



Planning & Building Department

Township of Clearview
Box 200, 217 Gideon Street
Stayner, Ontario L0M 1S0
plan@clearview.ca
www.clearview.ca
Phone: 705-428-6230

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

Official Plan Amendment & Zoning By-law Amendment

TAKE NOTICE that the Council of The Corporation of the Township of Clearview has received applications for an amendment to the **Official Plan and Zoning By-law**. The applications are being considered under the requirements of the Planning Act RSO 1990 c.P.13 s. 17 and 34 and Ontario Regulation 543/06 and 545/06. The purpose of this notice is to provide notice of the public meeting and to provide more information on the details of the applications.

This Official Plan Amendment is subject to approval from the County of Simcoe.

Public Meeting Details

A public meeting is being held in consideration of the application(s) on:

April 30, 2025 at 5:30 p.m.

Council Chambers, Township of Clearview Administration Centre
217 Gideon Street, Stayner, Ontario

www.clearview.ca/YouTube

Purpose & Effect

The proposal seeks to redevelop the subject lands for commercial use, consisting of four stand-alone commercial buildings, including a drive-through restaurant, 94 parking spaces, and site access from County Road 42 and County Road 91.

The purpose of the Official Plan Amendment and Zoning By-law Amendment applications is to change the land use designation from Residential to Commercial, including site-specific provisions on portions of the property as well as rezone portions of the lands from Residential Multiple Medium Density (RS5) and Residential Low Density (RS2) Zones to a General Commercial Exception Hold (C1-XX(HXX)) Zone. The effect of both applications is to permit general commercial uses on the entirety of the subject lands with site-specific provisions.

Application Details

Applicant: Ventawood Management Inc.

Owner: Lilacpark Inc.

Related applications for the same lands: The subject lands will also be subject to a future Site Plan Approval application.

Subject Lands

Municipal Address: 7391-7411 County Road 91, 200 Sutherland Street South, 207-209 Quebec Street, & 1018 County Road 42, Stayner

ARN: 4329-020-002-00100, 00200, 00201, 00300, 00400, 00500, 02100, 02101, 02002, 02000

Legal Description: PLAN 103 PT LOT 1 E PT LOT 2; PLAN 103 PT LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, PT LOTS 1 AND 15 RP;51R41424 PART 1; PT LOT 14 PT LOT 15;KING ST W PT LOT 1 QUEBEC N

A Key Map and Conceptual Site Plan are attached to this notice.

Appeal Rights

If you wish to be notified of the decision of the Township on the proposed amendment(s), you must make a written request to the Township using the contact information below.

If a person or public body would otherwise have an ability to appeal the decision of the Township to the [Ontario Land Tribunal](#) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township before the proposed amendment is adopted or passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township before the proposed amendment is adopted or passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Subsection 17(36) and 34(19) of the Planning Act defines the persons/public bodies that are eligible to appeal the decision of the Township to the Ontario Land Tribunal.

Where applicable, this notice must be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Contact Information

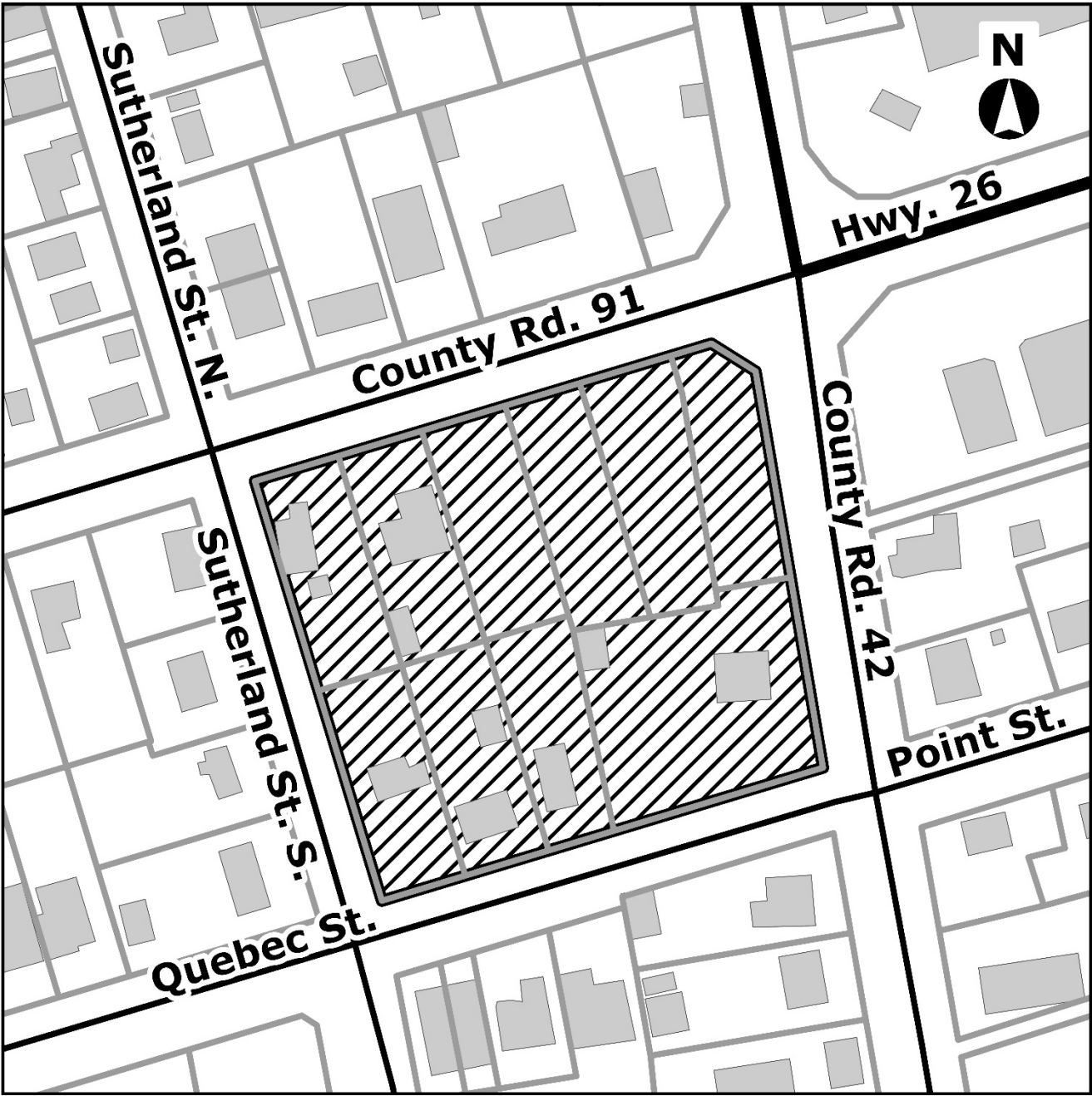
Additional information regarding the application is available to the public at the Clearview Administration Centre and on the Township of Clearview [website](#). For more information:

Planning & Building Department
Clearview Administration Centre
217 Gideon Street
Stayner, Ontario L9X 1A8
Telephone: (705) 428-6230
e-mail: plan@clearview.ca
website: www.clearview.ca/current-projects

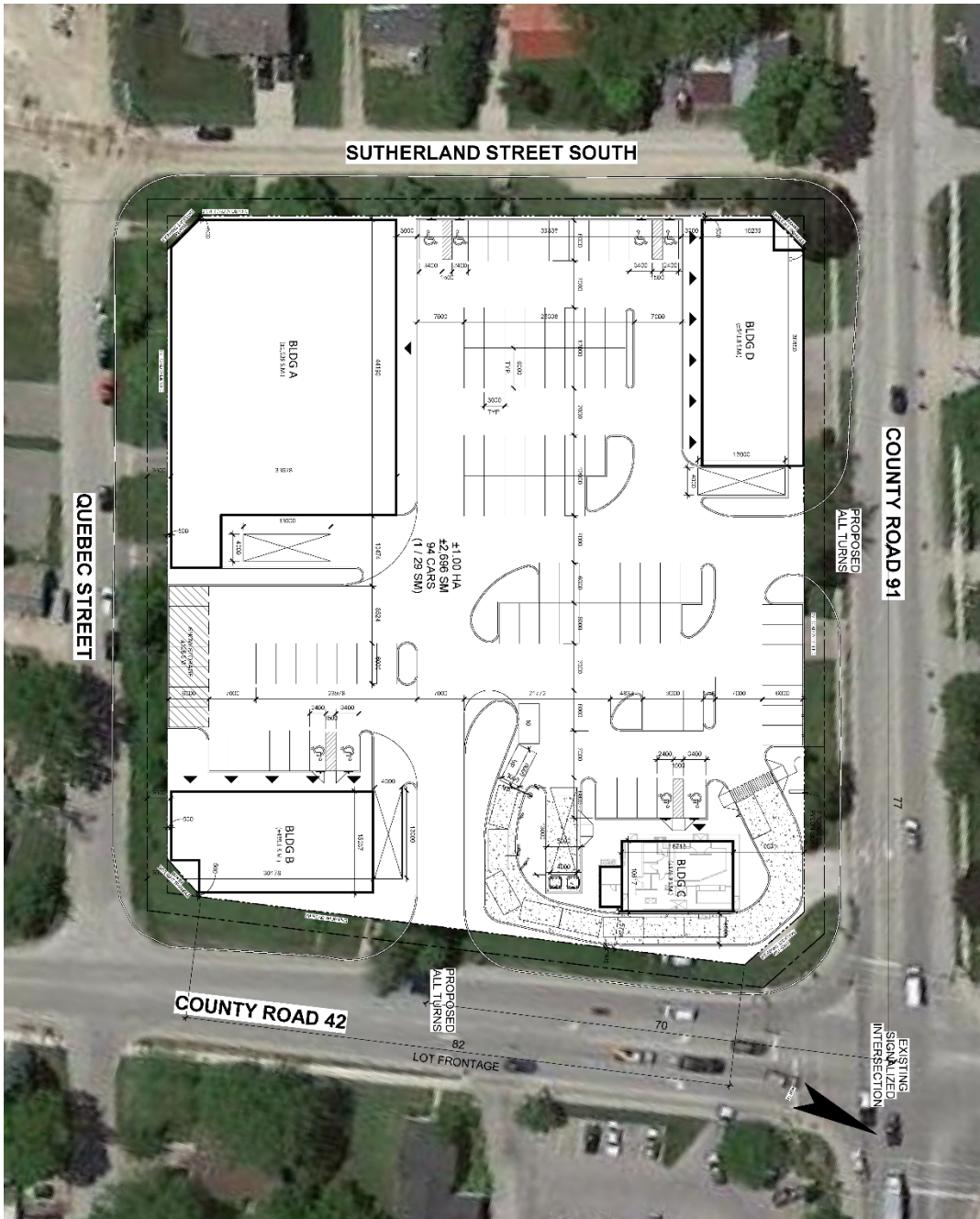


Notice dated at the Township of Clearview on **March 19, 2025**.

KEY MAP



CONCEPTUAL SITE PLAN



PROPOSED ZONING	
LOT AREA	411,274.5M
POST ROAD WIDENING	1108.487.5M
LOT FRONTAGE	82 M
FRONT YARD	3M / (0M ROAD WIDENING)
REAR YARD	3M / (0M ROAD WIDENING)
REAR YARD	3M / (0M ROAD WIDENING)
GROSS FLOOR AREA	1,238.0 SM
PARKING	1,238.0 SM
ACCESSIBLE SPACES	1,238.0 SM
LOADING	1,238.0 SM
DRIVE ANGLE	7M
SITE STATISTICS	
TOTAL SITE AREA	411,274.5M
BUILDING A	11,238.0 SM
BUILDING B	11,718.9 SM
BUILDING C	11,718.9 SM
BUILDING D	11,718.9 SM
GROSS FLOOR AREA	1,238.0 SM
PARKING PROVIDED	1,238.0 SM
COVERAGE	23%