



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 January 17, 2018

Last Date of Appeal: Thursday February 8, 2018

## The Proposal:

### Project No.: 2017-073 [17-B26]

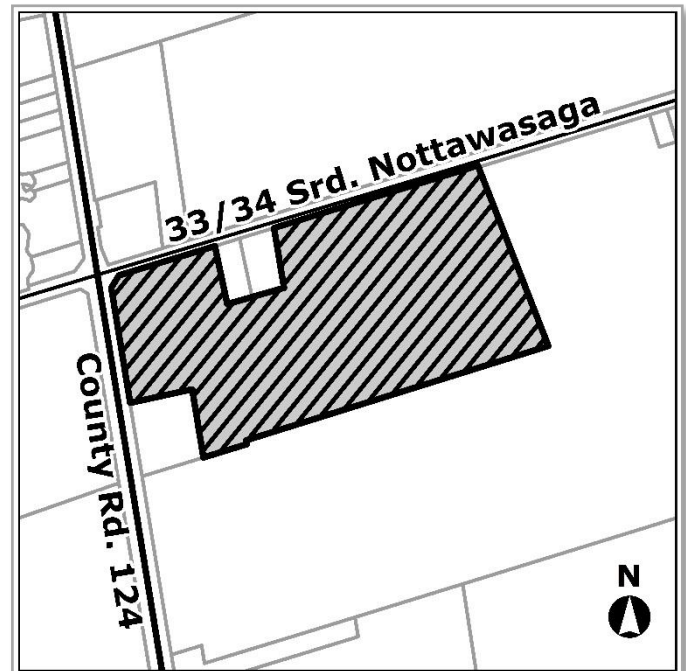
The subject application concerns lands municipally known as 3827 County Road 124, formerly Nottawasaga and legally described as CONCESSION 8 PT LOT 33 AND RP 51R3522 PARTS 1, 2 & 3 (Roll No: 432901000700603).

The purpose and effect of the application is to sever one rural residential lot from the subject property. The proposed use for the severed lot is residential. The proposed use for the retained lot is farming.

PROPOSED SEVERED LOT: 65.8 metres of frontage on 33/34 Side Road, overall 0.61 hectares (1.5 acres) vacant land.

RETAINED LOT: 177.4 metres of frontage on County Road 124, 15.8 hectares (39 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 no associated applications.



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# 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 Ontario Municipal Board.

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 Ontario Municipal Board. 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/omb/>.

## For More Information:

There are several ways to find more information about this application.

Visit our website:

[www.ClearviewPlanning.ca](http://www.ClearviewPlanning.ca)

Contact the Committee Secretary-Treasurer:

Christine Taggart  
[ctaggart@clearview.ca](mailto:ctaggart@clearview.ca)  
705-428-6230 ext. 238

Visit or write to the Community Services Department at the Township of Clearview Administration Centre:

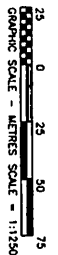
Box 200, 217 Gideon St., Stayner ON L0M 1S0  
Monday to Friday 8:30 AM to 4:30 PM

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.

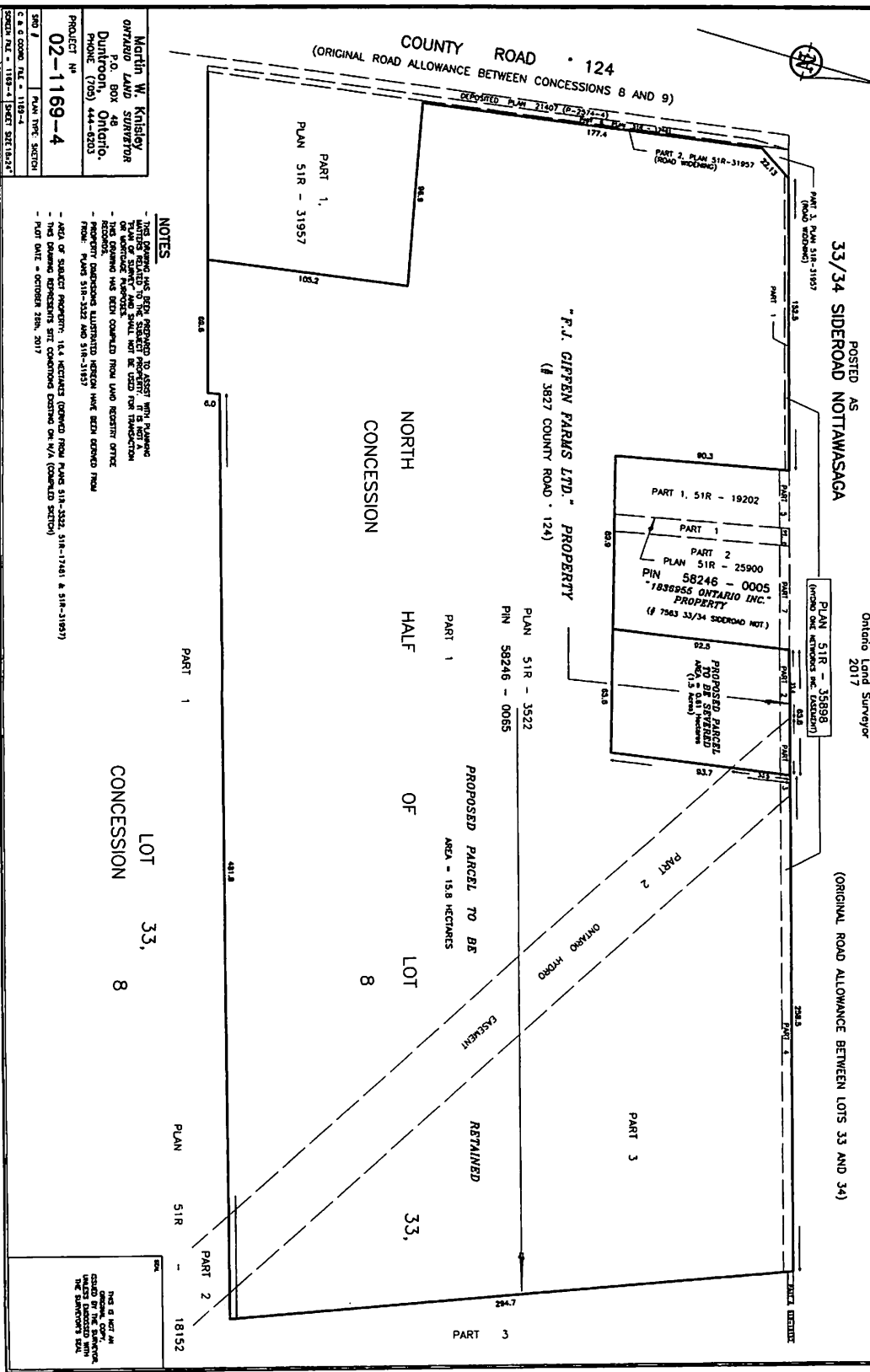
**Notice dated: 19 January 2018**

**METRIC**  
 DIMENSIONS AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE ROUNDED BY 0.0005 METRE

**SEVERANCE SKETCH**  
 # 3827 COUNTY ROAD N° 124  
 TOWNSHIP OF CLEARVIEW,  
 (GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA)  
 COUNTY OF SIMCOE.  
 © MARTIN W. KNISLEY  
 Land Surveyor  
 Ontario 2017



THIS REPORT HAS BEEN PREPARED FOR  
 F.J. GREEN FARMS LTD. AND THEIR AGENTS  
 THE AUTHOR ACCEPTS NO RESPONSIBILITY  
 FOR USE BY OTHER PARTIES.



Martin W. Knisley  
 ONTARIO LAND SURVEYOR  
 P.O. BOX 0  
 DURHAM, ONTARIO  
 PHONE: (705) 444-1003  
 PRODUCT N°  
 02-1169-4

**NOTES**  
 - THIS DRAWING HAS BEEN PREPARED TO ASSIST WITH PLANNING  
 MATTERS RELATED TO THE SEVERANCE REPORT IT IS NOT A  
 SURVEY AND DOES NOT SHOW THE EXACT LOCATION  
 OF BOUNDARY MARKERS.  
 - THIS DRAWING HAS BEEN COMPILED FROM LAND REGISTER OFFICE  
 RECORDS AND FIELD SURVEYS.  
 - PROPERTY DIMENSIONS SUBMITTED HEREON HAVE BEEN DERIVED FROM  
 FIELD: PLANS 51R-3222 AND 51R-31957  
 - AREA OF SEVERANCE REPORT: 13.8 HECTARES (DERIVED FROM PLANS 51R-3222, 51R-31957 & 51R-31957)  
 - THIS DRAWING REPRESENTS SET CONDITIONS EXCEPT ON P/W/A (COMBINED SECTION)  
 - PLAN DATE = OCTOBER 28th, 2017

THIS IS NOT AN  
 OFFICIAL SURVEY  
 COPIED BY THE SURVEYOR  
 UNDER AUTHORITY OF  
 THE SURVEYOR GENERAL

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT  
RESPECTING APPLICATION FILE NO. **17-B26**

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:** F.J. Giffen Farms Ltd.

**MUNICIPAL ADDRESS:** 3827 County Road 124 (4329-010-007-00603)

**LEGAL DESCRIPTION:** Part Lot 33, Concession 8, Parts 1 to 3 on 51R-3522, Nottawasaga

**APPLICATION:** The applicant is proposing to sever one rural-residential lot consisting of 65.8 metres of frontage, overall 0.61 hectares of 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 in lieu of dedication of parkland;
4. That any mortgage on the property be discharged from any lands being severed and that the solicitor provide an undertaking in writing that this condition will be fulfilled;
5. That the applicant be required to create a separate registered description which would describe the portion of the severed lot that is impacted by the Hydro One Networks easement that is located on the north east corner of the severed parcel. Further, that the applicant undertake any other requirements that might be required by Hydro One Networks and any restrictions of the easement.
6. That the applicant pay to the Municipality \$125.00 for a new 911 address which would be assigned to the new lot.
7. That the applicant pay to the Municipality \$40.00 and obtain a green 911 sign for the new lot if applicable.
8. That the applicant obtain from the Municipality an entrance permit for the new lot.

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT  
RESPECTING APPLICATION FILE NO. 17-B26

9. 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. 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.

**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.

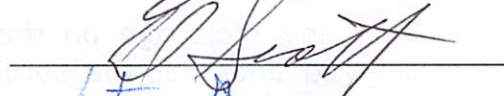
**REASON FOR DECISION**

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.

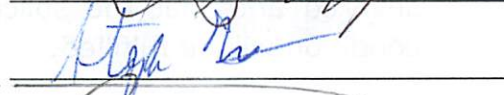
BARRY BURTON, CHAIR



DAVID SCOTT, MEMBER



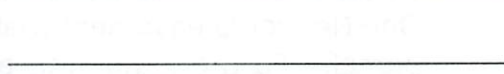
STEPEHN MORPHET, MEMBER



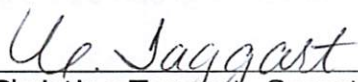
DAVE ROWELL, MEMBER



JOHN SMART, MEMBER



**NOTICE OF DECISION:** January 19, 2018  
**DATE OF DECISION:** January 17, 2018  
**LAST DATE OF APPEAL:** February 8, 2018

  
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.*