



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 July 14, 2021

Last Date of Appeal: Wednesday August 4, 2021

## The Proposal:

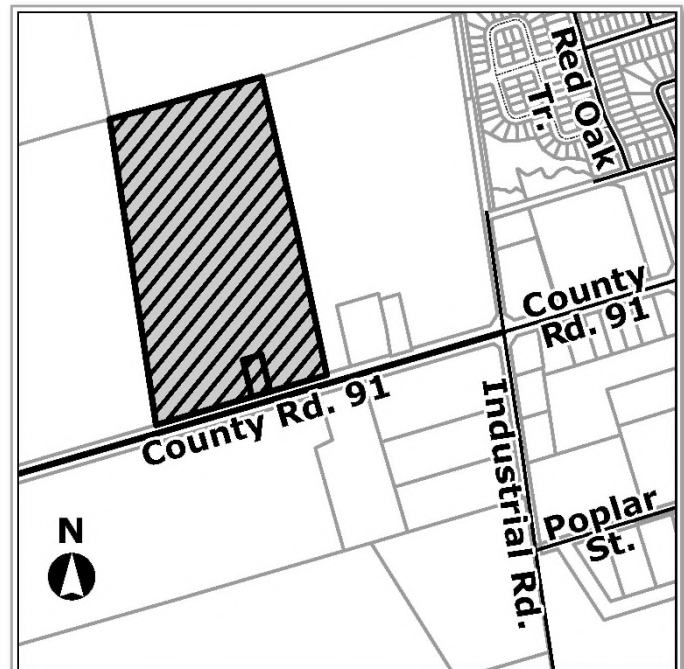
**Project No.:** 2021-056 [21-B10]

The subject application concerns lands municipally known as 7740 & 7734 County Road 91 and legally described as CONCESSION 4 E PT LOT 25(Roll No: 432901000223200, 432901000223100).

The purpose and effect of the application is to provide an easement for access over 7740 County Road 91 to 7734 County Road 91.

PROPOSED EASEMENT: 15.5 metres of frontage on County Road 91, overall 0.11 hectares.

A key map has been provided showing the subject lands.



A copy of the decision is attached to this notice.

There are no associated applications.



CLEARVIEW

# CONSENT NOTICE OF DECISION

## 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.

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Visit our website: [www.clearview.ca](http://www.clearview.ca)

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Contact the Committee Secretary-Treasurer: Christine Taggart  
[ctaggart@clearview.ca](mailto:ctaggart@clearview.ca)  
705-428-6230 ext. 238

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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

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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: 15 July 2021**

"DUPLICATE"

I DECLARE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: JUNE 29th, 2020

SIGNATURE: Martin W. Knisley

NAME: MARTIN KNISLEY

PLAN 51R-42559

DATE: July 23, 2020

"E. Barron"

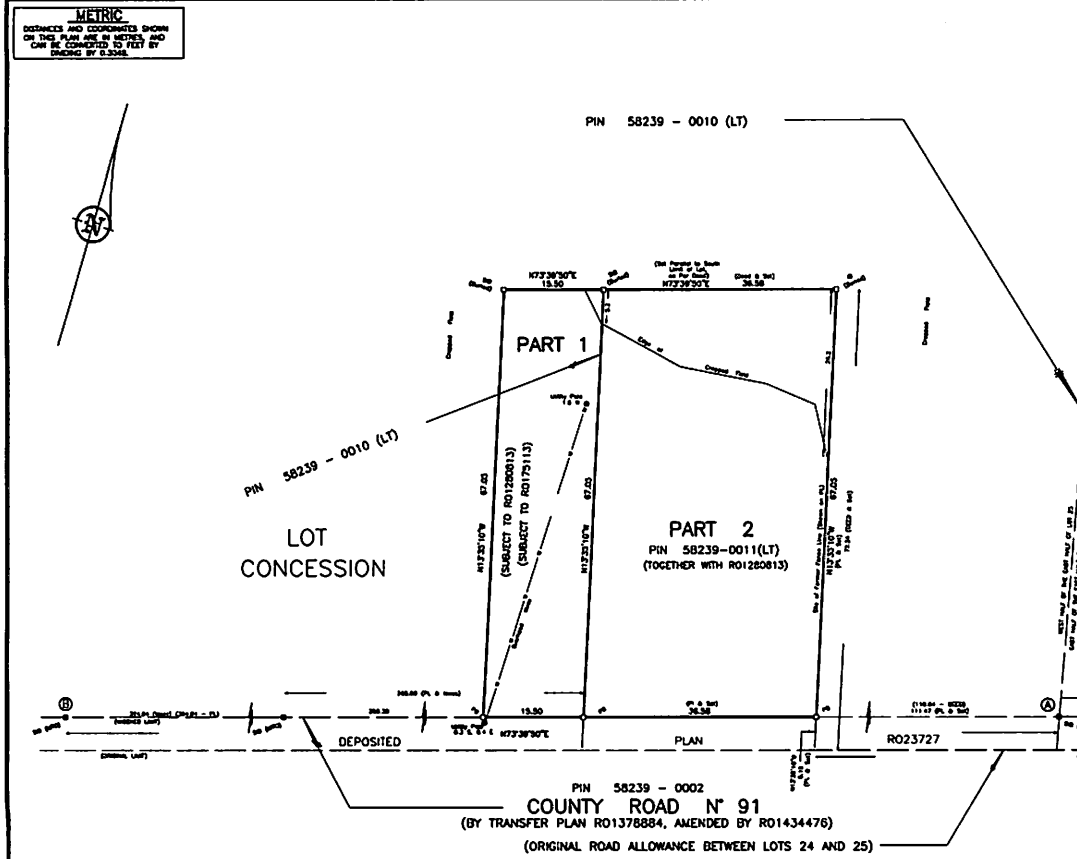
RESPONSIBLE FOR LAND REGISTRATION FOR THE LAND TITLES DIVISION OF SIMCOE. (OF 51)

SCHEDULE			
PART	LOT	CONCESSION	P.L.N.
1	PART OF 23	4	58239-0100(L)
2			58239-0211(L)

PART 1 COMPRESSES PART OF PIN 58239-0100(L).  
 PART 2 COMPRESSES ALL OF PIN 58239-0211(L).  
 PART 1 IS SUBJECT TO A RIGHT OF WAY AS IN INSTRUMENT R0175113

PLAN OF SURVEY OF  
 PART OF LOT 25,  
 CONCESSION 4,  
 (GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA)  
 TOWNSHIP OF CLEARVIEW,  
 COUNTY OF SIMCOE.  
 MARTIN W. KNISLEY  
 Ontario Land Surveyor  
 2020

0 8 16 24  
 GRAPHIC SCALE - METRES SCALE = 1:400



**INTEGRATION - OBSERVED REFERENCE POINTS**

THE COORDINATES OF THE OBSERVED REFERENCE POINTS (ORP's) HAVE BEEN DETERMINED USING REAL TIME METRIC DATA COLLECTIONS OF THE POINTS ILLUSTRATED HEREON.

COORDINATE SYSTEM DATUM = ZONE 17, UTM NAD-1983 ; CSRS (CSN #A, CPODH 2010.0)  
 ORP ACCURACIES TO MEET URBAN STANDARDS AS PER SECTION 14(2) OF O.M.S. R01-318/10

POINT	NORTHING	EASTING	DESCRIPTION
ORP "A"	4916287.40	570421.88	SIB
ORP "B"	4916065.27	569733.12	SIB

ORP'S CONFIRMED USING POINT "A" ON NEARBY PLAN 51R-42008

BEARINGS - ARE UTM GRID, BEING REFERRED TO THE ORP'S NOTED ABOVE

COORDINATES CANNOT, BY THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- LEGEND**
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
  - SURVEY MONUMENT SET
  - SB STATIONARY IRON BARR (0.0225 SQUARE)
  - SB IRON BARR (0.016 SQUARE)
  - PL PLASTIC BARR (0.0225 SQUARE) BURIED SERVICES IN AREA
  - PL DEPOSITED PLAN R023727
  - PL DEPOSITED PLAN R024614
  - Dashed NOTIFICATION R0175113 (SEE PIN 58239-0211)
  - FOR BEARING COMPARISON PURPOSES A ROTATION OF 50°48'10", COUNTERCLOCKWISE, HAS BEEN APPLIED TO PL TO CONVERT TO GRID BEARINGS.
  - DEWELLING/STRUCTURES SITUATED ON PART 2 HAVE NOT BEEN LOCATED FOR THE PURPOSES OF THIS PLAN.
- SCALE FACTOR** (ROUND TO 0.00)
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES, AND CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A CORRECTED SCALE FACTOR OF 1.000008 (ESTABLISHED ON SITE)

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 4th DAY OF MAY, 2020

MAY 20th, 2020

DATE

Martin W. Knisley  
 MARTIN KNISLEY  
 ONTARIO LAND SURVEYOR

Martin W. Knisley  
 ONTARIO LAND SURVEYOR  
 P.O. BOX 48  
 Duntroon, Ontario,  
 PHONE (705) 444-6203

PROJECT N°  
**20-1838**

SID # 3101020 PLAN TYPE 31R  
 C & O COORD. FILE = 30-1838  
 SCREEN FILE = 30-1838 SHEET SIZE 18x24"  
 PROP ADDRESS = 7740 COUNTY ROAD 91

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT  
RESPECTING APPLICATION FILE NO. **21-B10**

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 Limited

**MUNICIPAL ADDRESS:** 7740 & 7734 County Road 91 (4329-010-002-23200,  
4329-010-002-23100)

**LEGAL DESCRIPTION:** East Part Lot 25, Concession 4, Nottawasaga

**APPLICATION:** The and effect of the application is to provide an easement for access over 7740 County Road 91 to 7734 County Road 91.

PROPOSED EASEMENT: 15.5 metres of frontage on County Road 91, overall 0.11 hectares.

**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 lands which may be registered under the requirements of the Registry Act or Land Titles Act as applicable;
3. That the solicitor provide an undertaking confirming that the easement will be registered on the title of the parcel on which it is located.
4. That the applicant meet all requirements of the County of Simcoe Transportation and Engineering Department as stated within their letter dated February 4, 2020.

**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.

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT  
RESPECTING APPLICATION FILE NO. **21-B10**

SHAWN DAVIDSON, CHAIR Original signed by \_\_\_\_\_

BARRY BURTON, MEMBER Original signed by \_\_\_\_\_

CHUCK ARRAND, MEMBER Original signed by \_\_\_\_\_

DAVE ROWELL, MEMBER Original signed by \_\_\_\_\_

DANIEL FANTIN, MEMBER Original signed by \_\_\_\_\_

**NOTICE OF DECISION:** July 15, 2021  
**DATE OF DECISION:** July 14, 2021  
**LAST DATE OF APPEAL:** August 4, 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.*