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**NOTICE OF DECISION**  
**On Application for Approval of Extension Draft Plan of Subdivision**  
**Subsection 51(45) of the Planning Act**

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**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>	Greg Barker, Innovative Planning Solutions
<b>Owner:</b>	SUNRISE ACQUISITIONS
<b>File Number:</b>	SD-2011-002 (Clearview Park)
<b>Legal Description of Subject Lands:</b>	PT LOT 26 CON 1 NOTTAWASAGA AS IN RO291428 EXCEPT RO968975, RO232405 AND PTS 1 TO 40 & PT A , R744; S/T RO148675, CLEARVIEW
<b>Related Files:</b>	OP-2011-002 (Approved), ZB-2011-014 (Closed due to inactivity), 2022-078-SD (Under Review) & 2022-078-ZB (Under Review)
<b>Date of Decision:</b>	October 30, 2023
<b>Date of Notice:</b>	November 14, 2023
<b>Last date for Filing an Appeal:</b>	December 4, 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.**

<b>Appeal Period Timeframe &amp; Required Contents</b>	<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"><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 Land Tribunal.</li></ul> <p>For more information on making an appeal, please visit: <a href="https://olt.gov.on.ca">https://olt.gov.on.ca</a></p>
<b>Right to Appeal Conditions</b>	<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"><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 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>
<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 Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.</li></ul>
<b>Getting Additional Information</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="https://www.clearview.ca/building-planning">https://www.clearview.ca/building-planning</a>.</p>
<b>Mailing Address for Filing a Notice of Appeal</b>	<p>Township of Clearview, Box 200, 217 Gideon Street, Stayner, ON, L0M 1S0 Attention: Clerk Tel: 705-428-6230 Fax: 705-428-0288</p>

<b>Description of Draft Plan to Which Approval Has Been Granted:</b>	
Plan Title:	Plan of Subdivision, Clearview Park
Plan/Drawing Number:	SP1
Plan Date:	July 12, 2012, last revised August 2013
Plan Prepared By:	Mainline Planning Services Inc.
Engineer:	The Municipal Infrastructure Group
Planner:	Mainline Planning Services Inc.
Surveyor:	Holstead and Redmond Ltd.
Purpose and Plan Number of Lots:	Draft Plan of Subdivision 244 single-detached lots; 30 semi-detached lots
Density of Residential Lots/Blocks:	Low density: 12-15 units/gross hectare Medium density: 50 units/gross hectare
Purpose and Plan Number of Blocks:	Block 1-30 (semi-detached); Block 31 (parkland dedication); Block 32 (stormwater management pond); Block 33 (lands to be retained by owner); Blocks 34, 36 (County Road widening); Blocks 39, 46 (pedestrian path); Blocks 35, 37, 38, 40-45 (0.3 m reserves).
Roads:	A-K
Other:	--
<b>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.</b>	

**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 CONDITION TO BE ADDED**

**1. Draft Plan Condition M3.**

- "The Owner agrees to coordinate directly with the Simcoe County District School Board to identify an approximate 2.4 ha (6 acres) block for a future elementary school within in the draft plan.

All efforts shall be made to share the school block between the draft plan and the residential development located directly to the south, known municipally as the Estate of Clearview (6934 & 7044 Highway 26) in a manner that maximizes efficiency of land use by reducing single-loaded frontages and minimizing the loss of residential development lots/blocks within both draft plans. Identification of the school block shall maintain a grid road network; it shall not create cul-de-sacs; and shall not impede required servicing redundancy/looping.

Discussions respecting the identification of the school block shall be substantially concluded in a manner that facilitates timely site servicing and road construction relative to the balance of blocks on The Estate of Clearview draft plan of subdivision lands, which are assumed to be built out in advice of the Clearview Park subdivision.

Timing of construction for infrastructure servicing the school block relative to the phase in which the block is located shall be included in the subdivision agreement to the satisfaction of the school board and the Township. The developer and school board shall enter into an option agreement outlining how the value of the school block site and timing of purchase will be determined.

The preferred school block shall be integrated into the draft plan of subdivision(s) to the satisfaction of the Township, which may require a redline revision of the existing draft approval".

**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 two (2) years of the draft approval date, and no extensions have been granted. The new lapse date is November 14, 2025.

2. Draft Plan Condition U3.

- **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 (5) 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 requested 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 two (2) 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 November 14, 2025.

If final approval is not given to this plan within two (2) 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 requested 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.


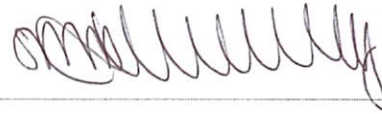
**REVISION INCLUDED AS PART OF PREVIOUS DRAFT PLAN APPROVAL EXTENSION REQUEST DATED OCTOBER 18, 2018 (RECOMMENDATION REPORT CS-60-2018) TO REMAIN**

1. That the draft plan be revised as illustrated on Schedule 'A' to this approval with respect to the parkland alignment and configuration.



**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	<i>November 9, 2023</i>	
Clerk	<i>November 9, 2023</i>	
Director of Planning & Building	<i>Nov. 8, 2023</i>	