



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.: 2017-075 [17-B28]

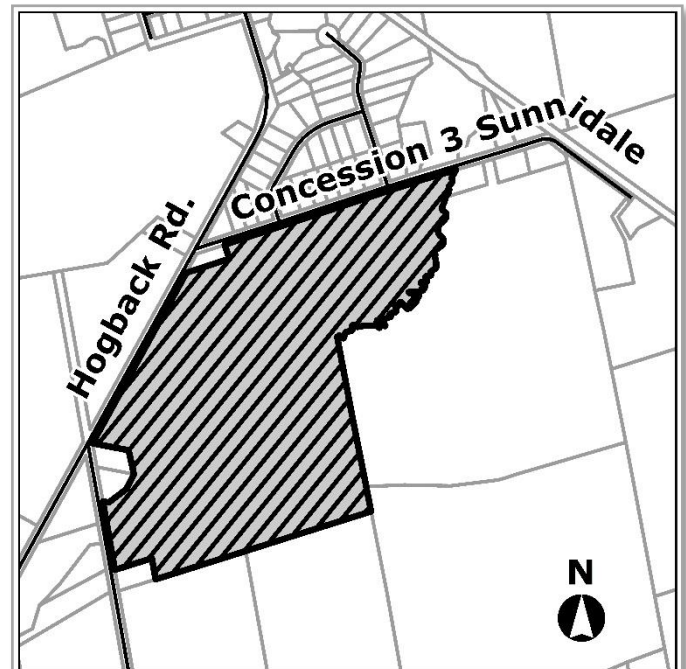
The subject application concerns lands municipally known as 5343 Concession 3, formerly Nottawasaga and legally described as CONCESSION 3 W PT LOT 10 AND RP 51R22787 PARTS 1 AND 2 (Roll No: 432904000127500).

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

PROPOSED SEVERED LOT: 92 metres of frontage on Concession 3, overall 4,232 square metres (1 acre), vacant land.

RETAINED LOT: approximately 450 metres of frontage on Concession 3, overall 404,686 square metres (100 acres), with dwelling, barn and shop.

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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## 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:

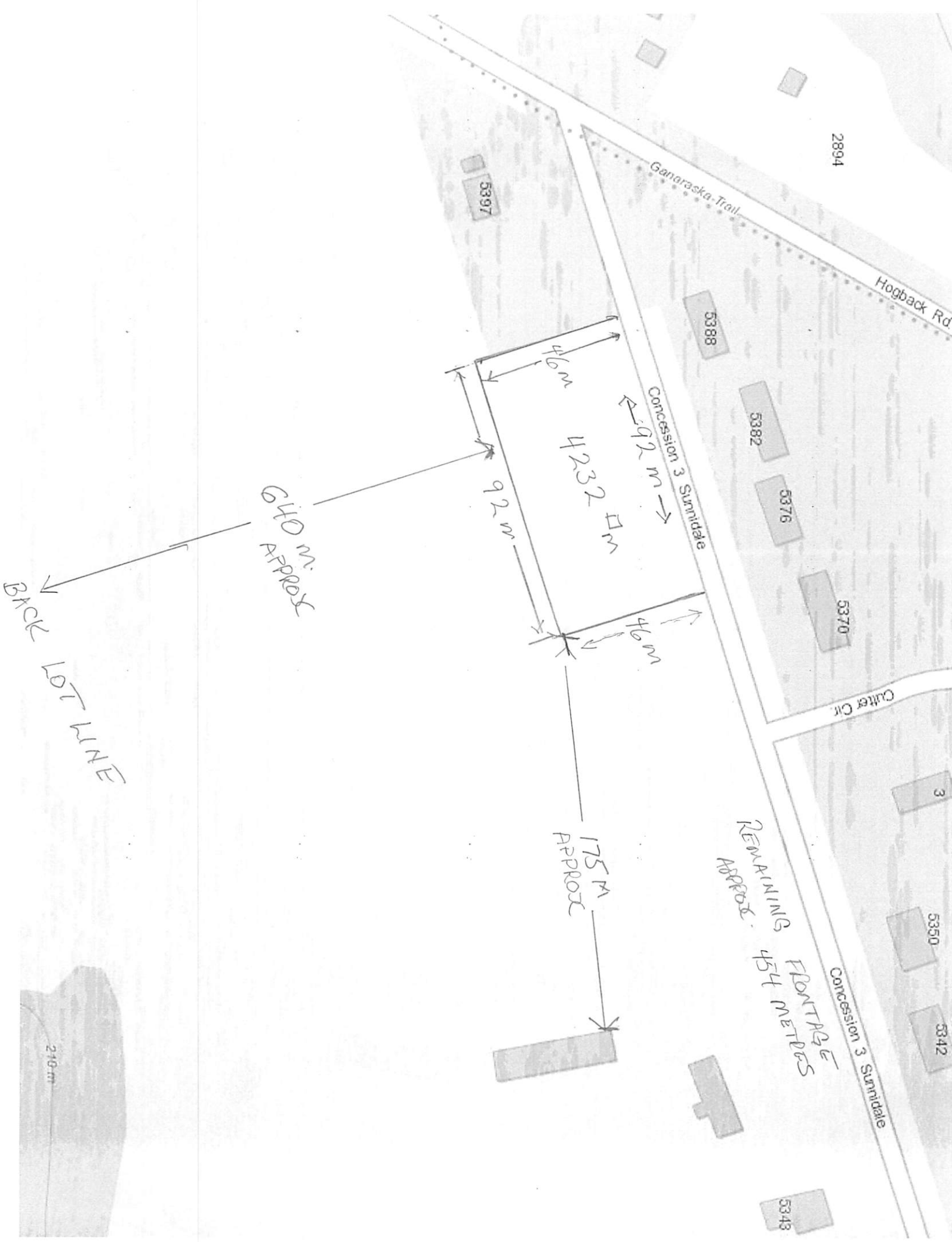
Christine Taggart  
[ctaggart@clearview.ca](mailto:ctaggart@clearview.ca)  
705-428-6230 ext. 238

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**



2894

Ganaraska Trail

Hogback Rd

5397

5388

5382

5376

5370

3

5350

5342

5343

Concession 3 Sunnidale

Cutter Cr

Concession 3 Sunnidale

640 m.  
APPROX

BACK LOT LINE

46 m  
423.2 m

92 m

92 m

46 m

175 m  
APPROX

REMAINING  
FRONTAGE  
454 METRES

210 m

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT  
RESPECTING APPLICATION FILE NO. **17-B28**

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:** Leonard & Cynthia Robinson

**MUNICIPAL ADDRESS:** 5343 Concession 3 (4329-040-001-27500)

**LEGAL DESCRIPTION:** W Part Lot 10, Concession 3, Pts 1 & 2 on 51R-22787, Sunnidale

**APPLICATION:** The applicant is proposing to sever one rural-residential lot consisting of 92 metres of frontage on Concession 3, overall 4,232 square metres (1 acre) 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 pay to the Municipality \$125.00 for a new 911 address which would be assigned to the new lot.
6. That the applicant pay to the Municipality \$40.00 and obtain a green 911 sign for the new lot if applicable.
7. That the applicant obtain from the Municipality an entrance permit for the new lot.
8. That the applicant be required to connect to municipal water and that all connection charges have been paid.

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT  
RESPECTING APPLICATION FILE NO. **17-B28**

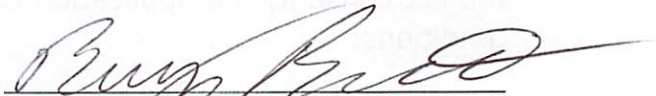
**NOTES REGARDING CONSENT:**

- 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.

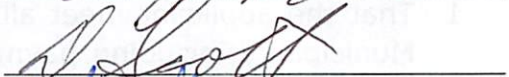
**REASON FOR DECISION**

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.

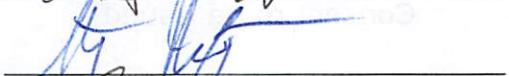
BARRY BURTON, CHAIR



DAVID SCOTT, MEMBER



STEPHEN 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