



CLEARVIEW

CONSENT NOTICE OF DECISION

The Township of Clearview Committee of Adjustment has made a decision regarding an application for consent. The consent has been considered under the requirements of the *Planning Act RSO 1990 c.P.13* and applicable regulations. The purpose of this notice is to provide you with a copy of the decision.

The Decision:

Date of Decision: Wednesday August 09, 2023

Last Date of Appeal: Wednesday August 30, 2023

The Proposal:

Project No.: 2023-013 [23-B04]

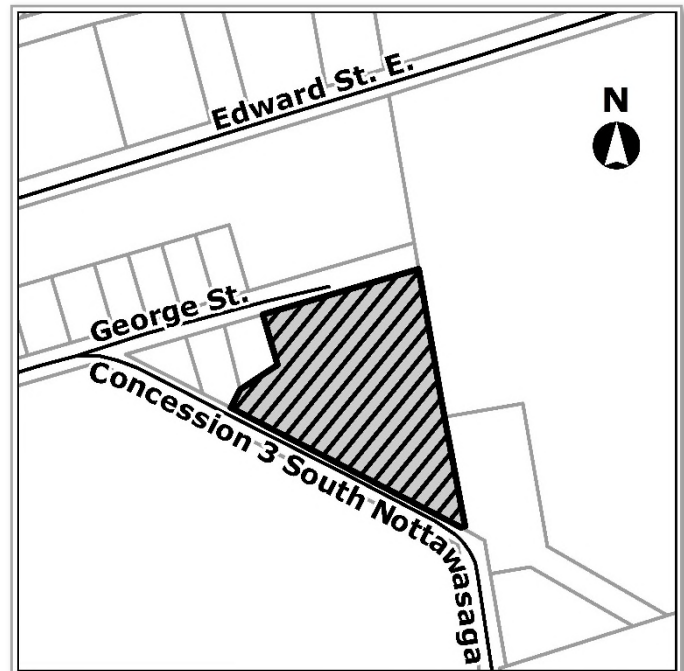
The subject application concerns lands municipally known as 111 George Street, Creemore and legally described as PLAN 315 PT LOT 43 AND LOT 44 (Roll No: 432903000101702).

The purpose of the applications is to sever one residential lot.

PROPOSED SEVERED LOT: 19.9 metres frontage overall, 884 square metres with dwelling and accessory building.

RETAINED LOT: 103.5 metres of frontage overall, 17,900 square metres vacant land.

A key map has been provided showing the subject lands.



A copy of the decision is attached to this notice.

The lands are also subject to Zoning By-law Amendment application 2023-013-ZB.



CLEARVIEW

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Your Rights to Appeal:

The last date for filing a notice of appeal of a decision of the Committee of Adjustment shall be no later than 20 days after the giving of notice of decision. The notice of appeal must be filed with the Township Secretary-Treasurer, must set out the reasons for the appeal, and must be accompanied by the fee required by the Ontario Land Tribunal.

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 applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

For more information on making an appeal, please visit: <https://olt.gov.on.ca/>.

For More Information:

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

Visit our website:

www.clearview.ca

Contact the Committee Secretary-Treasurer:

Christine Taggart
ctaggart@clearview.ca
705-428-6230 ext. 238

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

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: 10 August 2023

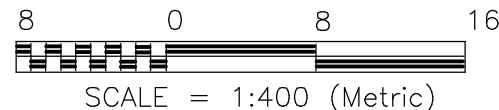
METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES, AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SKETCH SHOWING: PROPOSED SEVERANCE
#111 GEORGE STREET,
TOWNSHIP OF CLEARVIEW,
COUNTY OF SIMCOE.**

© KNISLEY LAND SURVEYING LTD.
Ontario Land Surveyor
2022

THIS REPORT HAS BEEN PREPARED FOR 2408969 ONT. INC. AND THEIR AGENTS FOR PLANNING PURPOSES. THE AUTHOR ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.



GEORGE STREET

123.45

(LOTS SOUTH OF

GEORGE STREET)

Proposed Future Lots

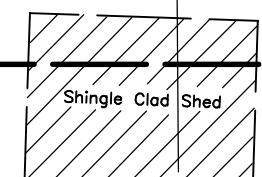
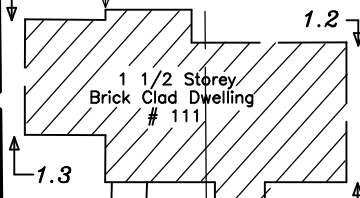
Proposed Future Lots

PARCEL (Area 1.79 Ha.)

PLAN 315 OF CREEMORE

PART 2, PLAN 51R - 22105
PART 2, PLAN 51R - 19059
LOT 8, CON. 3

PROPOSED PARCEL TO BE SEVERED
(Area 884 Square Metres)



(Boundary Continues)

(Boundary Continues)

LOT 43

LOT 44

RETAINED

PIN 58220 - 0464

REGISTERED (VILLAGE)

NOTES

- THIS DRAWING HAS BEEN PREPARED TO ASSIST WITH PLANNING MATTERS RELATED TO THE SUBJECT PROPERTY. IT IS NOT A "PLAN OF SURVEY" AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- THIS DRAWING HAS BEEN COMPILED FROM LAND REGISTRY OFFICE RECORDS, AND PRIOR SURVEY RECORD (CIRCA 2018)
- PROPERTY DIMENSIONS ILLUSTRATED HEREON HAVE BEEN DERIVED FROM: PRIOR SURVEY RECORDS (CIRCA 2018)
- AREA OF SUBJECT PROPERTY: 884 Sq.M. (Severed); 1.79 Ha.(Retained)
- THIS DRAWING REPRESENTS SITE CONDITIONS EXISTING ON: N/A
- PLOT DATE = DECEMBER 7th, 2022

CAUTION

- THIS IS NOT A PLAN OF SURVEY, AND SHALL NOT BE USED, EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- THIS SKETCH IS PROTECTED BY COPYRIGHT.

KNISLEY LAND SURVEYING LTD.
ONTARIO LAND SURVEYOR
P.O. BOX 48
Duntroon, Ontario.
PHONE (705) 444-6203

PROJECT N ^o	
91-65-9	
SRD #	PLAN TYPE: SKETCH
C & G COORD. FILE =91-65-7	
SCREEN FILE =91-65-9 SHEET SIZE 11x17"	
PROP ADDRESS = 111 GEORGE STREET	

SEAL

THIS IS NOT AN ORIGINAL COPY, ISSUED BY THE SURVEYOR, UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **23-B04**

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

NAME OF APPLICANT/OWNER: 2408969 Ontario Inc

MUNICIPAL ADDRESS: **111 George Street** (4329 030 001 01702)

LEGAL DESCRIPTION: Part Lot 43 & Lot 44 Plan 315

APPLICATION: The applicant is proposing to sever one residential lot from the subject lands.

PROPOSED SEVERED LOT: 19.9 metres frontage overall, 884 square metres with dwelling and accessory building.

RETAINED LOT: 103.5 metres of frontage overall, 17,900 square metres vacant land.

DECISION: In consideration of all written and oral submissions made relating to the subject consent, the application is **approved** as applied for subject to the following conditions:

1. That the applicant meets all the requirements, financial and otherwise of the Municipality including servicing by-law charges and payment of the fee of \$150.00 per lot for each Certificate of Consent to be issued.
2. That the applicant provides a description of the land which may be registered under the requirements of the Registry Act or Land Titles Act as applicable, for each lot created.
3. That the applicant pays a minimum of \$7073.33 per newly created lot to the municipality or an amount equal to the 5% Parkland Contribution as required by the Planning Act as a requirement of the approval. Please note that the flat rate number is a minimum as it is adjusted annually in accordance with the Statistics Canada Quarterly, Construction Price Statistics, based on the twelve-month period ending September 30th.
4. That any mortgage on the property be discharged from any lands being severed and that the solicitor provide an undertaking in writing that this condition will be fulfilled.
5. That the applicant successfully applies to the municipality to amend the Zoning By-law to zone a portion of the subject lands from Development Area (DA) Zone to 'Residential Low-Density Exception' (RS2-10) Zone and 'Development Area Hold' (DA)(H26) Zone.
6. That the applicant be required to remove the four detached accessory buildings and any other structures that are located on the retained parcel. There are four detached accessory structures that are shown on the sketch by Martin Knisley project number 91-65-9 dated December 7, 2022. It is possible that the owner may need to obtain a demolition permit from the Township of Clearview Building Department to remove these buildings and structures.
7. That prior to stamping the deeds, the applicant enters into and register on the severed lot, a Development Agreement pursuant to Section 51(26) and (27) of the Planning Act and pay to the Township the \$2000.00 agreement fee plus the costs of the Township's solicitor. The agreement will cover the severance application (23-B04). The development agreement is intended to give a guidance to current and future owners of the obligations that will be required when the draft plan of subdivision on the adjacent lands is finalized. The following items are to be included in the terms of the Development Agreement to the Township satisfaction:

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **23-B04**

- a. That the Owner of the lands is aware that when full municipal services are brought across the frontage of these lands, the owner will be required to connect into these services at no cost of the municipality, and,
- b. That the Owner of the lands will be required to pay their reasonable efforts to extend the construction of George Street and any other frontage costs.

NOTES REGARDING CONSENT:

- A. As per Section 53(41) of the Planning Act, R.S.O. 1990, **all conditions of this decision shall be fulfilled, and the Certificate of Consent issued within two years of this date.** If all the conditions have been met and all the authorities concerned have so notified the Committee in writing, the Secretary is authorized to issue the Certificate of Consent.
- B. If the applicant requires a certificate for the retained lands, the following shall be provided to the Township together with the required fee:
 - a registerable legal description for the retained land prepared by an Ontario solicitor in good standing together with a statement that there is no land abutting the subject land that is owned by the owner of the subject land that could be conveyed without contravening Section 50 of the Planning Act.

REASON FOR 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 original signed by

ROBERT MCARTHUR, MEMBER original signed by

GORD ZEGGIL, MEMBER original signed by

DANIEL FANTIN, MEMBER original signed by

MARC ROYAL, MEMBER original signed by

NOTICE OF DECISION: August 10, 2023
DATE OF DECISION: August 9, 2023
LAST DATE OF APPEAL: August 30, 2023

C. Taggart

Christine Taggart, Secretary-
Treasurer Committee of Adjustment

*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.*