

---

**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:**

<b>Applicant:</b>	James Hunter, Innovative Planning Solutions
<b>Owner:</b>	Manortown Homes Inc.
<b>File Number:</b>	SD-2017-063
<b>Legal Description of Subject Lands:</b>	Lots 6-10 Inclusive Lots 20 & 21 Blocks 22,23,25,26,27 Part of Lot 5 and Part of Sidell Drive Plan 51M-541 and Part of Park Lot 10, Plan 71 formerly in Stayner, now in Clearview
<b>Related Files:</b>	Sidell Estates & ZB-2017-063
<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.**

<p><b>Appeal Period Timeframe &amp; Required Contents</b></p>	<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>
<p><b>Right to Appeal Conditions</b></p>	<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>



Description of Draft Plan to Which Approval Has Been Granted:	
Plan Title:	Draft Plan of Subdivision
Plan/Drawing Number:	--
Plan Date:	April 16, 2018
Plan Prepared By:	Innovative Planning Solutions
Engineer:	Pearson Engineering Ltd.
Planner:	Innovative Planning Solutions
Surveyor:	Rudy Mak, O.L.S.
Purpose and Plan Number of Lots:	Draft Plan of Subdivision 39 single-detached lots
Purpose and Plan Number of Blocks:	Blocks 1-6 (lands proposed to contain a total of 42 freehold townhouse dwellings units); Block 7 (stormwater management pond); Block 8 (parkette to be dedicated to the Township); Block 9 (Trail)
Roads:	Streets 'A' and 'B'
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:**

**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 one (1) years of the draft approval date, and no extensions have been granted. The new lapse date is November 14, 2024.

2. Draft Plan Condition A3.

- **Existing:** A qualified professional is to be retained to prepare and submit all drawings and reports required for final approval and construction of the Plan; to inspect construction as necessary to ensure proper installation and compliance with municipal and other relevant authority standards; and, to certify in writing that the required works were constructed in accordance with the plans, reports and specifications, as approved by the municipality and all other relevant authorities.
- **New:** A qualified professional is to be retained to prepare and submit all drawings and reports required for final acceptance and construction of the Plan; to inspect construction as necessary to ensure proper installation and compliance with municipal and other relevant authority standards; and, to certify in writing that the required works were constructed in accordance with the plans, reports and specifications, as accepted for construction by the municipality and all other relevant authorities.

3. Draft Plan Condition E3.

- **Existing:** A final servicing plan shall be prepared by the applicant and submitted for approval to the municipality.

- **New:** A final servicing plan shall be prepared by the applicant and submitted for acceptance to the municipality.
4. Draft Plan Condition E5.
- **Existing:** All streets shall be named to the satisfaction of the municipality.
  - **New:** All streets shall be named to the satisfaction of the municipality. A municipal numbering system is to be assigned to the satisfaction of the municipality, with regard to 911 servicing and that the lot number and corresponding assigned municipal address is to be displayed in a prominent location on each lot.
5. Draft Plan Condition E11.
- **Existing:** The owner shall submit to the municipality for review and approval, a final traffic impact study indicating the anticipated traffic volumes generated by the subdivision and their impact upon the existing road network and intersections. The study shall identify any additional works that may be required to deal with traffic impacts generated by the development, and such requirements, as established to the satisfaction of the municipality, shall be incorporated in the works to be conducted at the owner's expense.
  - **New:** The owner shall submit to the municipality for review and acceptance, a final traffic impact study indicating the anticipated traffic volumes generated by the subdivision and their impact upon the existing road network and intersections. The study shall identify any additional works that may be required to deal with traffic impacts generated by the development, and such requirements, as established to the satisfaction of the municipality, shall be incorporated in the works to be conducted at the owner's expense.
6. Draft Plan Condition F1.
- **Existing:** An overall utility distribution plan is to be prepared and submitted for approval to the satisfaction of all of the affected authorities.
  - **New:** An overall utility distribution plan is to be prepared and submitted for approval to the satisfaction of all of the affected authorities.
7. Draft Plan Condition H1.

- **Existing:** A scoped environmental site assessment is to be prepared and submitted for approval to the municipality.

No development or site disturbance shall occur until the lands are properly rehabilitated to a level to safely allow and support the intended uses, and/or the lands are shown to be free of any environmental hazard.

- **New:** A scoped environmental site assessment is to be prepared and submitted for acceptance to the municipality.

No development or site disturbance shall occur until the lands are properly rehabilitated to a level to safely allow and support the intended uses, and/or the lands are shown to be free of any environmental hazard.

8. Draft Plan Condition H3.

- **Existing:** A soils/hydrogeological geotechnical report to assess soil types, soil strengths, and ground water levels. The report shall establish elevations for houses and the need for, and elevation of, a foundation drain discharge system. The report is to be prepared and submitted for approval to the standards and satisfaction of the municipality.
- **New:** A soils/hydrogeological geotechnical report to assess soil types, soil strengths, and ground water levels. The report shall establish elevations for houses and the need for, and elevation of, a foundation drain discharge system. The report is to be prepared and submitted for acceptance to the standards and satisfaction of the municipality.

9. Draft Plan Condition H4.

- **Existing:** All disturbed lots or blocks to be left vacant for longer than a specified length of time shall be graded, seeded and maintained to the satisfaction of the municipality.
- **New:** All disturbed lots or block not proceeding to construction within a timeframe satisfactory to the Township, shall be graded, seeded and maintained to the satisfaction of the municipality.

10. Draft Plan Condition H6.

- **Existing:** A rainwater capture and re-use plan is to be prepared and submitted to the municipality for approval in conjunction with the stormwater management plan.

- **New:** A rainwater capture and re-use plan is to be prepared and submitted to the municipality for acceptance in conjunction with the stormwater management plan.

**11. Draft Plan Condition I2.**

- **Existing:** A driveway location and control plan shall be prepared and submitted to the municipality for approval.
- **New:** A driveway location and control plan shall be prepared and submitted to the municipality for acceptance.

**12. Draft Plan Condition Q1.**

- **Existing:** Notwithstanding any specific or more detailed reference made to required plans or drawings to be prepared and submitted for municipal approval as set out in the above conditions, the following drawings and plans shall be prepared and submitted to the municipality for approval (i.e. the following list is in addition to any of the specific or detailed requirements incorporated in the aforementioned conditions as applicable):
  - M-Plan and R-Plan(s);
  - Consolidated Easement Plan;
  - General Servicing;
  - Overall Water Distribution;
  - Overall Sanitary Drainage;
  - Overall Lot Grading;
  - Street Plans;
  - Traffic Control and Signage Plan;
  - Stormwater Management;
  - Trails and Pedestrian Linkage Plan;
  - Parkland Development;
  - Spills Control and Remediation;
  - Fire Lot Control Plan;
  - Composite Utility Plan;
  - Hydro Servicing and Street Light;
  - Landscape Plans (for Subdivision and specifically Blocks 7,8 & 9);
  - Driveway Location and Control Plan;
  - Phasing Plan; and
  - Standard Details.



- **New:** Notwithstanding any specific or more detailed reference made to required plans or drawings to be prepared and submitted to the satisfaction of the Township of Clearview as set out in the above conditions, the following drawings and plans shall be prepared and submitted to the municipality for acceptance (i.e. the following list is in addition to any of the specific or detailed requirements incorporated in the aforementioned conditions as applicable):

- M-Plan and R-Plan(s);
- Consolidated Easement Plan;
- General Servicing;
- Overall Water Distribution;
- Overall Sanitary Drainage;
- Overall Lot Grading;
- Street Plans;
- Traffic Control and Signage Plan;
- Stormwater Management;
- Trails and Pedestrian Linkage Plan;
- Parkland Development;
- Spills Control and Remediation;
- Fire Lot Control Plan;
- Composite Utility Plan;
- Hydro Servicing and Street Light;
- Landscape Plans (for Subdivision and specifically Blocks 7,8 & 9);
- Driveway Location and Control Plan;
- Phasing Plan; and
- Standard Details.

**13. Draft Plan Condition Q2.**

- **Existing:** Notwithstanding any specific or more detailed reference made to required reports to be prepared and submitted for municipal approval as set out in the above conditions, the following reports shall be prepared and submitted to the municipality for approval (i.e. the following list is in addition to any of the specific or detailed requirements incorporated in the aforementioned conditions as applicable):
  - Final Comprehensive Servicing;
  - Final Stormwater Management;
  - Erosion and Sediment Control;
  - Hydrogeological/Soils/Geotechnical;

- Archaeological;
  - Final Traffic Impact;
  - Parkland Appraisal;
  - Illumination Plan;
  - Environmental Noise Assessment;
  - Environmental Site Assessment;
  - Construction Spills Control Plan;
  - Construction Waste and Stockpile Management Plan;
  - Energy Efficiency Assessment;
  - Water Use and Sanitary Servicing Efficiency Assessment; and
  - Rainwater Capture and Re-use Plan
- 
- **New:** Notwithstanding any specific or more detailed reference made to required reports to be prepared and submitted to the satisfaction of the Township of Clearview and/or any other applicable agencies as set out in the above conditions, the following reports shall be prepared and submitted to the municipality for acceptance (i.e. the following list is in addition to any of the specific or detailed requirements incorporated in the aforementioned conditions as applicable):
    - Final Comprehensive Servicing;
    - Final Stormwater Management;
    - Erosion and Sediment Control;
    - Hydrogeological/Soils/Geotechnical;
    - Archaeological;
    - Final Traffic Impact;
    - Parkland Appraisal;
    - Illumination Plan;
    - Environmental Noise Assessment;
    - Environmental Site Assessment;
    - Construction Spills Control Plan;
    - Construction Waste and Stockpile Management Plan;
    - Energy Efficiency Assessment;
    - Water Use and Sanitary Servicing Efficiency Assessment; and
    - Rainwater Capture and Re-use Plan

**14. Draft Plan Condition S3.**

- **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 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 one (1) year 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, 2024.

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	November 9, 2023	
Clerk	November 9, 2023	
Director Planning & Building	Nov. 8, 2023	