
NOTICE OF DECISION
On Application for Approval of Extension of Draft Plan of Subdivision
Subsection 51(45) 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:

Applicant:	Urban Growth Inc. Planning and Development Solutions
Owner:	VONCORD HOLDINGS LTD
File Number:	SD-2016-060 (Previously SD-2011-001)
Legal Description of Subject Lands:	Part of Park Lot 21, North Side of North Street, Registered Plan 194, former Town of Stayner, now in the Township of Clearview
Related Files:	2016-060-ZB (Zoning By-law Amendment)
Date of Decision:	October 16, 2023
Date of Notice:	October 27, 2023
Last date for Filing an Appeal:	November 16, 2023

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.

Appeal Period Timeframe & Required Contents	<p>Notice to appeal the decision to the Ontario Land 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">i) be filed with the clerk of the Township,ii) set out the reasons for the appeal, andiii) be accompanied by the fee required by the Ontario Land Tribunal. <p>For more information on making an appeal, please visit: https://olt.gov.on.ca</p>
Right to Appeal Conditions	<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 Land Tribunal by filing a notice of appeal with the Township:</p> <ul style="list-style-type: none">i) the applicant,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,iii) the Minister,iv) if the subject land is not located in a municipality or planning area, any public body.

Who Can File An Appeal	<p>Only individuals, corporations or public bodies may appeal decisions in respect of a proposed plan of subdivision to the Ontario Land 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 Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.</p>
How to Receive Notice of Changed Conditions	<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">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.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 Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.
Getting Additional Information	<p>Additional information about the application is available for public inspection during regular office hours at the Township of Clearview or by visiting https://www.clearview.ca/building-planning.</p>
Mailing Address for Filing a Notice of Appeal	<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 211 North Street
Plan/Drawing Number:	Draft Plan / DP
Plan Date:	August 2016
Plan Prepared By:	expServices Inc.
Engineer:	expServices Inc.
Planner:	Michael Hayek – expServices Inc.
Surveyor:	Martin W. Knisley
Purpose and Plan Number of Lots:	Semi Detached Lots 1-13 (26 units), Townhouse Blocks 17-18 (8 units), Single Detached Lots 14-16 (3 units)
Purpose and Plan Number of Blocks:	0.3m Reserve Blocks 21, 23-28, 3.0 m Road Widening Block 22, Stormwater Management Pond Block 20, Future Development Block 19
Roads:	Street A & Street 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.	

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:

NEW CONDITIONS TO BE ADDED

1. Draft Plan Condition A7.

- "It is the responsibility of the owner of Bridle Park to realign the north-south segment of Street 'A' within the Bridle Park draft plan of subdivision with the existing configuration and location of the north-south segment of Street 'A' within the 211 North Street draft plan of subdivision as described within the approved 211 North Street Draft Plan.

The owner of 211 North Street draft plan of subdivision agrees to coordinate with the owner of the Bridle Park draft plan of subdivision, as required, to assist with correcting the alignment of the north-south segment of Street 'A' within the Bridle Park draft plan of subdivision with the existing location of the north-south segment of Street 'A' within the 211 North Street draft plan of subdivision. The owner agrees to share all applicable information as deemed necessary by municipal staff, to support the alignment of Street 'A', including but not limited to: topographic and legal survey information, draft plan, engineering plans and/or designs, etc.

Discussions respecting the correct alignment of the two segments of Street 'A' shall be substantially concluded prior to registration of either subdivision to the satisfaction of the municipality."

2. Draft Plan Condition E10.

- "In 2023, the municipal drinking water supply for the Stayner Settlement Area reached its available capacity. Sufficient water servicing capacity/allocation is not presently available to the subject lands. Final approval of the plan of subdivision by the municipality and registration of the subdivision agreement cannot proceed until a water capacity solution is implemented to the satisfaction of the municipality and/or availability of full municipal services for the development has been confirmed by the municipality."

REVISIONS TO EXISTING CONDITIONS (*Note – The 'Existing' condition is to be deleted and replaced with the 'new' condition)

1. Draft Plan Condition A1.

- **Existing:** 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.
- **New:** 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. The new lapse date is October 27, 2028.

2. Draft Plan Condition R3.

- **Existing:** 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.


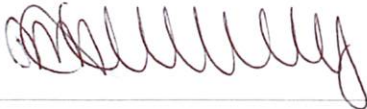

If final approval is not given to this plan within five years of the draft approval date, and no extensions have been granted, draft approval will lapse under Section 51(32) of the Planning Act, R.S.O. 1990. If the owner wishes to request an extension to draft approval, a written request and explanation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

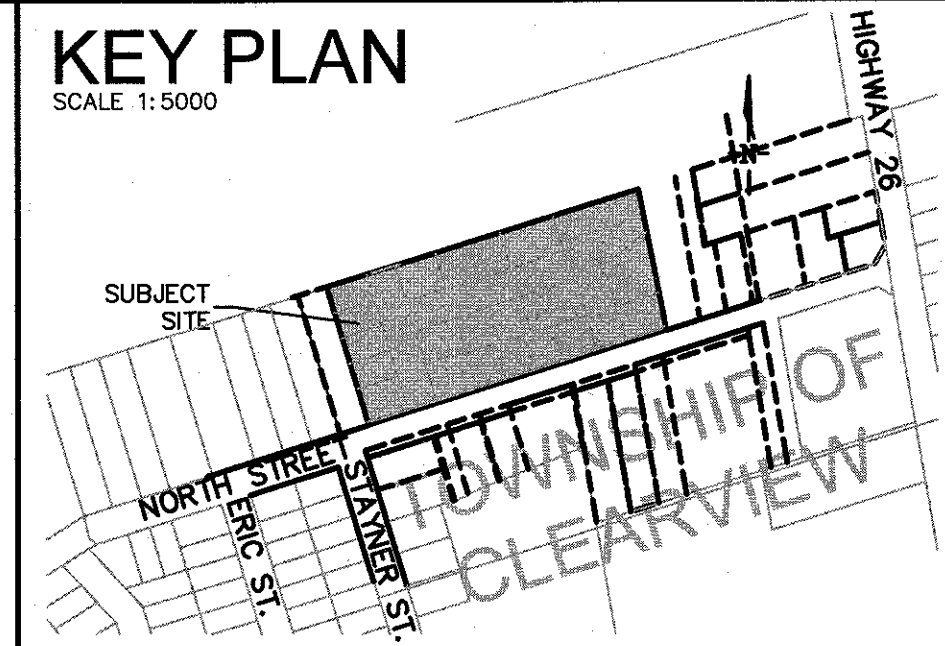
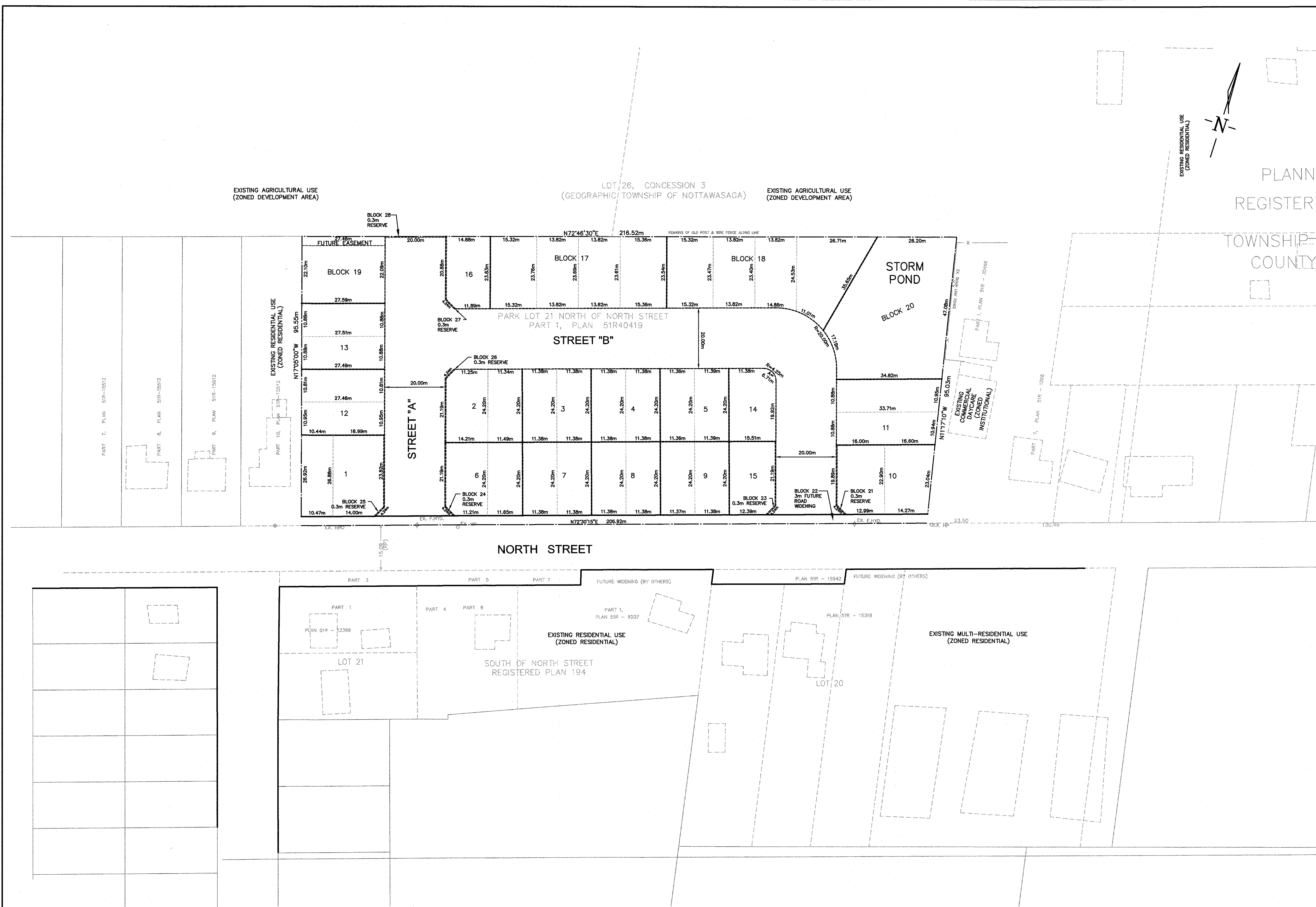
- **New:** Please be advised that the approval of this draft plan will lapse five (5) years after the date the plan is draft approved. This approval may be extended pursuant to subsection 51(33) of the Planning Act, but no extension can be granted once the approval has lapsed. The new lapse date is October 27, 2028.

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 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.

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	October 24, 2023	
Clerk	October 24, 2023	
Director of Planning & Building Services	October 24, 2023	



PROPOSED DRAFT PLAN OF SUBDIVISION
PART OF PARK LOT 21,
NORTH SIDE OF NORTH STREET,
REGISTERED PLAN 194,
(COMMUNITY OF STAYNER),
TOWNSHIP OF CLEARVIEW,
COUNTY OF SIMCOE.

SCALE 1:500

0 5 10 20 30 40 metres

AREA SCHEDULE				
NO.	INTENDED USE	LOTS/BLOCKS	UNITS	AREA (ha)
1	RESIDENTIAL LOTS			
	SEM-DETACHED (SD)	1-13	26	0.792
	SINGLE TOWNHOUSE	14-16	3	0.109
	FUTURE DEVELOPMENT	17, 18	8	0.291
2	STORM POND	BLOCK 20	1	0.061
3	3m ROAD WIDENING	BLOCK 22		0.062
4	STREET A			0.186
	STREET B			0.349
TOTAL SITE =				2.012

ADDITIONAL INFORMATION:

AS REQUIRED UNDER SECTION 51 OF THE PLANNING ACT:

(1) SHOWN ON DRAFT PLAN.
(2) SHOWN ON DRAFT PLAN.
(3) SHOWN ON KEY PLAN.
(4) RESIDENTIAL - SEE SITE PLAN.
(5) SHOWN ON DRAFT PLAN.
(6) SHOWN ON DRAFT PLAN.
(7) SHOWN ON DRAFT PLAN.
(8) MUNICIPAL PIPED WATER TO BE PROVIDED.
(9) ALLISTON SANDY LOAM SOILS.
(10) SHOWN ON DRAFT PLAN.
(11) ALL MUNICIPAL SERVICES TO BE PROVIDED.
(12) NIL

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

Martin Knisley DATE: 29/November/2018
MARTIN KNISLEY, O.L.S. DAY/MONTH/YEAR

OWNER'S AUTHORIZATION:

I/WE HEREBY AUTHORIZE EXP SERVICES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWNSHIP OF CLEARVIEW AND THE COUNTY OF SIMCOE FOR APPROVAL THEREOF.

David Gross DATE: 11/29/18
DAVID GROSS DAY/MONTH/YEAR

Harvey Shoemaker DATE: 29/11/18
HARVEY SHOEMAKER DAY/MONTH/YEAR

TITLE: DRAFT PLAN

PROJECT: 211 NORTH STREET
STAYNER, ON

exp Services Inc.
1-1-705-718-1100 | F-1-705-727-7774
4 Cedar Pointe Drive, Unit 1,
Barrie, ON L4N 5R7
Canada
www.exp.com

exp.

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• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

SCALE HOR.	1:500
SCALE VERT.	
DESIGN	JF
DRAWN	FD
REVIEWED	SN
DATE	AUG 2016
DWG No.	DP
PROJECT No.	1361