



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.: 2017-074 [17-B27]

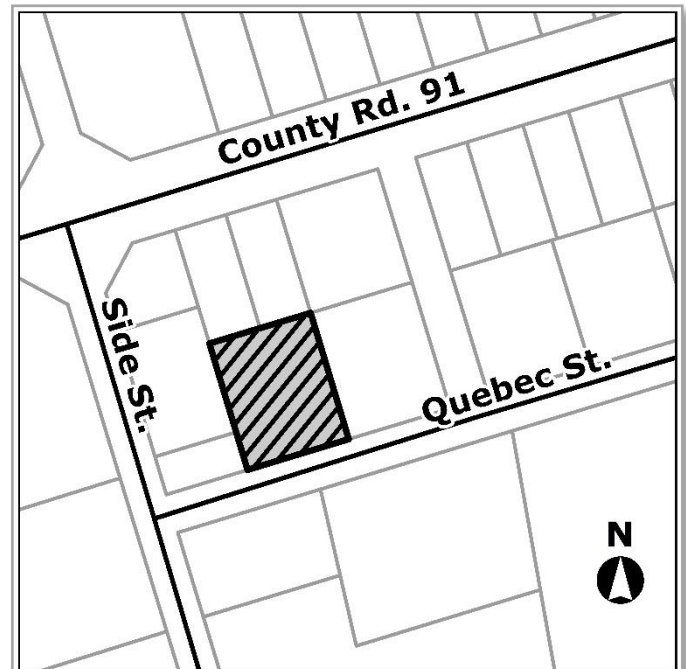
The subject application concerns lands municipally known as 345 Quebec Street, Stayner and legally described as PLAN 103 LOT 20 (Roll No: 432902000201801).

The purpose of the application is to sever one residential lot from the subject lands. The effect of the application is to facilitate the construction of two semi-detached dwellings for a total of four (4) dwelling units.

PROPOSED SEVERED LOT: 20.1 metres of frontage, overall 1,009.8 square metres, vacant land.

RETAINED LOT: 20.1 metres of frontage, overall 1,009.8 square metres, 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.



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 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

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.

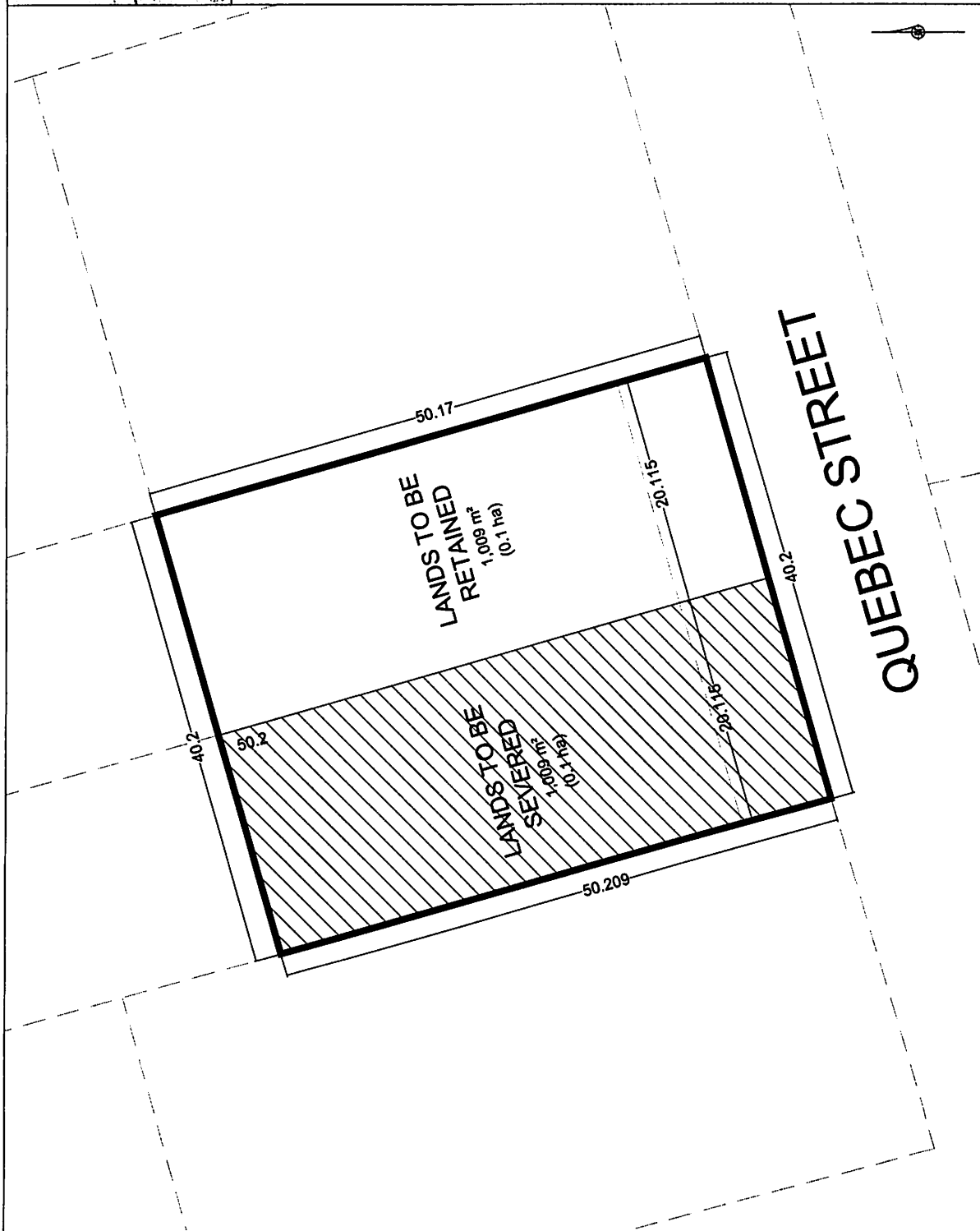
Notice dated: 19 January 2018

SEVERANCE PLAN TOWNSHIP OF CLEARVIEW



INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 188 Denison Street, Suite 201, Barrie, ON L4M 1S1
 P: 705-817-3781 F: 705-817-3458 www.ipsconsulting.com




FILE NO: QUBEC 87-003
 PROJECT: 17-071-03 QUBEC-87
 DATE: JULY 07, 2017
 DRAWN BY: V.L.



KEY MAP

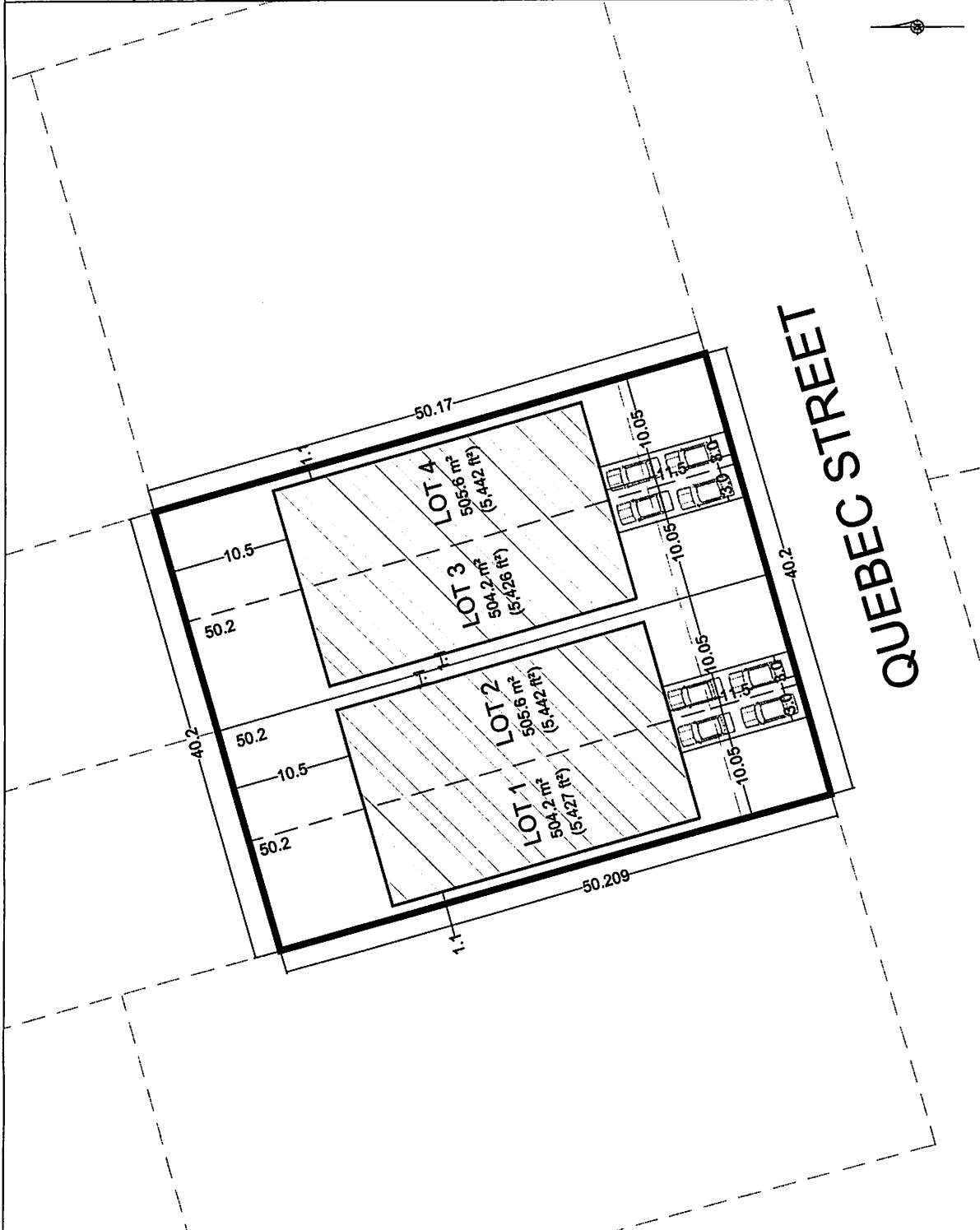
SEVERANCE PLAN
 345 QUEBEC STREET
 IN THE
 TOWNSHIP OF CLEARVIEW
 COUNTY OF SIMCOE
 2017



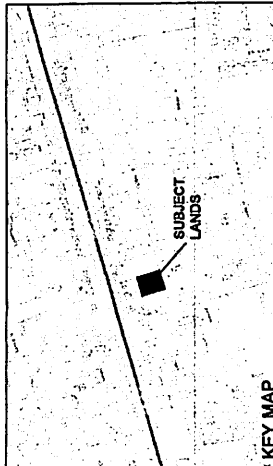
-  SUBJECT LANDS
2,249 m² (0.2 ha)
-  LANDS TO BE SEVERED
1,009 m² (0.1 ha)
-  LANDS TO BE RETAINED
1,009 m² (0.1 ha)

RESIDENTIAL
 CURRENT OP
 DESIGNATION

R33
 CURRENT ZONING



CONCEPTUAL SITE PLAN - 4 LOTS TOWNSHIP OF CLEARVIEW



CONCEPTUAL SITE PLAN 345 QUEBEC STREET IN THE TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE 2017



SUBJECT LANDS
23.91 ac (9.6 ha)

4 LOTS

BUILDING ENVELOPE - SEMI DETACHED DWELLING
 LOT 1: 252.5 m² (2,717 ft²)
 LOT 2: 252.5 m² (2,717 ft²)
 LOT 3: 252.5 m² (2,717 ft²)
 LOT 4: 252.5 m² (2,717 ft²)

ZONING MATRIX - RESIDENTIAL RS3 ZONE		
PROVISION	REQUIRED	PROVIDED
Lot Area (min.)	230m² per unit	504.2 m²
Lot Frontage (min.)	7.6m per unit	≥ 7.6 m/ unit
Front Yard Depth (min.)	6.0 m	≥ 6.0 m
Rear Yard Depth (min.)	6.0 m	≥ 6.0 m
Interior Side Yard (min.)	1.1m on exterior walls and 0m on the shared wall of a semi-detached dwelling	1.1 m
Exterior Side Yard (min.)	4m	n/a
Lot Coverage (max.)	60%	< 60%
Building Height (max.)	10.0 m	≤ 10 m

RESIDENTIAL	CURRENT OP DESIGNATION	RS3	CURRENT ZONING
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IPS
INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 100 Dundas Street East • Suite 301 • Barrie, ON L4M 1K1
 P: 705-827-3261 F: 705-827-3400 www.ipconlineinc.com

FILE: 345 QUEBEC ST.dwg DATE: 03/13/2017 DRAWN BY: VL
 PROJECT: 17-07-345 QUEBEC ST

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **17-B27**

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: Vali Oaks Homes Inc.

MUNICIPAL ADDRESS: 345 Quebec Street, Stayner (4329-020-002-01801)

LEGAL DESCRIPTION: Lot 20, Plan 103

APPLICATION: The applicant is proposing to sever one residential lot consisting of 20.1 metres of frontage, overall 1,009.8 square metres 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 severed and the retained 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 Section 51.1 of the Planning Act, R.S.O., 1990;
4. That the applicant pay to the Municipality \$125.00 for a new 911 address which would be assigned to each of the new lots;
5. That the applicant pay to the Municipality \$40.00 and obtain a green 911 sign for the new lots if applicable;
6. That the applicant obtain from the Municipality an entrance permit for the new lots;
7. That the applicant will address the letter from R.J. Burnsides dated December 8, 2017 to the satisfaction of the Township of Clearview.
8. That prior to stamping the deeds, the applicant enter into and register on both the severed and retained land a Development Agreement pursuant to Section 51(26) and (27) of the Planning Act and pay to the Township the \$2000.00 agreement fee plus the costs of the Township's solicitor. The agreement will cover the severance application (17-B27). The development agreement is intended to give guidance prior to the issuance of the building permit for both the severed and retained lots. Prior to the issuance of the building permit, the following items are to be completed pursuant to the terms of the Development Agreement:
 - a. 3m wide drainage easement to be granted in favor of the Township of Clearview to its satisfaction free from encumbrances and at no cost;
 - b. Individual lot grading and drainage plan for each lot to comply with the overall grading and drainage plan, which will also include verification that the underside of floor slab and associated drains shall be entirely located a minimum of .4 metres above the seasonal high groundwater levels;
 - c. post a lot grading fee and grading deposit for each lot;
 - d. ensure that the drainage system is connected to the stormwater management system;
 - e. prepare an architectural control document;

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. 17-B27

- f. ensure all lots are connected to municipal water and sewage systems and that all connection and frontage charges have been paid; and
- g. prepare a landscaping plan that would include fencing, placement of a tree in the boulevard, grass on the lot and a paved or hard surfaced driveway for each lot.

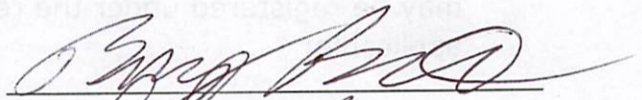
NOTES REGARDING CONSENT:

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.

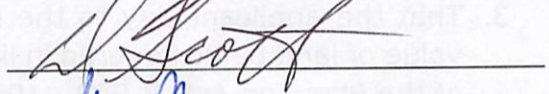
REASON FOR DECISION

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.

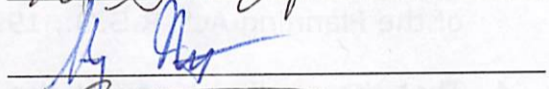
BARRY BURTON, CHAIR



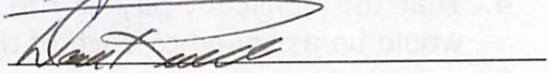
DAVID SCOTT, MEMBER



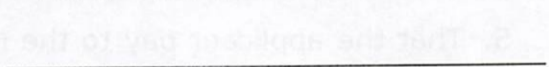
STEPEHN MORPHET, MEMBER



DAVE ROWELL, MEMBER

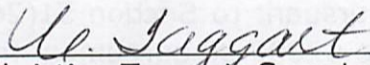


JOHN SMART, MEMBER



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

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.



Christine Taggart, Secretary-Treasurer
Committee of Adjustment