



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 February 10, 2021

Last Date of Appeal: Wednesday March 3, 2021

The Proposal:

Project No.: 2020-063 [20-B12]

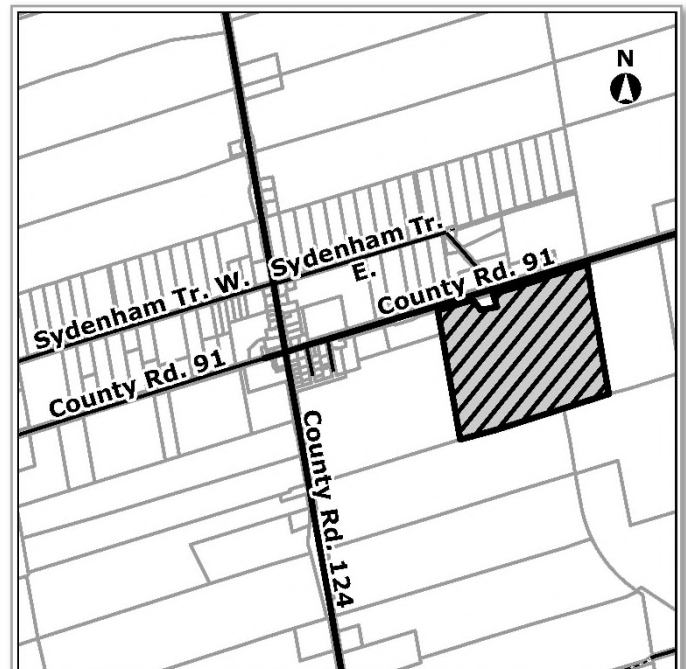
The subject application concerns lands municipally known as 8847 County Road 91, formerly Nottawasaga and legally described as CONCESSION 8 E PT LOT 24 (Roll No: 432901000811800).

The purpose and effect of the application is to sever one lot from the subject lands.

PROPOSED SEVERED LOT: 400 metres of frontage on County Rd 91 overall, 15.3 hectares (38 acres) vacant land.

RETAINED LOT: 220 metres of frontage on County Road 91 overall, 26.2 hectares (65 acres) vacant land.

A key map has been provided showing the subject lands.



A copy of the decision is attached to this notice.

There are not associated applications.



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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 Local Planning Appeal 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.

Only individuals, corporations and public bodies may appeal decisions in respect of applications for consent to the Local Planning Appeal 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.

For more information on making an appeal, please visit: <http://elto.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: 11 February 2021

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **20-B12**

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: Beattie Bros Farms Ltd.

MUNICIPAL ADDRESS: 8847 County Road 91 (4329-010-008-18000)

LEGAL DESCRIPTION: East Part Lot 24, Concession 8

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

PROPOSED SEVERED LOT: 400 metres of frontage on County Rd 91 overall, 15.3 hectares (38 acres) vacant land.

RETAINED LOT: 220 metres of frontage on County Road 91 overall, 26.2 hectares (65 acres) 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 meet all the requirements, financial and otherwise of the Municipality including payment of the fee of \$150.00 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.
3. That the applicant pay to the municipality an amount equal to (5%) percent of the value of land being severed in lieu of dedication of parkland pursuant to the Planning Act, R.S.O., 1990.
4. That any mortgage on the property be discharged from any lands being severed and for any lands to be added to a lot 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 applicant be required to complete all necessary Minimum Distance Separation (MSD) calculations to the satisfaction of the Township, confirming that there are no conflicts between the proposed rural residential uses and any existing agricultural and/or livestock facilities.
6. That the applicant be required to obtain a hydrogeological impact study completed by a qualified Engineer or Hydrogeologist proving that sufficient quality and quantity of water can be sourced on the severed lot, and that a new well will not adversely impact any existing neighbouring well(s). The conclusions of the study, and implementation thereof, must be to the satisfaction of the Township and its consulting Engineers; a servicing agreement registered on title of the lands may be a necessary requirement to implement the conclusions of the report.

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7. That the applicant successfully obtain a valid entrance permit and all necessary approvals and permissions from the County of Simcoe for the new lot.
8. That the applicant successfully apply to the Nottawasaga Valley Conservation Authority and make satisfactory arrangements with respect to development within any area regulated by the conservation authority.

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 one year 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.

SHAWN DAVIDSON, CHAIR original signed by

BARRY BURON, MEMBER original signed by

DAVE ROWELL, MEMBER original signed by

DANIEL FANTIN, MEMBER original signed by

CHUCK ARRAND, MEMBER original signed by

NOTICE OF DECISION: February 11, 2021
DATE OF DECISION: February 10, 2021
LAST DATE OF APPEAL: March 3, 2021

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.