



CLEARVIEW

DRAFT PLAN OF SUBDIVISION NOTICE OF COMPETE APPLICATION

The Township of Clearview has received a complete application for a proposed plan of subdivision. The application is being considered under the requirements of the *Planning Act RSO 1990 c.P.13* and applicable regulations. The purpose of this notice is to let you know that a complete application has been received by the Township.

Public Meeting Information:

A Public Meeting date is yet to be determined by the Township. You will receive a second notice detailing the date, time, and location of the Public Meeting once this information has been finalized.

The Proposal:

Project No.: 2021-076

The proposed plan of subdivision is comprised of a total of six (6) rural residential lots within an existing Special Policy – Residential designation within the Township of Clearview Official Plan.

PROPOSED LOT 1: 50 metres of frontage overall, 0.936 hectares

PROPOSED LOT 2: 50 metres of frontage overall, 0.657 hectares

PROPOSED LOT 3: 50 metres of frontage overall, 0.65 hectares

PROPOSED LOT 4: 50 metres of frontage overall, 0.66 hectares

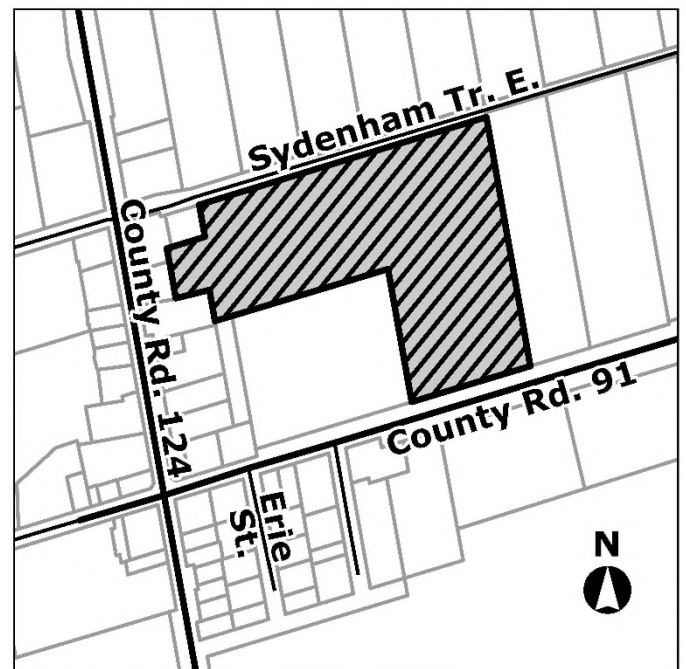
PROPOSED LOT 5: 50 metres of frontage overall, 0.96 hectares

PROPOSED LOT 6: 89 metres of frontage overall, 2.99 hectares.

The lots are proposed to be developed with six single-detached dwellings each being serviced through individual wells and septic systems.

The subject application concerns lands municipally known as 8946 County Road 91, Duntroon and legally described as PLAN 111 PT LOTS 15 TO 20 AND RP 51R16768 PARTS 1 TO 2 (Roll No: 432902000223800).

A key map has been provided showing the subject lands.



There are no associated applications.



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Your Rights to Appeal:

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Township of Clearview regarding the proposed subdivision, the person or public body:

- i) is not entitled to appeal the decision of the Township of Clearview Council to the Ontario Land Tribunal; and
- ii) may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For More Information:

There are several ways to find more information about this application.

Visit our website:

www.clearview.ca

Contact the Planner assigned to this file:

Nick Ainley, Community Planner
nainley@clearview.ca
705-428-6230 ext. 242

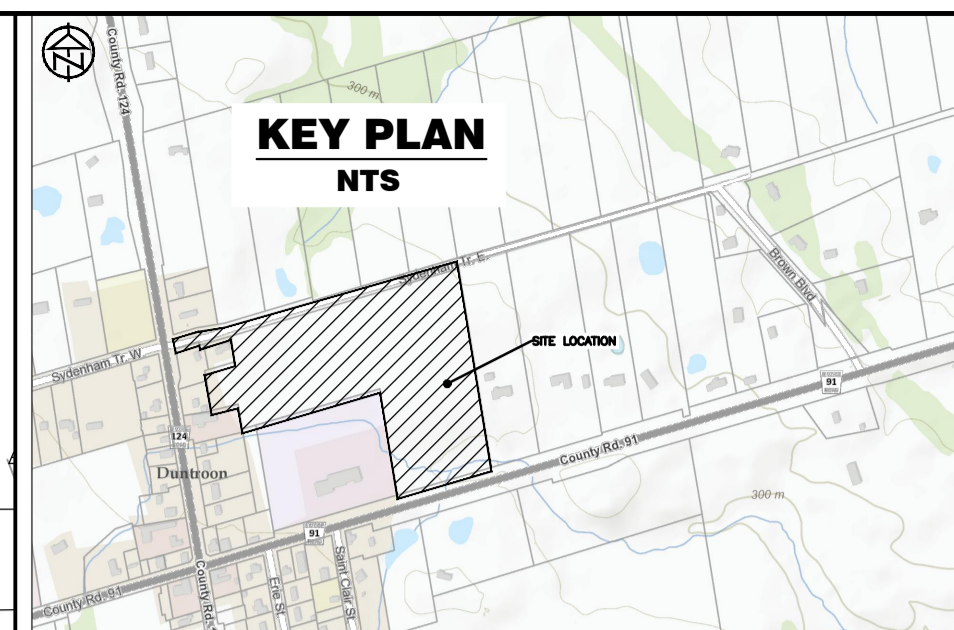
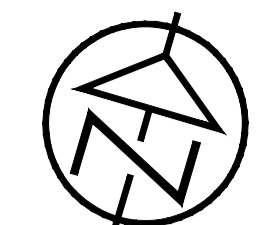
Visit or write to the Community Services Department at the Township of Clearview Administration Centre:

Box 200, 217 Gideon St., Stayner ON L0M 1S0
Monday to Friday 8:30 AM to 4:30 PM

We invite you to comment on this application and to engage in the process with us. If you wish to be notified of the decision of the Corporation of the Township of Clearview regarding the proposed plan of subdivision, please submit your request in writing to the Planner assigned to this file using the information above. Please be advised that your comment or request to be notified will form part of the public record; your communication and any personal information therein will be made available to the public (i.e. e-mail address), unless you expressly request its removal.

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.

Notice dated: 3 November 2021



DISCLAIMER AND COPYRIGHT
 CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER BEFORE COMMENCING WORK. DRAWINGS ARE NOT TO BE SCALED.

NOTES
 LEGAL SURVEY INFORMATION ON THIS PLAN PREPARED BY RUDY MAK SURVEYORS LTD. JUNE 10, 2021.
 TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN PREPARED BY TATHAM ENGINEERING FEBRUARY 2021.

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 _____ ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE
 I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE LOFT PLANNING TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT THE SAME TO THE TOWNSHIP OF CLEARVIEW AND THE COUNTY OF SIMCOE FOR APPROVAL.

DATE _____ OWNER _____

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

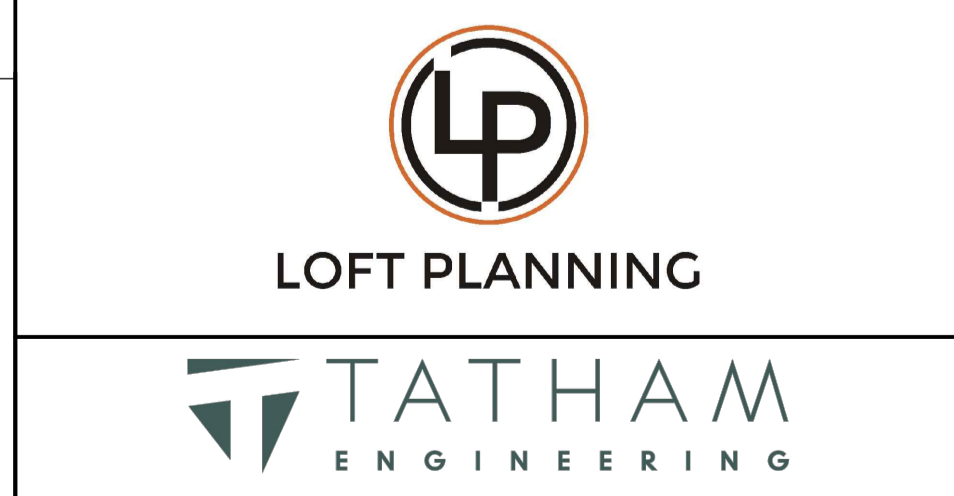
- | | |
|-------------|------------------------------------|
| a) AS SHOWN | g) AS SHOWN |
| b) AS SHOWN | h) INDIVIDUAL WELLS |
| c) AS SHOWN | i) SAND LOAM |
| d) AS SHOWN | j) AS SHOWN |
| e) AS SHOWN | k) HYDRO, TELEPHONE TO BE PROVIDED |
| f) AS SHOWN | l) NONE |

LEGEND

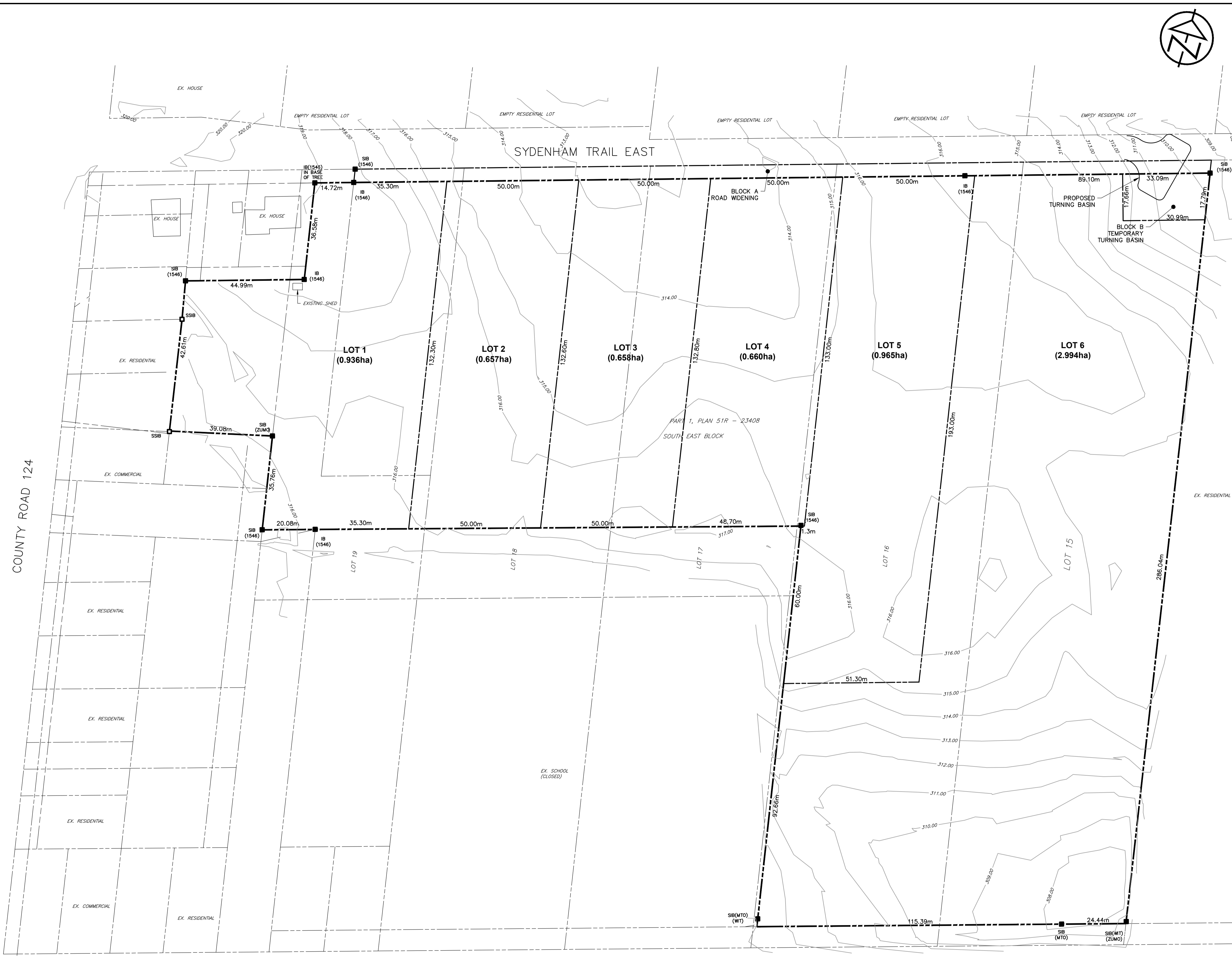
---	PROPOSED PROPERTY LINES
---	EXISTING PROPERTY LINES
---	EXISTING CONTOURS (1.0m INTERVALS)

DRAFT PLAN OF PROPOSED SUBDIVISION
PART LOTS 15, 16, 17, 18, 19 AND 20 OF SOUTH EAST BLOCK, REGISTERED PLAN 111, PART OF ARGYLE STREET, PART OF BRIDGEND STREET, REGISTERED PLAN 86
TOWNSHIP OF CLEARVIEW
COUNTY OF SIMCOE
2021

No.	REVISION DESCRIPTION	DATE
1.	SUBMITTED TO TOWNSHIP	SEPT/2021



DESIGN: AVN/MAB	FILE: 121026	DWG:
DRAWN: AVN	DATE: JUN 2021	DPS-1
CHECK: KRS	SCALE: 1:750	



LAND USE SCHEDULE

BLOCK/LOT NO.	LAND USE	AREA (ha)
LOT 1-6	SINGLE DETACHED RESIDENTIAL	6.87
BLOCK A	ROAD WIDENING	0.16
BLOCK B	TEMP. TURNING BASIN	0.04

