



CLEARVIEW

ZONING BY-LAW AMENDMENT NOTICE OF PUBLIC MEETING

Township of Clearview Council has received an application to amend Comprehensive Zoning By-law 06-54. The amendment is being considered under the requirements of the *Planning Act RSO 1990 c.P.13* and applicable regulations. The purpose of this notice is to invite you to engage in the public process if you wish.

Public Meeting Information:

When: Wednesday June 26, 2024 at 5:30 pm

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

The Proposal:

Project No.: 2019-003-ZB

The purpose of the Zoning By-law Amendment is to rezone the subject lands to permit a residential development. The proposed Zoning By-law Amendment would rezone to permit single detached units, townhouse units and an apartment. Exceptions will be used to established site-specific zoning provisions and to place a Hold (HX) symbol on the lands.

The effect of the Zoning By-law Amendment will reflect a proposed plan of condominium with 61 townhouse units, 31 single detached units, and a 3-storey apartment containing 36 units. The total number of units proposed on the site is 128 units.

The subject application concerns lands municipally known as 1191 Country Road 42, formerly Nottawasaga and legally described as West Part of Lot 23 on Concession 2; being Parts 8 to 10 on Registered Plan 51R-40846 (Roll No: 432901000209500).

The subject lands are also subject to a Plan of Condominium application (No. 2019-003-CD).

A key map has been provided showing the subject lands.

Your Rights to Appeal:

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Township of Clearview before the by-law is passed, the person or public body:

- i) is not entitled to appeal the decision of the Township of Clearview Council to the Ontario Land Tribunal; and
- ii) 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 do so.



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For More Information:

There are several ways to find more information about this application.

Visit our website:

www.clearview.ca

Contact the Planner assigned to this file:

Rossalyn Workman, Community Planner
rworkman@clearview.ca
705-428-6230 ext. 242

Visit or write to the Community Services Department at the Township of Clearview
Administration Centre:

Box 200, 217 Gideon St., Stayner ON L0M 1S0
Monday to Friday 8:30 AM to 4:30 PM

We invite you to comment on this application and to engage in the process with us. If you wish to receive future notices concerning this file, please submit your request in writing to the Planner assigned to this file using the information above. Please be advised that your comment or request to be notified will form part of the public record; your communication and any personal information therein will be made available to the public (i.e. e-mail address), unless you expressly request its removal.

If you have specific accessibility needs and would like another format or other accommodations the Township of Clearview will work to meet your needs. Please contact Human Resources at 705-428-6230 ext. 255.

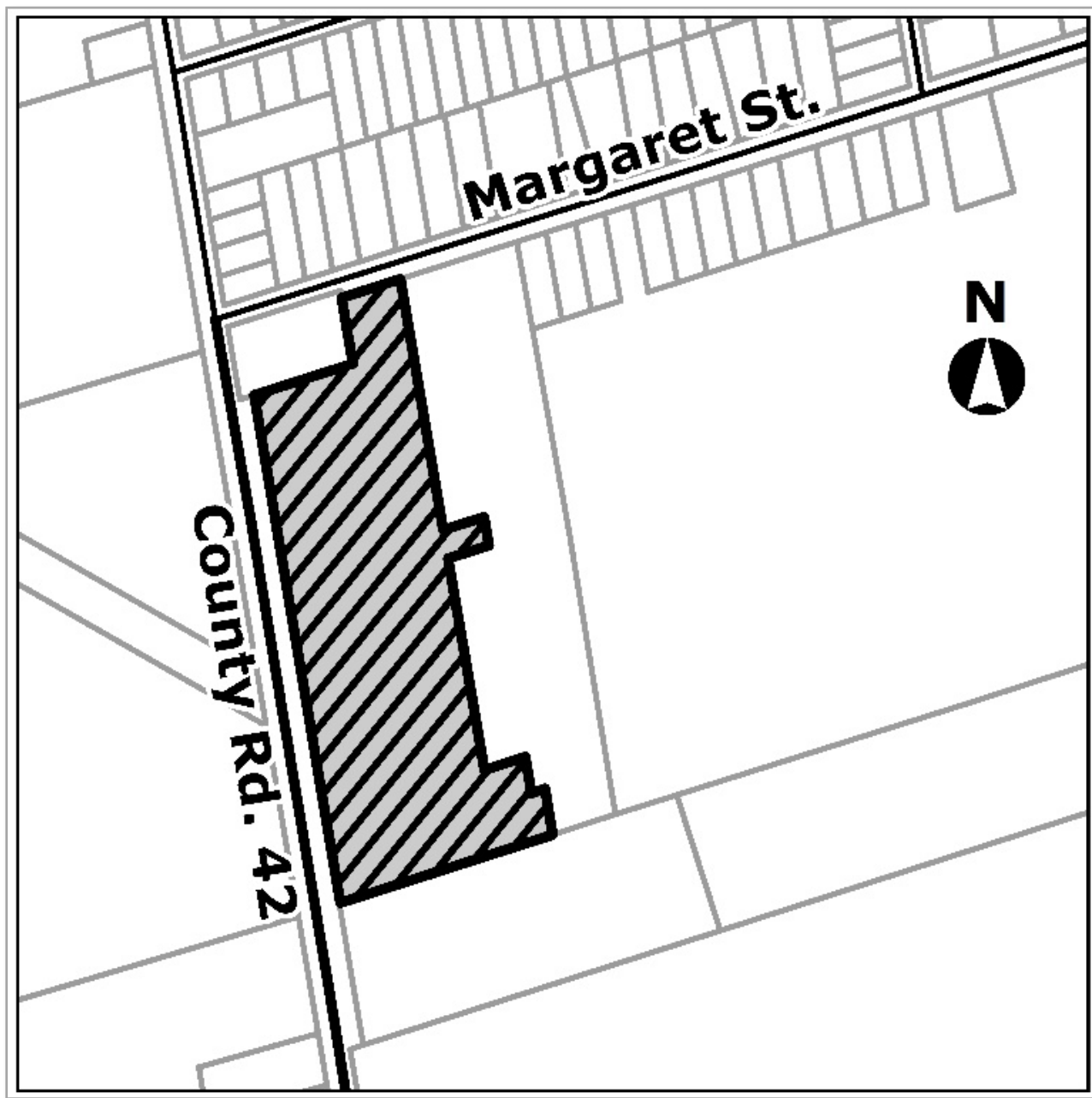
Notice dated: 6 June 2024

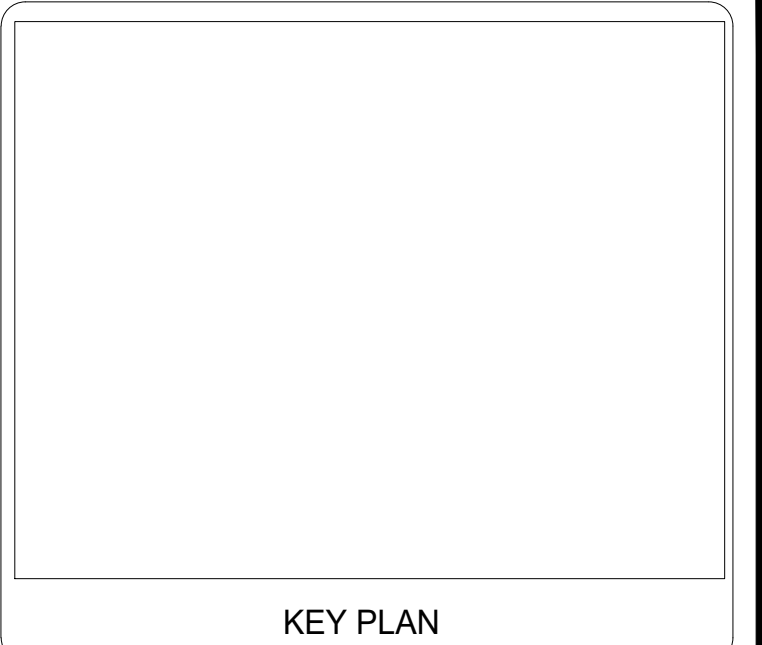
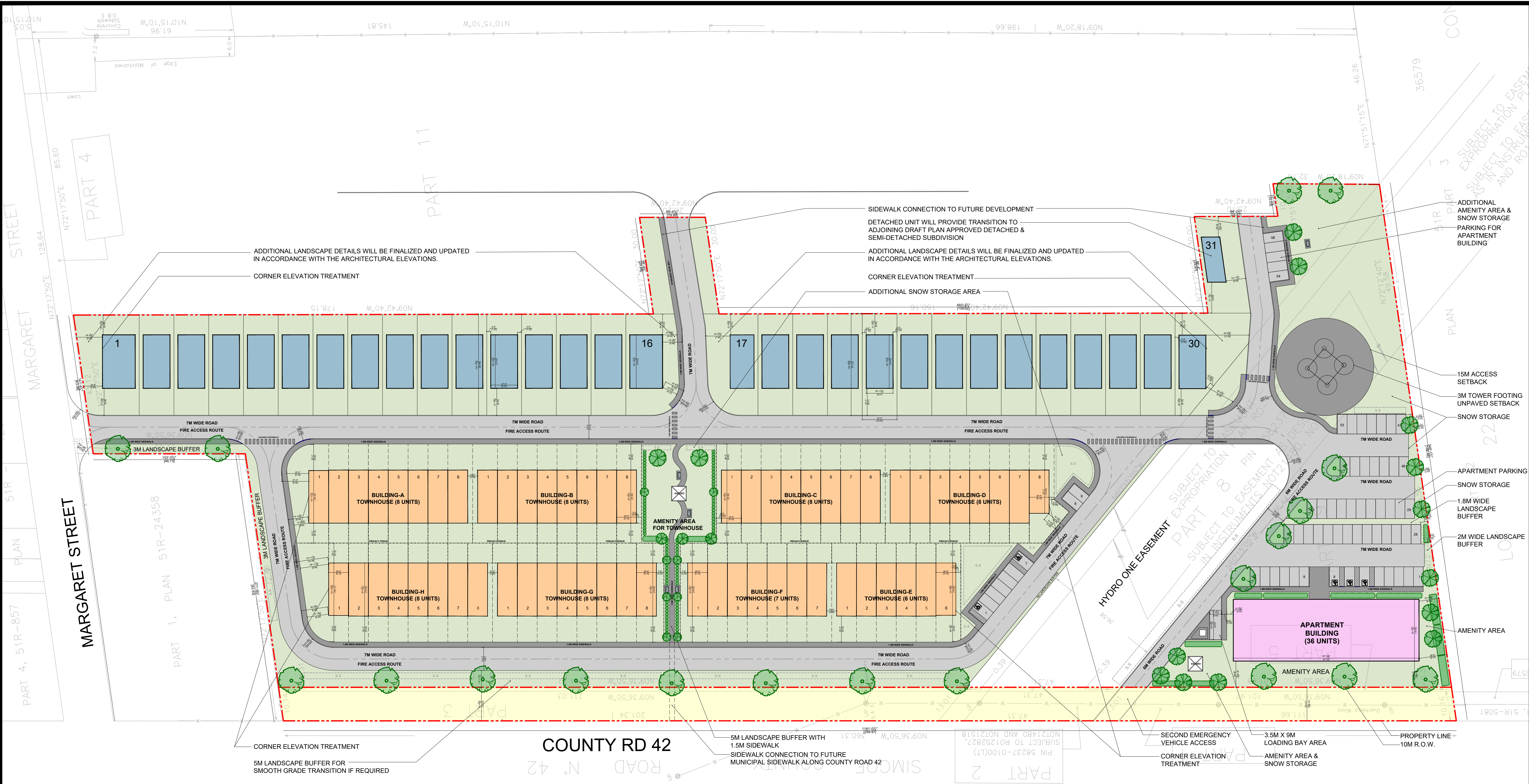


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Key Map





NO.	DATE	REVISION
1	2024-03-23	FOR DISCUSSION
2	2024-03-26	UPDATED AS PER MUNICIPAL COMMENTS

* NOT FOR SITE PLAN APPROVAL

*NOT FOR CONSTRUCTION

* ONLY FOR PRELIMINARY DISCUSSION

STATISTICS					
ZONING		PARKING			
ZONING:		TYPES	UNITS	STALLS	RATIO
PROPOSED ZONE	T.B.D.	DETACHED HOUSE 35' WIDE LOT	31 UNITS	62 STALLS (1 GARAGE+1 TANDEM)	2.0
PROGRAMS: AREA	~5.02 Ha (50200Sq.Mt.)	TOWNHOUSE 20' WIDE	61 UNITS	122 STALLS (1 GARAGE+1 TANDEM) 9 STALLS (VISITOR PARKING)	2.15
SUB-TOTAL	92 UNITS				
3. NO. OF CONDO APARTMENTS	36 UNITS	CONDO APARTMENTS	36 UNITS	58 STALLS	1.61
TOTAL NO. OF UNITS	128 UNITS				

LEGEND	
S.S.	SNOW STORAGE
	CONCRETE SIDEWALK
	PAINTED LINES
	PROPERTY LINE
	ACCESSIBLE PARKING SPACE
	1.8M PRIVACY FENCE
	BENCH
	SOD
	DECIDUOUS TREE
	SMALL TREE
	SHRUBS
	SHRUBS

NOTES:
1) PROPOSED MINIMUM 8M DRIVEWAY TO ACCOMMODATE ADDITIONAL SNOW STORAGE
2) 5M LANDSCAPE BUFFER TOWARD COUNTY ROAD 42 FOR SMOOTH GRADE TRANSITION WITHOUT PROPOSING RETAINING WALLS

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INTEGRATED DESIGN FIRM
SUITE 203, 7895 TRANMERE DR., MISSISSAUGA, ON L5S 1V9
MAIL: PROJECT@RPDSTUDIO.CA, CALL: 647-556-2596
WEBSITE: WWW.RPDSTUDIO.CA

PROJECT & CLIENT
1191 COUNTY ROAD 42
STAYNER, ON

DRAWING TITLE
SITE PLAN

DRAWING NO.
OP-7

SCALE :- 1"=50'-0"