
DECISION

FILE NUMBER: D10-B06-22

PROPERTY: 9324 County Road 1

LEGAL DESCRIPTION: Con 1 W Pt Lot 15; Plan

51M506 Pt Blk 18 & RP 51R26659 Part 1

APPLICANT: Preziosa Bianchi

DATE OF DECISION: September 21, 2022

LAST DAY OF APPEAL: October 12, 2022

PURSUANT to Section 53 of the *Planning Act* with respect to the above noted Application the Committee of Adjustment ("Committee"):

- ☐ **The Committee hereby grants Provisional Consent to the above noted application, subject to and entirely conditional upon fulfilment by the Applicant, to the satisfaction of the Committee, the conditions appended hereto.**

Concurring Members:

Bob Meadows, Chair

Deborah Hall-Chancey

Elizabeth Rogacki

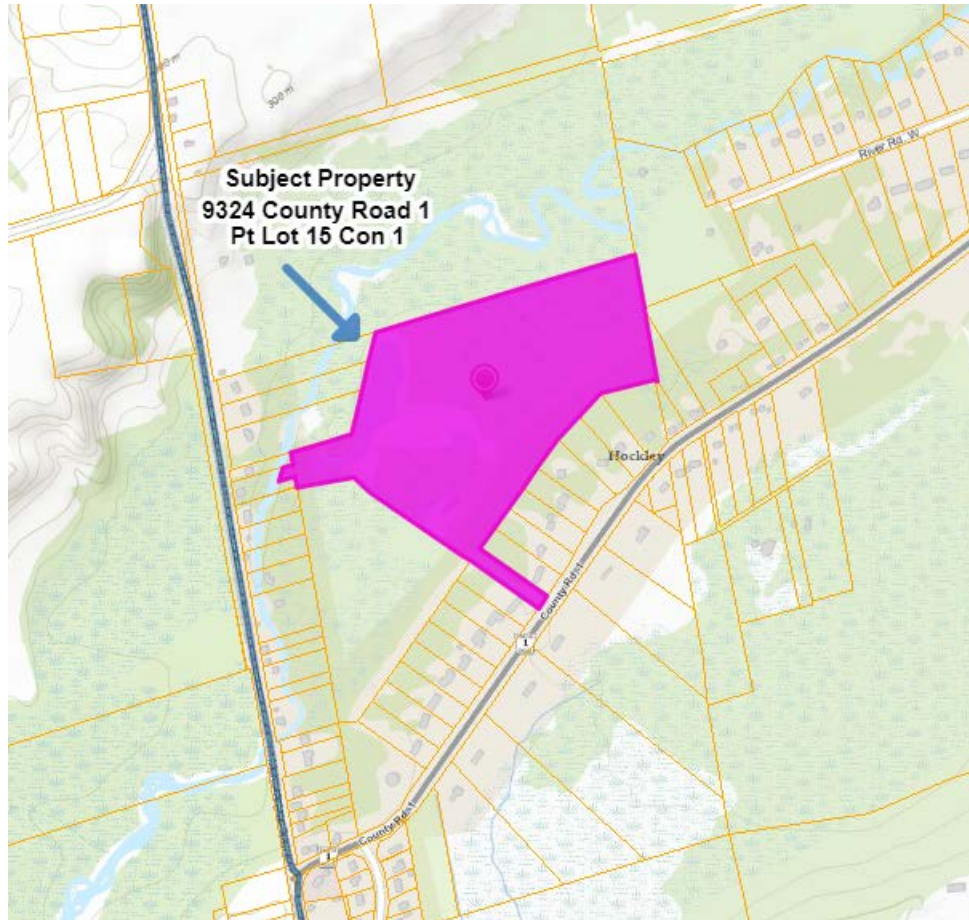
Margaret Bricknell

ABSENT

Horace Harper

DECISION

KEY MAP OF SUBJECT LANDS:



Any person or public body who has an interest in the matter may appeal the decision of the Committee of Adjustment to the Ontario Land Tribunal within 20 days of the making of the decision. An appeal must be filed with the Secretary-Treasurer of the Committee of Adjustment and must set out the objection to the decision accompanied by the fee prescribed by the Ontario Land Tribunal.

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

DECISION

CERTIFICATION

I hereby certify this to be a true copy of the decision of the Committee of Adjustment.



Eric Brathwaite
Secretary-Treasurer/Planner
Committee of Adjustment

Date of Hearing: September 21, 2022

Last Date of Appeal: October 12, 2022

DECISION

CONDITIONS OF PROVISIONAL CONSENT

1. That the applicant meet all financial requirements of the Municipality;
2. That a registrable description of the lands subject be drawn up;
3. That **one (1) paper copy and an electronic copy** of a registered Reference Plan be given as required by the Township or any other agency which shows the location of any structures which would be impacted by the creation of new property lines to ensure all existing structures are in compliance with Zoning By-law requirements;
4. That there will be no additional entrances granted on the subject lands in accordance with the County of Simcoe By-law No. 5544;
5. That if there are changes to the existing design of the entrance at 9324 County Road 1, the Owner shall apply for an entrance permit with the County of Simcoe;
6. That the County of Simcoe shall be provided with a copy of the permanent agreement between the Applicant/Owner of 9324 County Road 1 and the benefitting party. If any changes are made to this agreement, a revised copy shall be circulated to the County for their records;
7. That if the Municipality shall deem it necessary to create a municipal road in the future, both the Applicant/Owner of 9324 County Road 1 and the benefitting property shall relinquish their rights to the easement;
8. That the Owner and any beneficiaries are to obtain required permits for any tree removal or future development with the applicable agencies; and,
9. That the foregoing conditions be fulfilled within two years of the date of the notice of the decision of the Committee.

REASONS FOR DECISION: The Committee, having taken into consideration all written and oral submissions, finds that the proposal meets the general intent of the Official Plan, and the Zoning By-law, is appropriate for the development of the subject lands, and is consistent with and complies with all Provincial Policies.

REASONS FOR APPROVAL

Committee has based its decision on the legislative framework of the Planning Act and are in agreement with the comments provided in the Planning Report (attached hereto) and the following:

The Committee has determined that the Provisional Consent is appropriate as:

- ☐ The application is consistent with the Provincial Policy Statement/Growth Plan for the Greater Golden Horseshoe;
- ☐ The application conforms to the Simcoe County Official plan;
- ☐ The application conforms to the Township Official Plan;
- ☐ The application meets the general intent of the Zoning By-law;
- ☐ The application constitutes desirable development of the lands

DECISION

NOTE: Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public hearing, held under the Planning Act, have been taken into consideration by the Committee of Adjustment in its Decision on this matter.