



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 September 13, 2023

Last Date of Appeal: Wednesday October 4, 2023

The Proposal:

Project No.: 2023-009 [23-B05]

The subject application concerns lands municipally known as 2056 Concession 8 South, formerly Nottawasaga and legally described as PLAN 497 LOT 1 WEST HURONTARIO STREET PT BLKS E & G PT MILL (Roll No: 432901001015000).

The purpose and effect of the application is to sever a portion of land from 2056 Concession 8 South to be added to the abutting lands located at 2100 & 2110 Concession 8 South. The lands at 2100 Concession 8 South will be merged with 2110 Concession 8 South along with the severed land from 2056 Concession 8 South.

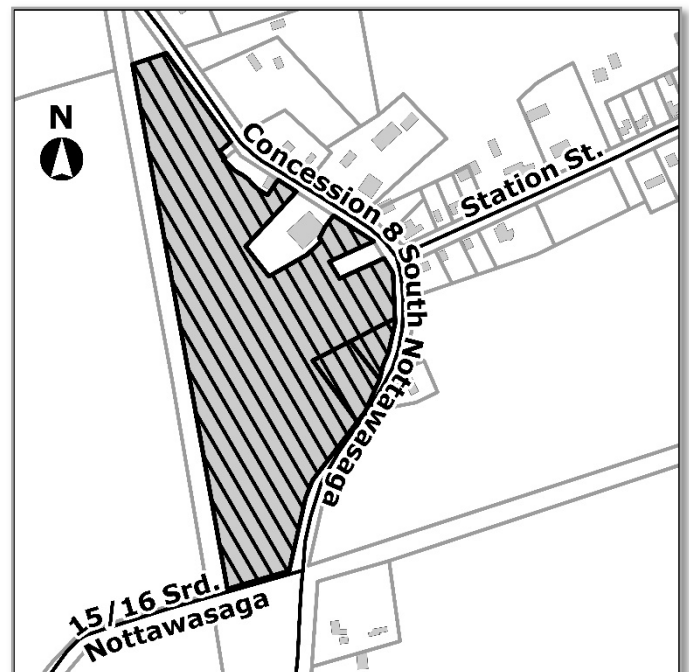
PROPOSED SEVERED PARCEL: 17 metres of frontage, 0.27 hectares (.67 acres) of vacant land.

PROPOSED LAND TO BE MERGED: 71 m frontage, .181 hectares (.45 acres) vacant land.

RETAINED LOT: 427 metres of frontage overall, 8.2 hectares (20 acres) with dwelling and accessory building.

The severed land and land to be merged will result in 2110 Concession 8 being one lot having a total frontage of approximately 154 metres and lot area of 0.75 hectares (1.85 acres). There is an existing house on these lands.

A key map has been provided showing the subject lands.



A copy of the decision is attached to this notice.

The subject lands are also subject to Zoning By-law Amendment application 2023-033-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: 14 September 2023

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **23-B05**

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: Hamilton Bros. Building & Farms Ltd

MUNICIPAL ADDRESS: 2056 Concession 8 South (4329-010-010-15000)

LEGAL DESCRIPTION: LT 1 W/S HURONTARIO ST PL 497 NOTTAWASAGA; BLK E PL 497 NOTTAWASAGA; BLK G PL 497 NOTTAWASAGA EXCEPT PT 1 51R6728; MILL RESERVE PL 497 NOTTAWASAGA EXCEPT PT 1 51R28499 & RO1202386; CLEARVIEW

APPLICATION: To sever a portion of land from 2056 Concession 8 South to be added to the abutting lands located at 2100 & 2110 Concession 8 South. The lands at 2100 Concession 8 South will be merged with 2110 Concession 8 South along with the severed land from 2056 Concession 8 South.

PROPOSED SEVERED PARCEL: 17 metres of frontage, 0.27 hectares (.67 acres) of vacant land.

PROPOSED LAND TO BE MERGED: 71 m frontage, .181 hectares (.45 acres) vacant land.

RETAINED LOT: 427 metres of frontage overall, 8.2 hectares (20 acres) with dwelling and accessory building.

The severed land and land to be merged will result in 2110 Concession 8 being one lot having a total frontage of approximately 154 metres and lot area of 0.75 hectares (1.85 acres). There is an existing house on these lands.

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 owner meet 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 owner's solicitor obtains a cancelation certificate from the Township and pay the required fee of \$150.00, to ensure that the severed (2056 Concession 8 South and merged lands 2100 Concession 8 South) and receiving parcel (2110 Concession 8 South) merge as one parcel. The solicitor shall provide an undertaking in writing that this condition will be fulfilled as well as merging the pin numbers to have only one pin number for the new parcel.
3. That the owner 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.
4. That any mortgage on the property be discharged from any lands being severed and for any lands to be added to a lot (2110 Concession 8 South) with a mortgage, that mortgage shall be extended onto the additional land and that the solicitor provide an undertaking in writing that this condition will be fulfilled.
5. That the property to be severed is conveyed into the same name as the owner of abutting land to the West and North, 2056 Concession 8 South and being assessed as Roll No. 432901001015000 and that the solicitor provide an undertaking in writing that this condition will be fulfilled as well merging the pin numbers to have only one pin number for the new parcel.
6. That the property to be merged and conveyed into the same name as the owner of abutting land to the East, 2100 Concession 8 South being assessed as Roll No. 432901001015200 and that the solicitor provide an undertaking in writing that this

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **23-B05**

condition will be fulfilled as well merging the pin numbers to have only one pin number for the new parcel.

7. That the owner successfully applies to the municipality to amend the Zoning By-law 06-54, to zone a portion of the subject lands from 'Development Area' (DA) Zone and 'Rural' (RU) to 'Residential Hamlet' (RS) Zone and 'Environmental Protection Exception' (EP-9) Zone.

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.

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

MARC ROYAL, MEMBER original signed by

DANIEL FANTIN, MEMBER original signed by

GORD ZEGGIL, MEMBER _____

NOTICE OF DECISION: September 14, 2023
DATE OF DECISION: September 13, 2023
LAST DATE OF APPEAL: October 4, 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.*