



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 April 12, 2023

Last Date of Appeal: Wednesday May 3, 2023

The Proposal:

Project No.: 2023-009 [23-B03]

The subject application concerns lands municipally known as 2265 Concession 11 South, formerly Nottawasaga and legally described as CONCESSION 11 PT LOT 14 AND RP 51R38120 PT 2 (Roll No: 432901000904050).

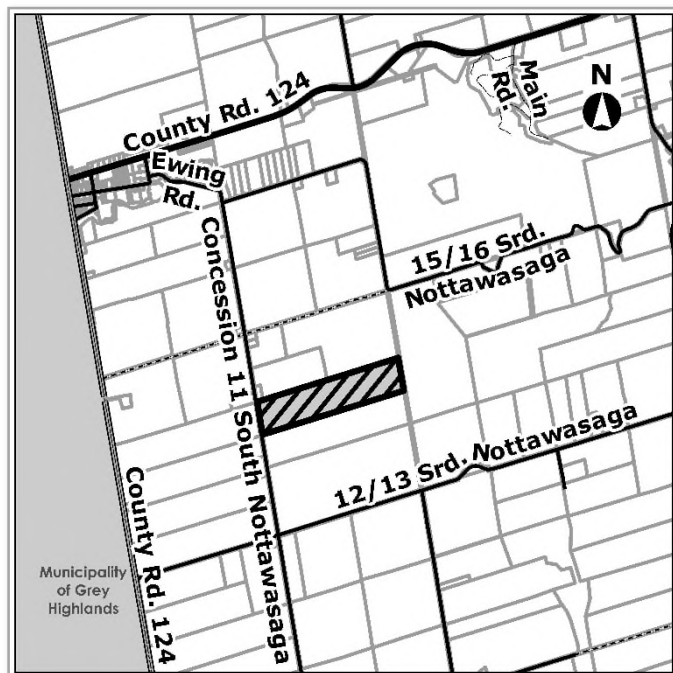
The purpose of the applications is to sever one lot.

PROPOSED SEVERED LOT: has no frontage overall, 20.23 hectares (50 acres) vacant land.

RETAINED LOT: 205.4 metres of frontage overall, 18.3 hectares (45.2 acres) with dwelling and accessory building.

The effect of the application is to secure vacant conservation land and a portion of the Bruce Trail Optimum Route.

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 Land 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.

The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal.

For more information on making an appeal, please visit: <https://olt.gov.on.ca/>.

For More Information:

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

Visit our website:

www.clearview.ca

Contact the Committee Secretary-Treasurer:

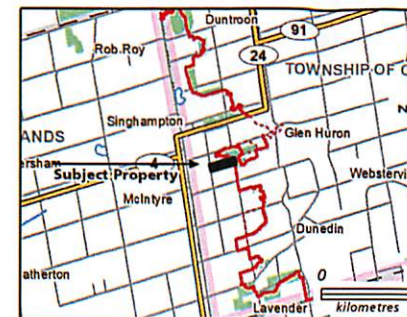
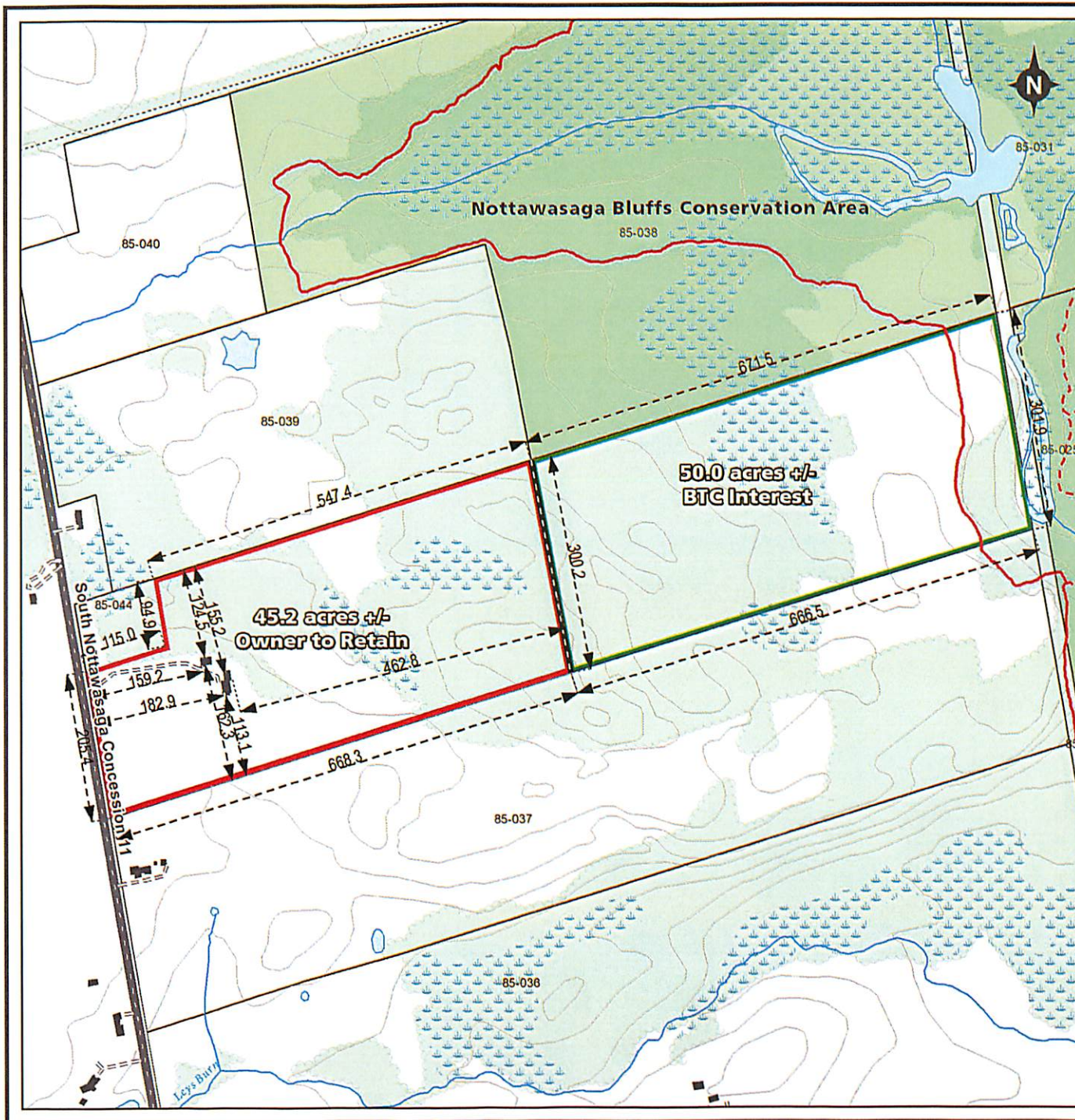
Christine Taggart
ctaggart@clearview.ca
705-428-6230 ext. 238

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: 13 April 2023



Cenerini 85-038

Legal Description

Address: 2206 CONCESSION 10 S NOTTA
N Pt Lt 15 ; Con 11
Former Township of Nottawasaga
Township of Clearview
County of Simcoe
ARN: 43290100090430000000
GIS Acreage: 95.20

OR on Land: 2244 metres
MT on Land: 2244 metres
ST on Land: 0 metres



**Bruce Trail
CONSERVANCY**

scale in metres
0 100 200
1 : 8,000
1 inch equals 203 metres

==	Driveway		Stream (permanent)
	Building		Stream (intermittent)
	Severance Line		Water
	To Be Retained		Wetland
	To Be Severed		Wooded Area
	Main Trail		Other Public Land
	Side Trail		Private Land
	Contour (5 metre)		

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Map Author: Joel Swagerman Published: 2023-01-04

DECISION OF THE TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT
RESPECTING APPLICATION FILE NO. **23-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: Todd & Cheryl Cenerini

MUNICIPAL ADDRESS: 2265 Concession 11 South (4329 010 009 04050)

LEGAL DESCRIPTION: Part Lot 14 Concession 11; Part 2 51R38120

APPLICATION: The applicant is proposing to sever one lot to secure vacant conservation land and a portion of the Bruce Trail Optimum Route.

PROPOSED SEVERED LOT: has no frontage overall, 20.23 hectares (50 acres) vacant land.

RETAINED LOT: 205.4 metres of frontage overall, 18.3 hectares (45.2 acres) with dwelling and accessory building.

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 servicing by-law charges and payment of the \$150.00 fee 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 solicitor provide an undertaking that the severed lands are transferred into the ownership of the Bruce Trail Conservancy.
4. That a covenant be registered on title of the severed lands that preserve the lands for conservation purposes and that no building permit for a dwelling is available. This requirement may be fulfilled by a means to the satisfaction of the Township solicitor, which may include a precursory undertaking.

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 two years 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. **23-B03**

CHUCK ARRAND, CHAIR original signed by

ROBERT MCARTHUR, MEMBER original signed by

DANIEL FANTIN, MEMBER original signed by

GORD ZEGGIL, MEMBER original signed by

MARC ROYAL, MEMBER original signed by

NOTICE OF DECISION: April 13, 2023
DATE OF DECISION: April 12, 2023
LAST DATE OF APPEAL: May 3, 2023

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.*