

By-law Number 25-38

The Corporation of the Township of Clearview

Being a By-law to adopt Amendment No. 28 to the 2001 Official Plan and Amendment No. 3 to the 2024 Official Plan of the Township of Clearview

(Official Plan Amendment No. 28 and No. 3)

Whereas Section 21 of the Planning Act R.S.O., 1990 c. P.13. as amended, provides that Council may amend its Official Plan;

And Whereas Council of the Corporation of the Township of Clearview has considered the appropriateness of amending the Official Plan in regard to various lands and land use policies located within the Township of Clearview, County of Simcoe;

And Whereas Council of the Corporation of the Township of Clearview adopted the 2024 Official Plan at its meeting held on May 27, 2024, with the County of Simcoe providing approval on November 12, 2024;

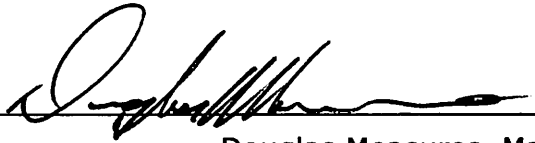
And Whereas with the approval of the County of Simcoe, Clearview's 2024 Official Plan is within the statutory appeal period, therefore requiring that both the 2001 and 2024 Official Plans be amended;

And Whereas Council deems it necessary and desirable to adopt an amendment to the Official Plans of the Township of Clearview;

Now Therefore Council of the Corporation of the Township of Clearview hereby enacts as follows:

1. That the attached explanatory text, policies and schedules that constitute Amendment Number 28 and Amendment Number 3 to the 2001 and 2024 Official Plans of the Township of Clearview, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make an application to the County of Simcoe for approval of the aforementioned Amendment Number 28 and Amendment Number 3 to the 2001 and 2024 Official Plans of the Township of Clearview.
3. This By-law shall come into force and take effect on the date of its final passing subject to approval of the County of Simcoe and in accordance with the provisions of the Planning Act R.S.O, 1990 c. P.13.

By-law Number 25-38 read a first, second and third time and finally passed this 2nd day of June, 2025.



Douglas Measures, Mayor



Sasha Helmkey, Director of Legislative Services/Clerk



CLEARVIEW
TOWNSHIP

Official Plan Amendment No. 28
to the 2001 Township of Clearview Official Plan

&

Official Plan Amendment No. 3
to the 2024 Township of Clearview Official Plan

Applicant:	Ventawood Management Inc. (Julia Redfearn)
Owner:	Lilacpark Inc. (Mark Crowe)
Municipal Address:	7391-7411 County Road 91, 200 Sutherland Street South, 207-209 Quebec Street, & 1018 County Road 42, Stayner
Legal Description:	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
ARN:	4329-020-002-00100, 00200, 00201, 00300, 00400, 00500, 02100, 02101, 02002, 02000
File No.:	2025-013
Staff Report No.:	PB-022-2025
Completeness Date:	March 4, 2025
Public Meeting Date:	April 30, 2025
Township Adoption Date:	June 2, 2025
Adopting By-law:	25-38

Basis of the Amendment

The 2024 Township of Clearview Official Plan has been adopted by the Township of Clearview Council (May 27, 2024) and approved by the County of Simcoe (November 12, 2024). As of the writing of this amendment, portions of the Clearview 2024 Official Plan are under site specific appeal to the Ontario Land Tribunal (OLT). Notably, the land use designation respecting the subject lands on Schedule 'B-12 Land Use Plan Stayner' is under appeal. To accommodate this the Official Plan Amendment is deemed to apply to the Township of Clearview 2001 Official Plan (OP2001) as OPA No. 28 and to the 2024 Township of Clearview Official Plan (OP2024) as OPA No. 3.

The applicant, Lilacpark Inc. has submitted Official Plan Amendment and Zoning By-law Amendment, including various technical studies in support of the proposed amendment applications. Prior to the amendment, the lands were designated 'Residential' in OP2001 and 'Residential' in OP2024.

The basis of this Amendment is contained in Staff Report PB-022-2025, as adopted by Council on June 2, 2025. The applicant, Lilacpark Inc. has requested an amendment to the Township of Clearview Official Plan to permit a range of general commercial uses to facilitate the development of a multi-building commercial development on the subject lands.

The subject properties are located within the Urban Settlement Area Boundary of Stayner and are bounded by County Road 91 to the north, County Road 42 to the east, Quebec Street to the south and Sutherland Street South to the west.

The application and supporting documentation have been reviewed and the amendment is consistent with the Provincial Planning Statement, and conforms to Provincial Plans, County of Simcoe Official Plan and Township of Clearview 2001 and 2024 Official Plans. The applications have been circulated to the public, internal departments, and prescribed agencies. A public meeting pursuant to the Planning Act was held on April 30, 2025.

The Official Plan Amendment shall be deemed to have come into force on the day it was passed, if no notice of appeal is filed pursuant to the provisions of the Planning Act. Notwithstanding this adoption, the County of Simcoe is the approval authority for this amendment.

The Amendment

Purpose & Effect

The purpose of the Official Plan Amendment (OPA) is to amend the land use designations on portions of the subject lands from 'Residential' to 'Commercial'.

The effect of the amendment is to allow for the establishment of a new multi-building commercial development on the subject lands.

OPA No. 28 to the Clearview 2001 Official Plan

Item 1: Land Use Designations

- (a) The subject lands as shown on Appendix 'A', which is attached hereto and forms part of this amendment, are re-designated as follows:

DESCRIPTION OF AREA	ORIGINAL DESIGNATION	AMENDED DESIGNATION
Commercial Development Lands	Residential	Commercial

The re-designation of lands amends Schedule 'A' of OP2001, more particularly described in Schedule 'A-3' the Land Use & Transportation Plan for Stayner.

OPA No. 3 to the Clearview 2024 Official Plan

Item 1: Land Use Designations

- (a) The subject lands as shown on Appendix 'B', which is attached hereto and forms part of this amendment, are re-designated as follows:

DESCRIPTION OF AREA	ORIGINAL DESIGNATION	AMENDED DESIGNATION
Commercial Development Lands	Residential	Commercial

The re-designation of lands amends Schedule 'B' of OP2024, more particularly described in Schedule 'B-12' the Land Use Plan for Stayner.


Attachments

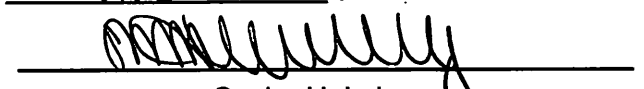
- Appendix A: Map illustrating amended land use designations for Official Plan Amendment No. 28 to the Township of Clearview 2001 Official Plan
- Appendix B: Map illustrating amended land use designations for Official Plan Amendment No. 3 to the Township of Clearview 2024 Official Plan

Township of Clearview

OFFICIAL PLAN AMENDMENT APPENDIX 'A' to OPA No. 28 to the Township of Clearview 2001 Official Plan

passed this 2nd day of JUNE, 2025.


Douglas Measures,
Mayor


Sasha HelmKay,
Director of Legislative Services/Municipal Clerk



Lands to be redesignated from 'Residential' to 'Commercial'



1:1,000
0 5 10 20 30 40 Metres


— Road Centerline
□ Assessment Parcels

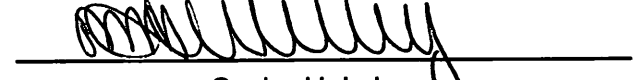
Produced by Clearview Township, Information Services. This map may not be reproduced, in whole or in part, without written permission by The Corporation of the Township of Clearview. Information other than zone boundaries is provided for reference only. Clearview Township assumes no liability for inaccuracies, errors, or omissions. This map is not a legal plan of survey.

Township of Clearview

OFFICIAL PLAN AMENDMENT APPENDIX 'B' to OPA No. 3 to the Township of Clearview 2024 Official Plan

passed this 2nd day of JUNE, 2025.


Douglas Measures,
Mayor


Sasha HelmKay,
Director of Legislative Services/Municipal Clerk



Lands to be redesignated from 'Residential' to 'Commercial'



0 5 10 20 30 40 Metres

1:1,000

— Road Centerline
□ Assessment Parcels

Produced by Clearview Township, Information Services. This map may not be reproduced, in whole or in part, without written permission by The Corporation of the Township of Clearview. Information other than zone boundaries is provided for reference only. Clearview Township assumes no liability for inaccuracies, errors, or omissions. This map is not a legal plan of survey.