

COMMITTEE OF ADJUSTMENT

NOTICE OF PROVISIONAL DECISION

APPLICATION NO. C03-2021/TIESSEN

IN THE MATTER OF the *Planning Act*, R.S.O., 1990 C.p.13, Section 53, as amended.

AND IN THE MATTER OF the premises described as LOT 1 RP 12R2445, PART 1 PLAN 12M217 – and Plan 12M217 Lot 2 and known municipally as 10 and 20 Old Vineyard Road in the Township of Pelee.

AND IN THE MATTER OF AN APPLICATION by Victor and Hilda Tiessen under Section 53 of the Planning Act, R.S.O. 1990, c.P.13 to adjust lot lines. No change of use is proposed.

No oral/written submissions were received in opposition to the subject application.

DECISION: That the severance noted above is **GRANTED** with the following provisions:

1. **That conditions imposed must be met within one year of the date of notice of decision, as required by Section 53(41) of the Planning Act, RSO 1990, as amended. If the conditions are not fulfilled as prescribed within one year, the application shall be deemed to be refused.**
2. **That a plan of survey prepared by an Ontario Land Surveyor be registered by the applicant.**
3. **Ensure the Building Official, Township of Pelee is satisfied.**
4. **Ensure the lot addition is merged legally with the receiving lot in accordance with the Planning Act.**
5. **That all financial obligations to the Township of Pelee be paid in full.**

REASONS:

REASONS FOR PROVISIONAL DECISIONS:

A plan of subdivision is not required for the orderly development of the land. Provided that the conditions of consent are satisfied the proposed severance:

1. Are consistent with the Provincial Policy Statement and adequately address the matters in Section 51(24) of the Planning Act to be considered; and;
2. Conforms with the Township of Pelee Official Plan.

DATED AT THE TOWNSHIP OF PELEE this 4th day of June, 2021.

LAST DAY OF APPEAL: June 22nd, 2021

MEMBERS CONCURRING WITH DECISION MADE ON JUNE 2, 2021

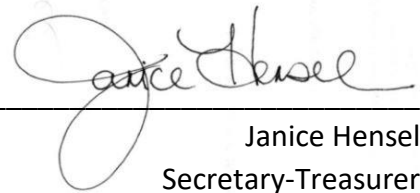
Dayne Malloch, Chairman

Gordon Pow, Member

Maureen Pearce, Member

Danielle Truax, Member

I, Janice Hensel, Secretary-Treasurer of the Committee of Adjustment for the Township of Pelee hereby certify that this is a true copy of the decision of the Committee of Adjustment handed down at a Public Hearing.



Janice Hensel
Secretary-Treasurer

APPEALS

Only individuals, corporations and public bodies may appeal decisions in respect of minor variance applications to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or body. However, a notice of appeal may be filed in the name of an individual who is a member of the group or the association.

Any notice of appeal shall set out the reasons for the appeal. The notice of appeal accompanied by the prescribed fee under the Local Planning Tribunal Act, 2017 shall be filed with the Secretary Treasurer of the Committee of Adjustment. The prescribed fee is \$300.00 for the first appeal and \$25.00 for each subsequent appeal. Certified cheques or money orders are to be made payable to the Minister of Finance.