



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

Draft Plan of Subdivision

TAKE NOTICE that the Council of The Corporation of the Township of Clearview has received application for a Draft Plan of Subdivision. The application is being considered under the requirements of the Planning Act RSO 1990 c.P.13 s. 51 and Ontario Regulation 544/06. The purpose of this notice is to provide notice of the application and more information on the details of the application.

Purpose & Effect

The purpose of the application is to consider a new draft plan of subdivision on the subject lands. The draft plan of subdivision is to consist of a total of 215 single-detached dwelling lots of varying sizes and frontages. The proposed development will also consist of additional blocks of land for stormwater management, open space, trails, institutional (school), environmental protection, road widenings as well as future development. In addition to development of a portion of the existing unopened Margaret Street road allowance, several new roads internal to the development are also proposed.

The effect of the application is to facilitate the residential development of the subject lands through a draft plan of subdivision. The subject lands comprise the second phase of the Ashton Meadows draft plan of subdivision.

Application Details

Applicant: Nicole Sgrignuoli

Owner: 863195 Ontario Limited

Related applications for the same lands: Zoning By-law Amendment application (2025-80)

Subject Lands

Municipal Address: No Civic Address (subject lands are not municipally addressed at current date)

ARN: 432901000209411, 432901000209412, 432901000209579, 432901000209581, 432901000209582 432901000209583 & 432901000209412

Legal Description: Blocks 73, 75 76 & 77 PLAN 51M1208 and Nottawasaga Concession 2 East Part Lot; 23 RP 51R42884 Part 1, formerly in the Township of Nottawasaga now in the Township of Clearview.

A Key Map and Proposed Draft Plan of Subdivision are attached to this notice.

Appeal Rights

If you wish to be notified of the decision of the Township on the proposed draft plan of subdivision, 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, if one is held, or make written submissions to the Township before the Township gives or refuses to give approval to the draft plan of subdivision, 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, if one is held, 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 51(39) 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

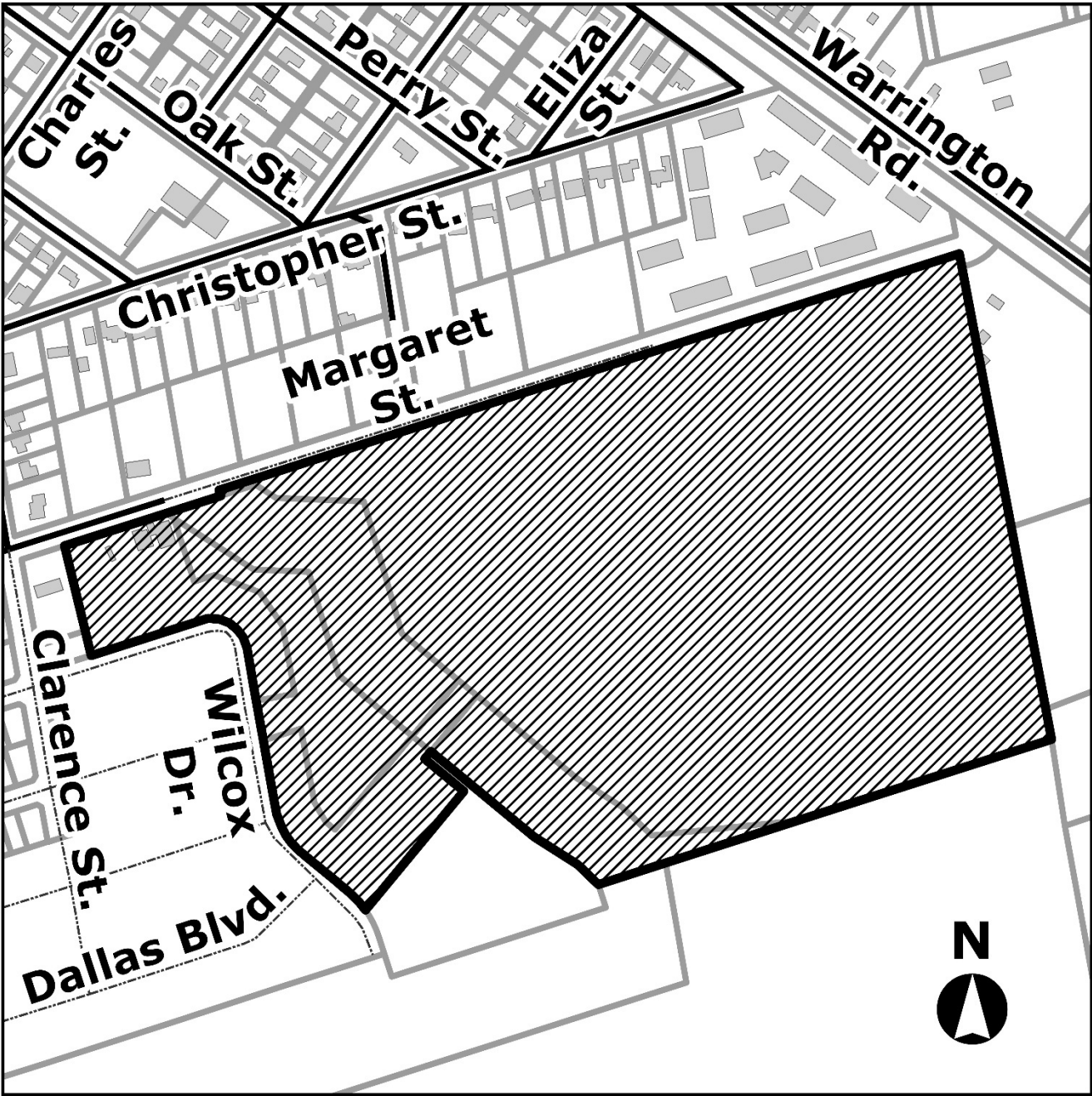
Additional information regarding the application is available to the public at the Clearview Administration Centre and on the Township of Clearview [website](#). For more information:

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 **December 15, 2025**.

KEY MAP



LEGEND

- Red line: BOUNDARY OF THE SUBDIVISION
- Blue line: EXISTING OR PROPOSED
- Green line: EXISTING OR PROPOSED
- Yellow line: EXISTING OR PROPOSED
- Black line: EXISTING OR PROPOSED

SCALE

1:1000

SECTION 11, TOWNSHIP OF NOTWASAGA, COUNTY OF SHIRE

DRAFT PLAN OF SUBDIVISION

PART OF LOT 22 CONVEYANCE 2 TOWNSHIP OF NOTWASAGA COUNTY OF SHIRE

DATE: 11/11/20

SCALE: 1:1000

IPS INNOVATIVE PLANNING SOLUTIONS

SECTION 11, TOWNSHIP OF NOTWASAGA, COUNTY OF SHIRE

DRAFT PLAN OF SUBDIVISION

PART OF LOT 22 CONVEYANCE 2 TOWNSHIP OF NOTWASAGA COUNTY OF SHIRE

DATE: 11/11/20

SCALE: 1:1000

IPS INNOVATIVE PLANNING SOLUTIONS