

TOWNSHIP OF BALDWIN

CONSENT DECISION

DECISION

CONSENT

Under Section 53 of the *Planning Act*

File No.: B04-22

Owner: Vern Gorham and Julie Sauvé
Agent: N/A

Legal Description: PCL 4850 SWC SWS; PT LT 6 CON 1 BALDWIN

Official Plan: Hamlet Areas
Zoning: Low Density Residential Zone
By-law: By-law No. 2021-P-001

PURPOSE OF THE APPLICATION

This application B04-22 is for the creation of one new lot for residential use with an area of about 1.0 ha and 65 m of frontage on Levert Road. The subject lands are currently vacant and are intended to be developed with a six-unit residential building.

Together, applications B04-22, B05-22, B06-22, B07-22 propose to create three (3) new lots for residential use, resulting in four (4) lots (three new and one retained). In addition to these severances, the applicant has also applied for a consent for a lot addition to sever about 794 m² and add it to the abutting property to the east which is legally described as PCL 8932 SEC SWS; PT LT 6 CON 1 BALDWIN. Proposed lot 1 will have an area of about 1.0 ha and 65 m of frontage on Levert Road, proposed lot 2 will have an area of about 1.2 ha and 76 m of frontage on Hardwood Road, proposed lot 3 will have an area of about 1.3 ha and 121 m of frontage on Hardwood Road, and the retained lands will have an area of about 1.3 ha and 76 m of frontage on Hardwood Road.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Approval Authority.

DECISIONS AND REASONS OF THE CONSENT APPROVAL AUTHORITY

• APPLICATION GRANTED

The Consent Approval Authority, having considered the evidence presented and reviewed the plan and correspondence on file, and having had regard to the matters set out in Section 51(24) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, is satisfied that, in this instance, a plan of subdivision is not necessary or desirable for the proper and orderly development of the Municipality. The Consent Approval Authority therefore grants the provisional consent, subject to the following conditions, **which must be fulfilled within a two-year period from the date of this Decision:**

1. That Council of the Township of Baldwin grant provisional consent to application B04-22 subject to the following conditions:
 - a. That the Owner file with the Clerk a copy of the registered Reference Plan, prepared by an Ontario Land Surveyor registered in the Province of Ontario, to include the following:
 - Parts for the retained lot and severed lot;

- Lot dimensions and area in accordance with the applications; and
- Setbacks of all buildings and structures

The Reference Plan should conform substantially to the sketch filed with the Application for Consent.

2. That the Owner provides confirmation from the local Health Unit or Ministry of Environment that the proposed severed lots can be appropriately serviced by private wells and septic systems.
3. That the Owner provides payment for the cash-in-lieu of parkland representing 5% of the value of each severed lot to the Township of Baldwin.
4. 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 Baldwin.

Upon completion of the conditions as outlined above, the Clerk of the municipality shall give a certificate to the applicant stating that the consent has been given. **Within a two-year period from the date of the certificate**, the Owner(s) must file with the Clerk, the 'electronic registration preparation documents' for the Conveyance for which the Consent is required, otherwise the consent will lapse per Section 53(43) of the *Planning Act*.

Please note that if a major change to a condition or conditions is requested, you will be entitled to receive Notice of the changes only if you have made a written request to be notified.

NOTICE OF RIGHT TO APPEAL

To appeal this Decision to the Ontario Land Tribunal (OLT), a letter, outlining the reasons for appeal, must be filed with the Township's Clerk.

<p>Date of Notice: _____ December 22nd, 2022</p> <p>Last Date of Appeal: _____ January 11th, 2023</p>

The notice of appeal must be accompanied by a cheque or money order for \$400.00 made payable to the Minister of Finance. If you have any questions about the appeal process, please contact the Township Clerk's office.

Only individuals, corporations and public bodies may appeal Decisions in respect of applications for Consent to the Ontario Land Tribunal (OLT). 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.

Holly Zahorodny
 Clerk
 Township of Baldwin
 11 Spooner Street
 McKerrow, ON, P0P 1M0
 Telephone: 705-869-0225

DECISION SIGNATURE PAGE

File No. : B04-22
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We the undersigned, concur in the decision and reasons of the Approval Authority:

Pecuniary interest

Mayor Vern Gorham

[Signature]

Deputy Mayor Jason Cote

Councillor Marc Lepine

Ray Maltais

Councillor Ray Maltais

[Signature]

Councillor Bert McDowell

I, Holly Zahorodny, Municipal Chief Administrative Officer/Clerk of the Township of Baldwin, certify that the attached is a true copy of the Decision of the Approval Authority with respect to the application recorded.

Dec 12/2022

Date of Decision

[Signature]

Holly Zahorodny
Clerk, Township of Baldwin