall be administered at the Owner's expense on individual builders of the development by a Control Architect retained by and reporting to the municipality. Prior to the issuance of a building permit, the Control Architect shall certify that the building plans for any building are consistent with the approved Guidelines.

I1\*

I2\* A driveway location and control plan shall be prepared and submitted to the municipality for approval.

**J. Culture and Heritage**

An archaeological assessment of the entire development property shall be prepared and submitted to the municipality and Ministry of Culture for the approval. Any impact on identified resources shall be mitigated, through preservation or resource removal and documentation. No demolition, grading or other soil disturbances shall take place on the subject property prior to the municipality and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

J1

**K. County of Simcoe**

The Owner/Developer shall agree to include the following clause in the Subdivision Agreement, to the satisfaction of the County of Simcoe:

*"Based on preliminary designs, the County has confirmed that County waste collection services are feasible for this development. The County is not required to provide waste collection services along unassumed roads until such time they are assumed by the municipality. The County may, however, commence waste collection services prior to the municipality assuming the road once an appropriate level of residency has been confirmed by the County. Such early provision of waste collection services is contingent upon regular access being available on the road and is subject to a request being approved by the County Solid Waste Management Department. This may require temporary turnarounds to be constructed depending on the phasing of the development. The Owner/Developer acknowledges that should road access be blocked due to road construction, parked vehicles, insufficient snow removal, etc., or should any temporary turnarounds not be constructed to the County's standard, service disruptions will occur. The Owner/Developer is responsible for providing waste collection services until such time as the County has confirmed that the access restriction has been satisfactorily remedied."*

K1\*

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The Owner/Developer shall agree to include the following clause in the Subdivision Agreement, to the satisfaction of the County of Simcoe:

*"That prior to final approval or registration of any phase(s), the Owner/Developer shall provide written confirmation to the County of Simcoe, that all municipal roads, including any dead-end roads or temporary turnarounds, are designed to accommodate County waste collection vehicles as per the County's Waste Collection Road Design Policy and applicable County Waste Collection Technical Design Standards document. Furthermore, the Owner/Developer shall submit all engineering drawings to the County of Simcoe to demonstrate that the design and construction of all roads complies with the Waste Collection Technical Design Standards. Failure to construct municipal roads in accordance with County standards may result in waste collection services being withheld or suspended, and may require reconstruction to accommodate waste collection service vehicles."*

K2\*

**L. Nottawasaga Valley Conservation Authority**

Prior to any site alteration a permit under Ontario Regulation 172/06 shall be obtained from the Nottawasaga Valley Conservation Authority.

L1\*

A copy of the reports referred to in condition H7 shall be provided to the Nottawasaga Valley Conservation Authority for their review and approval.

L2

That the Flood Hazard Study be completed to the satisfaction of the NVCA;

L3

That the Draft Plan of Subdivision be revised if necessary to reflect the findings of the flood hazard study;

L4

That a pre and post-development water balance for the site be completed to the satisfaction of the NVCA.

L5

**M. Simcoe County District School Board**

All offers of purchase and sale shall include the following clauses:

*"Prospective purchasers are advised that the public schools on designated sites in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or directed to schools outside the area."*

M1\*

*"Prospective purchasers are advised that the school bus pick up point will not be located within the subdivision."*

**N. Simcoe Muskoka Catholic District School Board**

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All offers to purchase and sale shall include the following clauses:

N1\* *"Pupils from this development attending educational facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to/accommodated in temporary facilities out of the neighborhood school's area".*

**O. Ministry of Transportation**

O1\* The owner shall submit to the Ministry of Transportation for review and approval a detailed Storm Water Management Report, in accordance with MTO Stormwater Management Requirements for Land Development Proposals.

O2 The owner shall submit to the Ministry of Transportation for review and approval, a final traffic impact study to assess site impacts on Highway 26, and ensure that appropriate mitigation, if required, is provided by the owner.

O3 The owner shall submit an illumination plan to the Ministry of Transportation and the Municipality to assess the proposed municipal street illumination of the subdivision and its impacts on Highway 26, and if required as a result of Ministry or Municipal review of the illumination plan, modify the design and/or provide mitigative measures concerning the illumination of the development.

O4 The owner shall enter into a legal agreement with the Ministry of Transportation whereby the owner agree to assume financial responsibility for the construction of all associated highway improvements.

**P. Warning Clauses and Notices in Agreement**

P1\* The property title shall note such warning clauses as identified necessary by the municipality and other relevant agencies including, but not limited to, notices relevant to such matters as noise, odours, dust, servicing conditions or restrictions, proximity of public walkways and accesses, fencing, catchbasins and drainage, right of entry, future roads, and development charges.

**Q. Required Reports, Plans and Drawings**

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Notwithstanding any specific or more detailed reference made to required plans or drawings to be prepared and submitted for municipal approval as set out in the above conditions, the following drawings and plans shall be prepared and submitted to the municipality for approval (i.e. the following list is in addition to any of the specific or detailed requirements incorporated in the aforementioned conditions as applicable):

- M-Plan and R-Plan(s);
- Consolidated Easement Plan;
- General Servicing;
- Overall Water Distribution;
- Overall Sanitary Drainage;
- Overall Lot Grading;
- Street Plans;
- Traffic Control and Signage Plan;
- Stormwater Management;
- Trails and Pedestrian Linkage Plan;
- Parkland Development;
- Spills Control and Remediation;
- Fire Lot Control Plan;
- Composite Utility Plan;
- Hydro Servicing and Street Light;
- Landscape Plans (for Subdivision and specifically Blocks 7,8 & 9);
- Driveway Location and Control Plan;
- Phasing Plan; and
- Standard Details.

Q1

Notwithstanding any specific or more detailed reference made to required reports to be prepared and submitted for municipal approval as set out in the above conditions, the following reports shall be prepared and submitted to the municipality for approval (i.e. the following list is in addition to any of the specific or detailed requirements incorporated in the aforementioned conditions as applicable):

- Final Comprehensive Servicing;
- Final Stormwater Management;
- Erosion and Sediment Control;
- Hydrogeological/Soils/Geotechnical;
- Archaeological;
- Final Traffic Impact;
- Parkland Appraisal;
- Illumination Plan;
- Environmental Noise Assessment;
- Environmental Site Assessment;
- Construction Spills Control Plan;
- Construction Waste and Stockpile Management Plan;
- Energy Efficiency Assessment;
- Water Use and Sanitary Servicing Efficiency Assessment; and
- Rainwater Capture and Re-use Plan.

Q2

The owner shall provide the municipality with a copy of any application, drawing, report or agreement submitted to another agency for the purposes of clearing or satisfying these conditions of draft plan approval.

Q3

**R. Other Conditions**

A sign is to be prepared and erected within the limits of the Plan to the satisfaction of the municipality depicting the approved Plan of Subdivision and zoning, within 90 days of the date of Draft Plan Approval. This sign shall stipulate that the approval is conditional and that no development shall be permitted until final approval has been granted and that no building permits shall be issued until requirements of the subdivision agreement have been met.

R1

**S. Clearance Letters**

Prior to the final approval being given by the Township of Clearview the municipality must receive a clearance letter from the following agencies indicating how conditions applicable to their authority have been completed to their satisfaction.

Clearance are required from the following:

- Nottawasaga Valley Conservation Authority (conditions B7, H7, and L1);
- Simcoe Muskoka Catholic District School Board (condition N1);
- Simcoe County District School Board (condition M1);
- Telecommunications Service Provider (conditions F1 and F2);
- Gas Utility Provider (conditions F1 and F3);
- Hydro Service Provider (conditions F1 and F6);
- Canada Post (condition F7);
- County of Simcoe (conditions K1 & K2);
- Ministry of Culture (condition J1); and,
- Ministry of Transportation (conditions O1 to O4).

S1

If agency conditions are incorporated into the subdivision agreement, a copy of the draft agreement should be sent to them. This will expedite clearance of the final plan. The Nottawasaga Valley Conservation Authority must receive a copy of the executed subdivision agreement prior to the clearance of the draft plan conditions.

S2

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.

S3

If the owner wishes to request an extension to draft approval, a written request 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.

**Notes to Draft Approval**

- 1. It is the applicant's responsibility to fulfill the conditions of the draft approval and to ensure that the required clearance letters are forwarded to the Township of Clearview.**
- 2. Prior to initiating clearance of conditions and first submission of final design, the applicant and their consultants shall attend a consultation meeting with the Township to review the proposed development and municipal requirements and standards.**
- 3. We suggest you make yourself aware of section 144 of the *Lands Titles Act* and subsection 78(10) of the *Registry Act*.  
  
Subsection 144(1) of the *Land Titles Act* requires that a plan of subdivision of land that is located in a land titles division be registered under the *Land Titles Act*. Exceptions to this provision are set out in subsection 144(2).  
  
Subsection 78(10) of the *Registry Act* requires that a plan of subdivision of land that is located only in a registry division cannot be registered under the *Registry Act* unless that title of the owner of the land has been certified under the *Certification of Titles Act*. Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).**
- 4. Modifications to the development design must conform to the County's Waste Collection Road Design Policy and Waste Collection Technical Design Standards document to ensure that waste collection services can be provided. Confirmation of waste collection services should be obtained from the County of Simcoe prior to registration.**
- 5. Ministry of Transportation Building & Land Use Permits are required for all lots within 45m of Highway 26 property limits and within a 395m radius of any intersection with Highway 26. MTO permits are also required prior to site grading/servicing/internal road construction, and for site signs; an MTO Encroachment permit is required for any works proposed within Highway 26 limits.**
- 6. All structures (above and below ground), including land uses considered integral to site operations must be setback a minimum of 14m from Highway 26 ROW limits.**

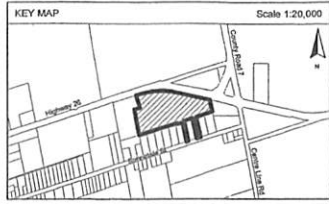
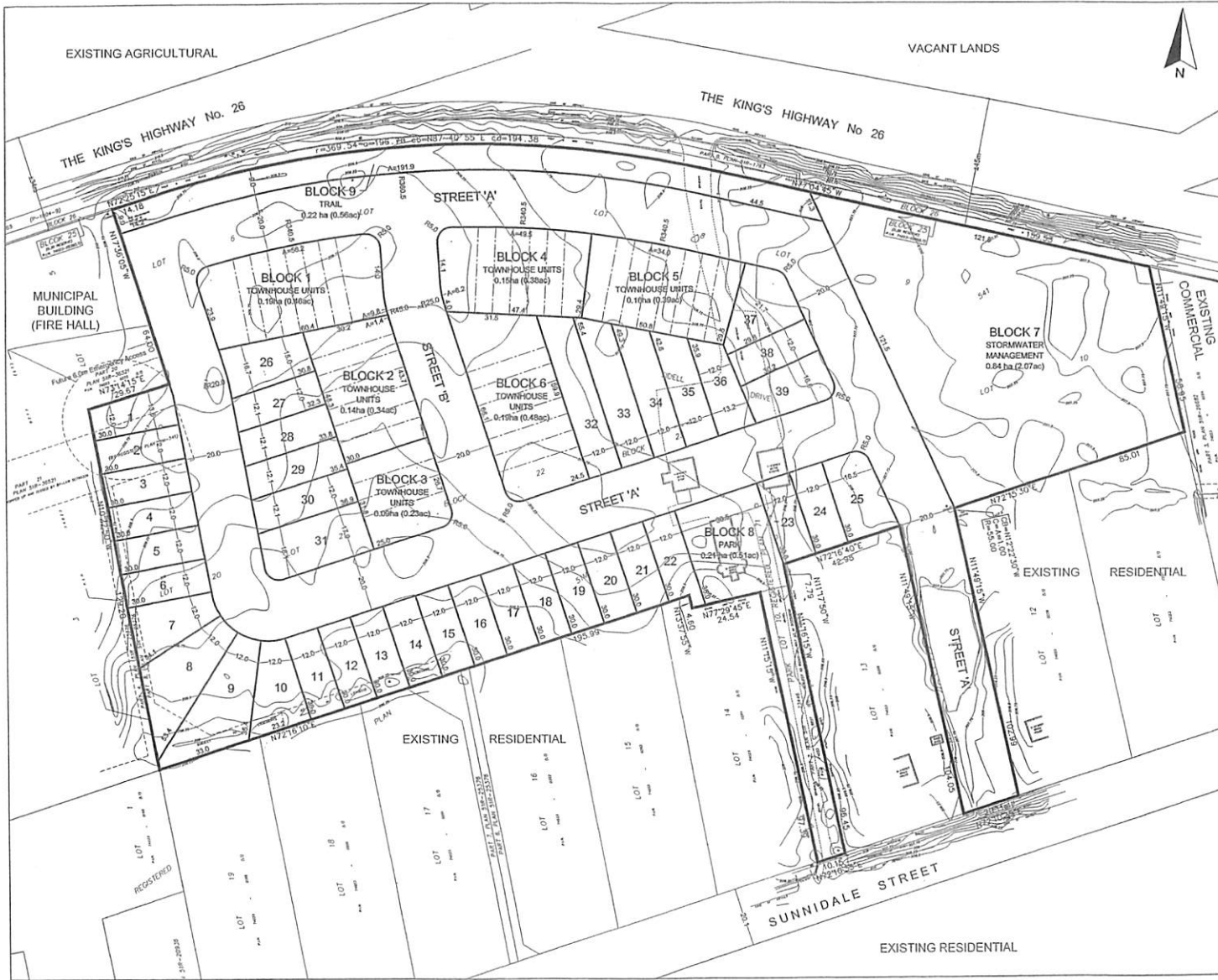
**Township of Clearview**

Date of Notice: *November 27, 2018*

**Notice of Decision Regarding A Subdivision Application**

File Number: *2017-063*

7. The Township will register the plan, including any approved phases thereof, and the subdivision agreement(s) as provided by subsection 51(26) of The Planning Act R.S.O. 1990 against land to which it applies, as notice to prospective purchasers.
8. The Township of Clearview will require the final plan of subdivision registration plans be submitted as follows:
  - 4 sets of mylars
  - 4 sets of paper prints (1 with AOLS stickers)
  - 1 computer disk (contact the Township for required format).
9. **The final plan approved by the Township of Clearview must be registered within 30 days or the Township will withdraw its approval under subsection 51(59) of the Planning Act, R.S.O. 1990.**
10. All measurements in subdivision final plans must be presented in metric units.



## DRAFT PLAN OF SUBDIVISION

ALL OF LOTS 8 TO 15 INCLUSIVE, LOTS 28 AND 21, BLOCKS 22 AND 23, A PART OF LOT 8 AND PART OF BEVEL DRIVE, REGISTERED PLAN 158141 AND PART OF PART OF LOT 16, REGISTERED PLAN 171 IN THE TOWNSHIP OF CLEARVIEW COUNTY OF BRUNSWICK

Scale 1:500

LAND USE SCHEDULE

	BLOCKS	UNITS	HA	AC	%
SINGLE DETACHED LOTS (25M)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39	24	1.40	3.39	25.4
SMALL DETACHED LOTS (25M)	30, 31, 32, 33, 34, 35, 36, 37, 38, 39	1	0.06	0.06	4.7
TOWNHOUSE UNITS (25M)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39	45	0.56	0.28	18.2
STORMWATER MANAGEMENT	7	1	0.80	0.27	14.7
PARK	8	1	0.21	0.05	3.7
TRAIL	9	1	0.22	0.05	3.8
STREET	STREETS 'A' & 'B'	1	1.91	4.62	31.4
TOTAL		31	5.707	14.10	100

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT
- 1. SUBDIVISION PLAN
  - 2. SUBDIVISION KEY MAP
  - 3. SUBDIVISION PLAN
  - 4. SUBDIVISION PLAN
  - 5. SUBDIVISION PLAN
  - 6. SUBDIVISION PLAN
  - 7. SUBDIVISION PLAN
  - 8. SUBDIVISION PLAN
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  - 36. SUBDIVISION PLAN
  - 37. SUBDIVISION PLAN
  - 38. SUBDIVISION PLAN
  - 39. SUBDIVISION PLAN

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF PART OF THE SUBJECT LANDS, HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME ON BEHALF OF MANORITOWN HOMES INC. TO THE TOWNSHIP OF CLEARVIEW FOR APPROVAL.

I ACKNOWLEDGE THAT PORTIONS OF THE LANDS CONTAINED WITHIN THIS DRAFT PLAN ARE OWNED BY THE TOWNSHIP OF CLEARVIEW AND THE TOWNSHIP OF CLEARVIEW TOGETHER WITH THE COUNTY OF BRUNSWICK. IT IS WITH THEIR CONSENT AND APPROVAL THAT THIS PLAN IS SUBMITTED WITH THE INTENT THAT ALL LINES ON THE OTHER PARTS OF THIS DRAFT PLAN WHICH THIS DRAFT PLAN WILL BE CONVEYED TO ME PRIOR TO REGISTRATION.

DATE: May 4, 2018 SIGNATURE: [Signature]  
 DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
 MANORITOWN HOMES INC.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO BOUNDARIES OF LANDS OWNED BY MANORITOWN HOMES INC., THE TOWNSHIP OF CLEARVIEW, AND THE TOWNSHIP OF CLEARVIEW / COUNTY OF BRUNSWICK ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: May 4, 2018 SIGNATURE: [Signature]  
 DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
 JULY WANG QIN

SCHEDULE OF REVISIONS

No.	Date	Description	By

**IPS INNOVATIVE PLANNING SOLUTIONS**  
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS  
 700 QUEEN STREET EAST, SUITE 201, BARCELONA, ONTARIO M1H 1W1  
 TEL: 708-812-1001 FAX: 708-812-1004  
 www.innovativeplansolutions.com

Date: April 16, 2018 Drawn By: JAM  
 File: 14-529 Checked By: WVC