

# **CORPORATION OF THE TOWNSHIP OF PLUMMER ADDITIONAL NOTICE OF DECISION**

**Application Number:** B-01/2018

**Date of Decision:** **Wednesday, May 16, 2018**

**Applicant(s):**

1776633 Ontario Inc.  
Melody Vaughan  
P.O. Box 100  
149 Church Street  
ECHO BAY ON P0S 1C0

**Property Description:**

Part of Lot 8, Concession 6, Plan IR-12601, Parts 1, 2 and 4, Parcel 497 ACS, geographic township of Plummer, located in the corporate boundaries of the Township of Plummer Additional. Assessment Roll # 5719 000002 03610 0000

**Purpose:**

The purpose of the application is to create one rural waterfront residential lot (25.5 ha)

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Pursuant to Section 53 (17) of the Planning Act, R.S.O, 1990, as amended, notice is hereby given as follows:

**DECISION:**

**THAT SEVERANCE APPLICATION B-01/2018 IS APPROVED SUBJECT TO SUCH STANDARD CONDITIONS AND OTHER APPLICATION SPECIFIC CONDITIONS AS IDENTIFIED HEREIN.**

## **REASONS FOR APPROVAL:**

- 1. The municipality supports the application**
- 2. No concerns or objections have been raised through the circulation of the application**
- 3. The application conforms with the Official Plan for the Planning Area and is consistent with the Provincial Policy Statement**

Effect on the Decision of Council from Public Comments:

No effect, or

Brief explanation of the effect that any written or oral submission had on the decision:

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## **CONDITIONS:**

The Applicant(s) is hereby advised that in accordance with Section 53 (41) of the Planning Act, R.S.O., 1990, the following conditions must be fulfilled within one (1) year of the date of this notice.

The Applicant(s) is further advised that he/she shall provide evidence to the Township of Plummer Additional that each condition as stated herein has been satisfied. If these conditions are not fulfilled within one year, the application will lapse and a new application will be required.

Required	Standard Conditions
Yes	<p>Standard Condition 1 – Transfer/Deed and Reference Plan Required</p> <p>a) An original executed Transfer/Deed of Land form, a duplicate original, one photocopy and one digital copy for the Township of Plummer Additional records shall be submitted to the Clerk of the Township of Plummer Additional and shall include a Schedule to the Transfer/Deed of Land form on which is set out the entire legal description of the parcel(s) in question. This Schedule must also contain the names of parties as indicated on page 1 of the Transfer/Deed of Land form; and</p> <p>b) A reference plan of survey, which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel(s) to which the consent approval</p>

	<p>relates; or</p> <p>a copy of the instrument for this transaction upon which an Order from the local Land Registrar appears, exempting this transaction from the requirement to provide a reference plan or survey under Section 149(3) of the Land Titles Act or subsection 74(2) of the Registry Act or a letter to that effect from the local Land Registrar.</p>
Yes	<p><b>Standard Condition 2 – Review for conformity with Application</b>  That the draft reference plan of survey be submitted to the Township of Plummer Additional for review <u>prior to registration</u>.</p>
Yes	<p><b>Standard Condition 3 – Outstanding Taxes Paid</b>  That the payment of the balance of any outstanding taxes, as of the date of the certification of the Transfer/Deed with respect to the property that is subject to the application shall be made to the Treasurer of the Township of Plummer Additional.</p>
Yes	<p><b>Standard Condition 4 – 5% Parkland Levy</b>  That the Township of Plummer Additional receives a payment of cash or certified cheque in the amount of 5% of the value of the severed parcel of land as of the date of this decision.</p>
No	<p><b>Standard Condition 5 – Road Widening</b></p> <p>a) That land sufficient to provide one-half the required road allowance of 20 m shall be conveyed to the Township of Plummer Additional, the cost of which, including the registration of the deed shall be borne by the applicant. The parcel to be conveyed shall be identified on a Reference Plan prepared by an Ontario Land Surveyor and deposited in the appropriate Land Registry Office, with a paper copy and a digital copy to be submitted to the Clerk of the Township of Plummer Additional; and</p> <p>b) A Transfer/Deed shall be prepared and deposited with the Land Registry Office granting the Corporation of the Township of Plummer Additional these lands for road widening.</p>
No	<p><b>Standard Condition 6 – Drilled Well and Potable Water</b>  That a well be drilled on the lot to be severed and pump tested to confirm that there is a sufficient supply of potable water available for the intended use on the property and that appropriate documents confirming the quantity and quality of the water are submitted to the Clerk of the Township of Plummer Additional.</p>
No	<p>That the applicant(s) shall submit an application for an entrance permit and civic address together with any required documents and fees is applied for through the Public Works Department of the Township of Plummer Additional.</p>
No	<p>That comments are received from the Algoma Public Health Unit as to</p>

	the suitability of the lot for use with a Class 4 (septic) sewage disposal system.
Yes	That the lands be rezoned to Seasonal Residential (SR) Zone.
Notes: The required transfer/Deed of Land form and Schedule page shall contain a complete and accurate legal description. There certificate of consent will be affixed to the completed Schedule page. For this reason, the names of the parties also must be set out on the Schedule page so that the consent may be properly related to the intended conveyance. Inaccuracies or omissions with regard to the legal description in the transfer/Deed of Land form, the Schedule or the survey plan will result in the documents being returned without consent.	

Notice: That the applicant be advised that a site plan control agreement shall be required for both the severed and retained parcels.

APPEAL:

Section 53 (19) of the Planning Act, R.S.O., 1990 provides in part as follows: Any person or public body may, not later than 20 days after the giving of notice under subsection 53 (17) is completed, appeal the decision or any condition imposed by the Council or the Minister or appeal both the decision and any condition to the Local Planning Appeal Tribunal.

## **LAST DATE OF APPEAL – June 5, 2018**

A notice of appeal must be filed with the Clerk of the Township of Plummer (Vicky Goertzen-Cooke, Clerk, Plummer Additional Township, RR # 2, Bruce Mines ON P0R 1C0, Ph. (705) 785-3479, Fax. (705) 785-3135). A notice of appeal must set out the reasons for the appeal and must be accompanied by the appeal fee of \$300 payable to the Minister of Finance.

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 application for consent to the Local Planning Appeal Tribunal. 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.

No person shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the

conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written decisions to the council, or in the Local Planning Appeal Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Certified to be a true representation of the **Decision** with respect to the application identified herein.

**Dated at the Township of Plummer Additional, this 16<sup>th</sup> Day of May, 2018.**

Vicky Goertzen-Cooke  
Clerk Treasurer  
Plummer Additional Township  
RR # 2  
Bruce Mines ON POR ICO  
Ph. (705)785-3479  
Fax. (705)785-3135  
Email: [plumtwsp@onlink.net](mailto:plumtwsp@onlink.net)