



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 07, 2018

Last Date of Appeal: Thursday March 1, 2018

## The Proposal:

### Project No.: 2018-003 [18-B03]

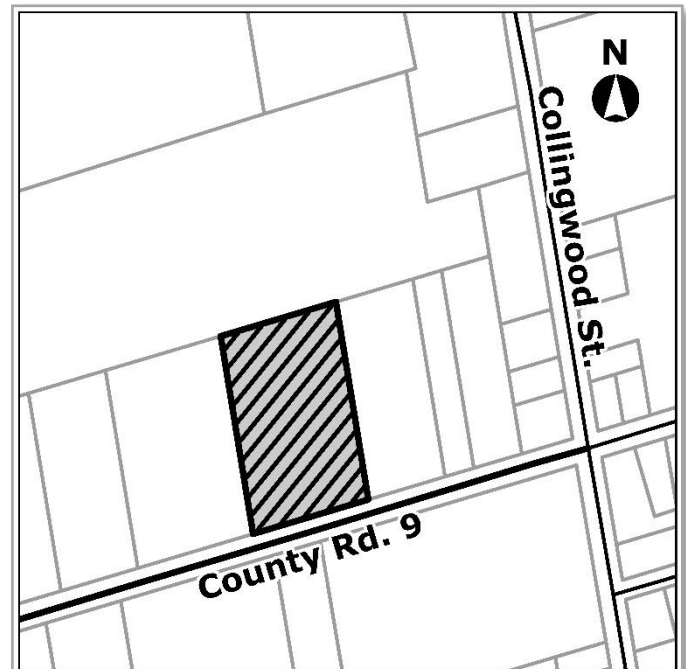
The subject application concerns lands municipally known as 7648 County Road 9, Creemore and legally described as CONCESSION 5 PT LOT 10 AND RP 51R18881 PART 3 (Roll No: 432903000137103).

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

PROPOSED SEVERED LOT: 45.7 metres of frontage, overall 6,968 square metres (1.7 acres), vacant land.

RETAINED LOT: 45.7 metres of frontage, overall 6,968 square metres (1.7 acres), with dwelling and shed.

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

Contact the Committee Secretary-Treasurer:

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

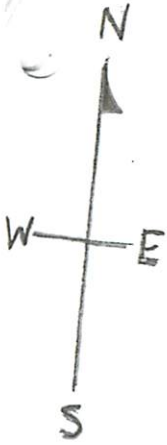
Visit or write to the Community Services Department at the Township of Clearview Administration Centre:

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: 9 February 2018**

500' (152.4m)



WOODED AREA

HILL

PLATEAU

SEPTIC FIELD (SEE ATTACHMENT)

HOT TUB

EXISTING DWELLING  
28' x 38'

GARAGE  
24' x 24'

375' (114m)

DRAINAGE PATTERN

WOODED AREA

WOODED AREA

250' (76m)

SLOPE

WOODED AREA

REMAINING LOT

150' x 500'

(45.7 x 152.4m)

125' (38m)

PROPOSED SEVERED LOT  
150 x 500'  
(45.7 x 152.4m)

LEVEL

EXISTING DRIVEWAY

EXISTING WATER TAP #2

EXISTING WATER TAP #1

DITCH

75'

150'

225'

300' HYDRO

91.4m

COUNTY ROAD 9

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT  
RESPECTING APPLICATION FILE NO. **18-B03**

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:** William & Johanne Neelin

**MUNICIPAL ADDRESS:** 7648 County Road 9 (4329-030-001-37103)

**LEGAL DESCRIPTION:** Part Lot 10, Concession 5, Pt 3 51R-18881, Creemore

**APPLICATION:** The applicant is proposing to sever one residential lot consisting of 45.7 metres of frontage, overall 6,968 sq. 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 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 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 meets all of the requirements of the Township of Clearview Environmental Services Department as required by their email dated January 31, 2018.
6. That the applicant meet all of the requirements of the Simcoe County Engineering Department as required in their letter dated January 31, 2018.
7. That the applicant pay to the Municipality \$125.00 for a new 911 address which would be assigned to the new lot.
8. That the applicant pay to the Municipality \$40.00 and obtain a green 911 sign for the new lot.
9. That the applicant obtain from the Municipality an entrance permit for the new 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.

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT  
RESPECTING APPLICATION FILE NO. **18-B03**

**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.

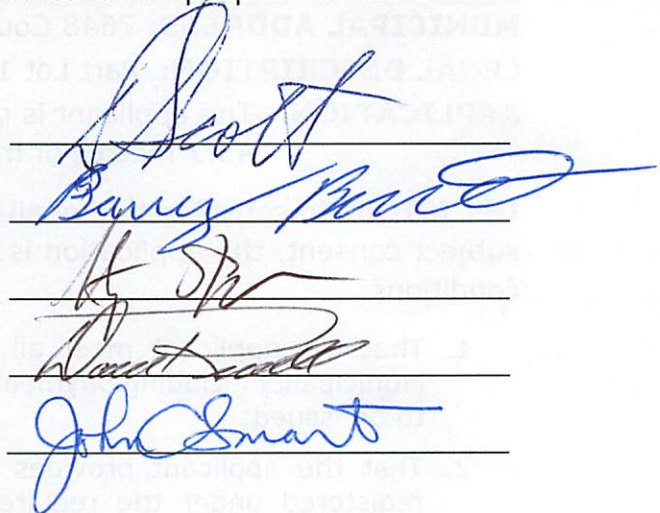
DAVID SCOTT, CHAIR

BARRY BURTON, MEMBER

STEPEHN MORPHET, MEMBER

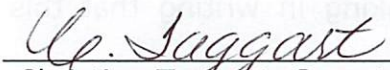
DAVE ROWELL, MEMBER

JOHN SMART, MEMBER



**NOTICE OF DECISION:** February 9, 2018  
**DATE OF DECISION:** February 7, 2018  
**LAST DATE OF APPEAL:** March 1, 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