

Applicant: D. J. NEWHOUSE
File No.: B-004/22
Municipality: Township of Ryerson
Subject Lands: Part Lot 26, Concession 13

Date of Decision: April 27, 2022
Date of Notice: May 11, 2022
Last Date of Appeal: May 31, 2022
Lapsing Date: May 11, 2024

NOTICE OF DECISION
Southeast Parry Sound District Planning Board
On Application for Consent
Section 53 of the Planning Act

In compliance with Section 53 of the Planning Act, Revised Statutes of Ontario, 1990, Chapter P. 13, attached is the notice of decision of the District Planning Board with regard to the above noted file(s).

Please be advised that the last day for filing an appeal is **May 31, 2022**.

Section 53 of the Planning Act states that any person or public body may, not later than 20 days after the giving of notice is completed, appeal the decision or any condition imposed by the Planning Board or appeal both the decision and any condition to the Ontario Land Tribunal (OLT) (formerly Local Planning Appeal Tribunal (LPAT)) by filing a notice of appeal setting out the reasons for the appeal, accompanied by the fee required by the Tribunal. The notice of appeal is to be filed with the Secretary-Treasurer of the Planning Board, accompanied by a fee in the form of a cheque or money order payable to the Minister of Finance. The fee is \$400.00 for the first application to be appealed and \$25.00 for each additional related consent appeal. The appeal will be forwarded to the Ontario Land Tribunal and the applicant or agent will receive any further notice about the appeal directly from the Tribunal.

In accordance with Section 53(24) of the Planning Act, 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 Land Tribunal (OLT) (formerly Local Planning Appeal Tribunal (LPAT)). 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.

The decision of the Planning Board will become final and binding when the final date for appeal has passed and no appeal has been filed, unless the consent was granted with conditions. On a consent granted, before the final certificate can be issued, proof in writing must be submitted to the Secretary-Treasurer showing that all conditions imposed by the Planning Board have been dealt with in a manner satisfactory to the appropriate authority. In accordance with Section 53(41) of the Planning Act, if the conditions imposed by the Planning Board have not been fulfilled within two years of the date of mailing of the notice of decision, the consent lapses.

EFFECT THAT WRITTEN AND ORAL SUBMISSIONS HAD ON DECISION

The Municipality supports approval of the application. No further submissions were received which had an effect on the decision.

**SOUTHEAST PARRY SOUND DISTRICT
PLANNING BOARD**

P.O. Box 310
Kearney, ON PoA 1M0

Tel: 705-787-5070 Email: lmoyer@sepsdplanningboard.ca

NOTICE OF DECISION

SOUTHEAST PARRY SOUND DISTRICT
PLANNING BOARD

P.O. Box 310
Kearney, Ontario P0A 1M0

FILE No....B-004/22...

In the matter of the Planning Act; Revised Statutes of Ontario, 1990, Chapter P.13 and;
In the matter of an application for consent on behalf of:

NAME: David John Newhouse
454 Starratt Road
Burk's Falls, ON P0A 1C0

Type of transaction for which application for consent is being made:

<input type="checkbox"/>	New Lot	<input checked="" type="checkbox"/>	Easement or Right-of-Way
<input type="checkbox"/>	Lot Addition	<input type="checkbox"/>	Mortgage Discharge
<input type="checkbox"/>	Title Correction	<input type="checkbox"/>	Other _____

Location: Part Lot 26, Concession 13, Township of Ryerson

Subject of the application: To create an easement approximately 3.51 ha. (8.67 ac.). in size, in favour of the adjacent property (Part of Lot 25, Concession 13).

Decision: *APPROVED*

Reasons:

See attached.

The above decision is subject to the following condition(s):

See attached.



Chairman (signed)

Date of decision:April 27, 2022.....



Linda Moyer
Secretary-Treasurer

Date of mailing: May 11, 2022

Last date for filing an appeal to the Ontario Land Tribunal under Section 53 of the Planning Act: May 31, 2022
Additional copies of this Notice of Decision can be obtained at the address shown above.

SOUTHEAST PARRY SOUND DISTRICT PLANNING BOARD

REASONS FOR APPROVAL

Consent Application - B-004/22 (NEWHOUSE)

1. The application conforms to the approved Official Plan for the municipality.
2. The application complies with the approved Zoning By-law in effect for the municipality.
3. The municipality supports the subject application.

The conditions to the granting of consent for this transaction, file no. B-004/22, **which must be fulfilled within two years from the date of this letter**, are set out below. These conditions must be fulfilled prior to the granting of consent.

Conditions

1. That this approval applies to creation of an easement approximately 3.51 ha. (8.67 ac.) in size, in favour of the adjacent property (Part of Lot 25, Concession 13), as applied for in the above-noted location and municipality and as indicated on the attached sketch.
2. That the applicant(s) shall have the following documents delivered to the Secretary-Treasurer of the Southeast Parry Sound District Planning Board for the transaction described in Condition 1:
 - a) the "in preparation Transfer";
 - b) a "Long form certificate" on which is set out the legal description of the severed parcel;
 - c) 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 relates, together with an electronic (pdf) version of the plan; or

a legal description acceptable to the Registrar of Deeds. It may be necessary for the applicant's Solicitor to submit a description approval form to the Registry Office exempting the transfer from a survey.
3. That the draft reference plan of survey be submitted to the Township of Ryerson and the Secretary-Treasurer of the District Planning Board for review prior to registration.
4. That two copies of the final reference plan, together with one digital copy, be provided to the Township of Ryerson.
5. That the applicant(s) shall remit the finalization fee of \$200.00 per transfer document in the form of a certified cheque or money order, to the Southeast Parry Sound District Planning Board prior to finalization of consent.

The following **NOTES** are for your information:

NOTES:

1. It is the applicant's and/or agent's responsibility to fulfil the conditions of consent approval within **two years** of the date of this letter pursuant to Section 53(41) of the Planning Act.

If the conditions to consent approval are not fulfilled within TWO YEARS of the date of this letter and the applicant is still interested in pursuing the proposal, a new application will be required.

