



CLEARVIEW
TOWNSHIP

Public Meeting

Region of Huronia

2024-035 – Official Plan Amendment
and Zoning By-law Amendment

Contact Information

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Community Planner

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Subject Lands

Municipal Address:

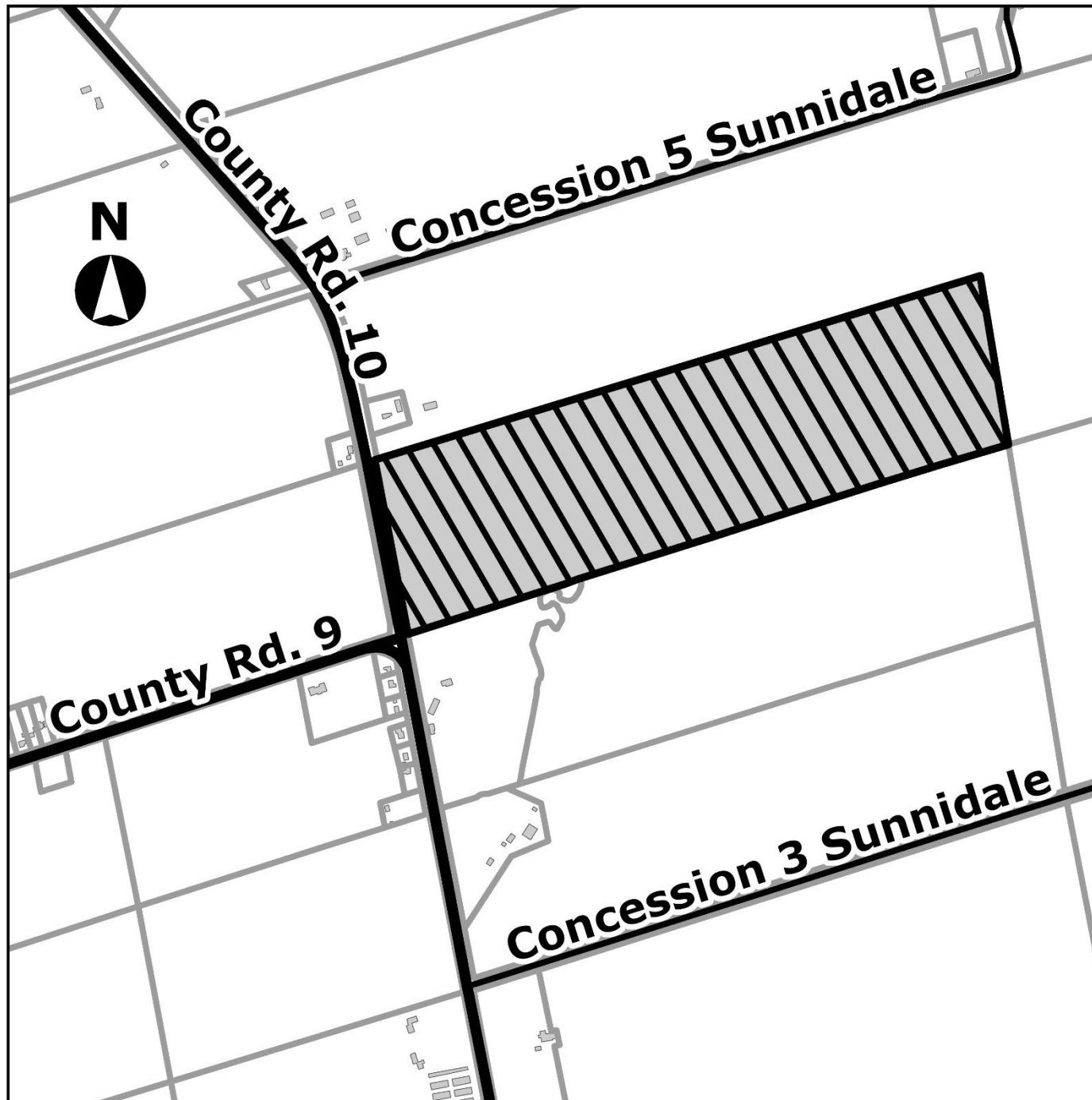
10367 County Road 10, New Lowell

Legal Description:

CONCESSION 4, S 1/2 LOT 21
ESR.

Roll No:

432904000217600





Purpose

- The purpose of the proposed Official Plan Amendment (OPA) is to redesignate a portion of the lands to 'Agricultural Exception' and further revise the limits of the 'Greenland – Natural Heritage Area' designation on the lands to 'Agricultural' to reflect the results of a Natural Hazard Study.
- The purpose of the proposed Zoning By-law Amendment is to rezone a portion of the land to reflect the OPA and permit the expansion of an existing sewage treatment facility. Exceptions will be used to establish site-specific zoning provisions.

Effect



- The effect of the applications are to facilitate the expansion of an existing sewage treatment facility (lagoons).

Submission Items

- The follow items were submitted as part of a complete application:
 - Cover Letter, Applications and fees
 - Planning Justification Report, Draft OPA Schedule and Text, Draft ZBA Schedule and Text
 - Site Plan Concept, Landscaping Concept, Site Survey Boundary and Cells
 - Geotechnical Engineering Report, Hydrogeological Assessment, Ground Monitoring
 - Air Quality Land Use Compatibility Study
 - Natural Hazard Assessment, Stage 1 & 2 Archaeological Assessment, Agricultural Impact Assessment
- All can be viewed [online](#)



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Surrounding land uses:

North: Agricultural, Single Detached Dwelling

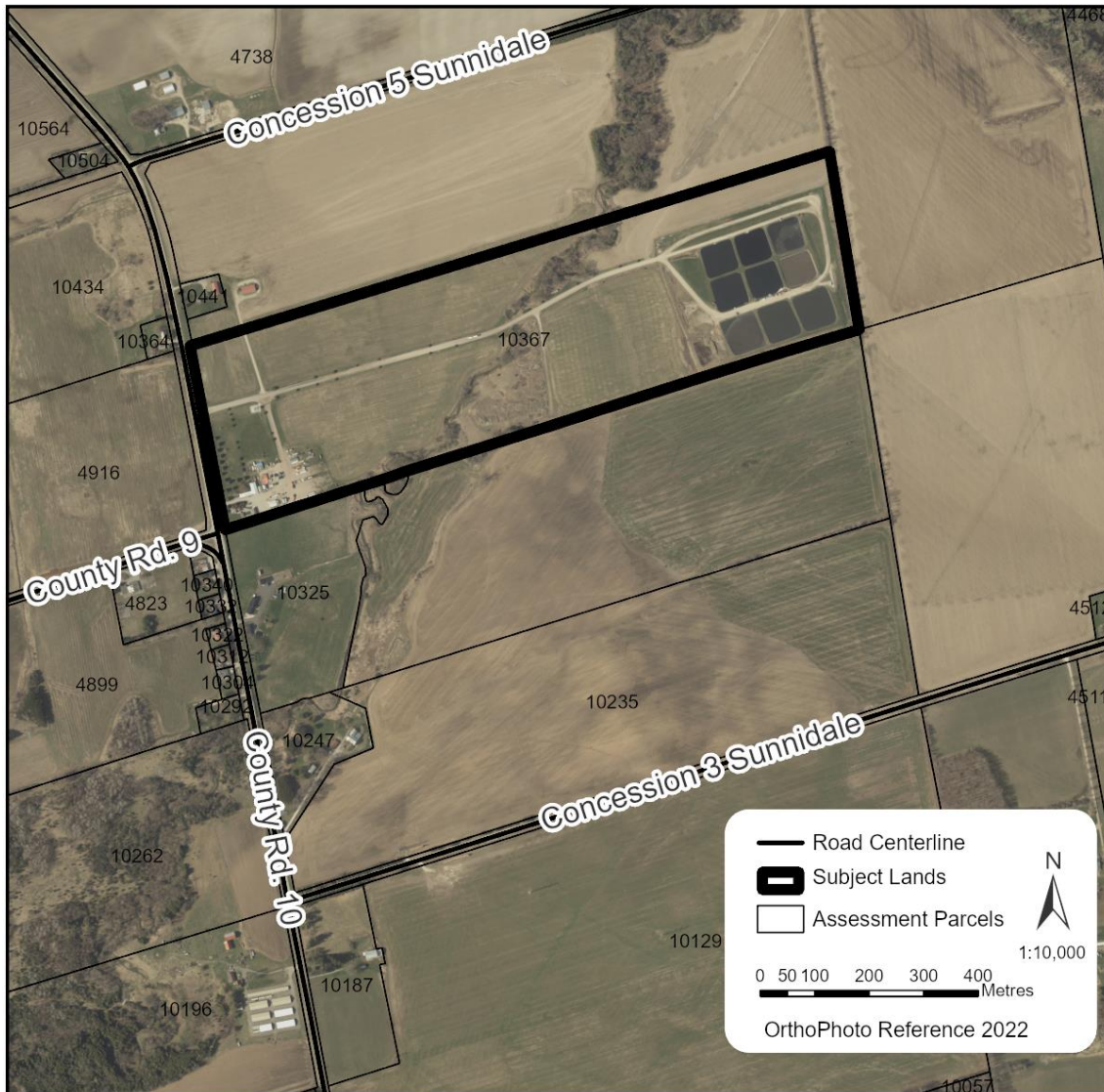
East: Agricultural

South: Agricultural

West: Agricultural

Current Land Use:

- Crop and pastureland
- Livestock facilities, agricultural outbuildings
- Single detached dwellings (several in the area)



Subject Lands:

10367 COUNTY RD 10
(4329-040-002-17600)

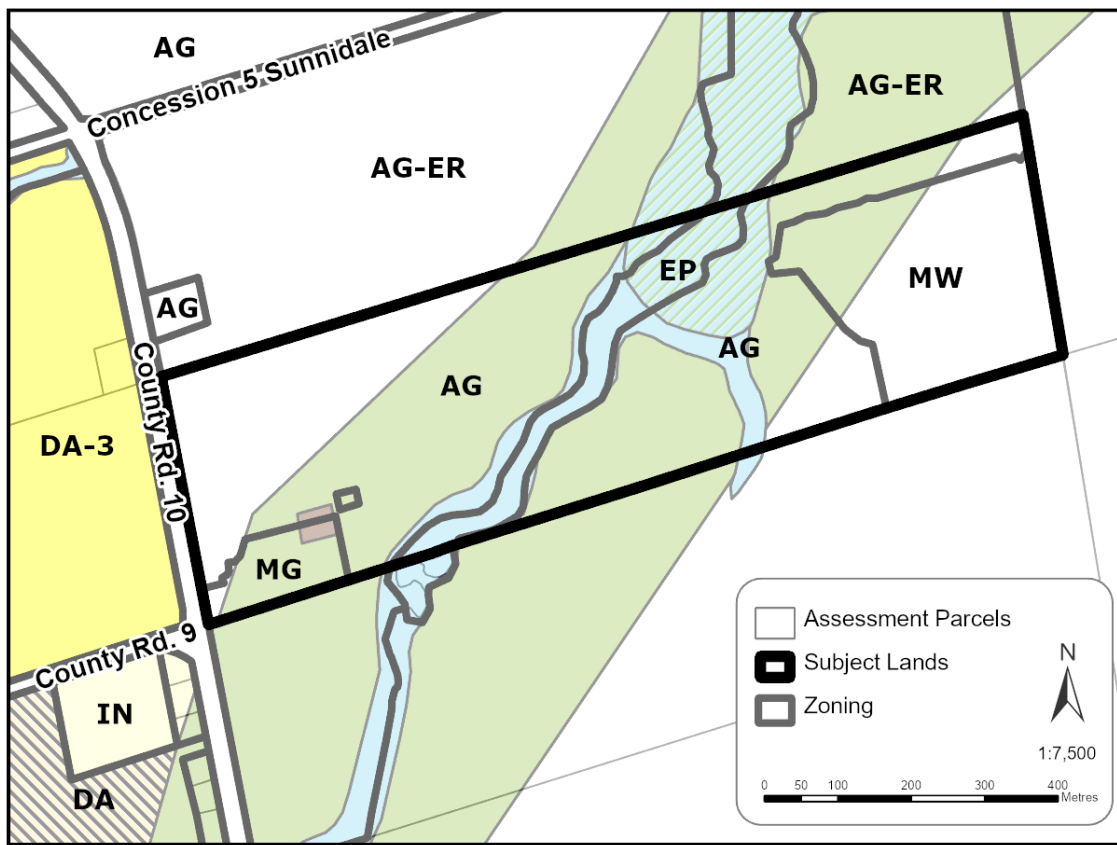
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Planning Policy

Official Plan Designation:

- Agricultural, Greenland-Hazard Land Areas, Greenland – Wetland Areas, Greenland – Natural Heritage Areas

Zoning By-law:

- Agricultural (AG)
- Environmental Protection (EP)
- Waste Disposal Industrial (MW)

Zoning Code, Zoning Description

AG, AGRICULTURAL
 AG-ER, AGRICULTURAL - RESIDENTIAL USE EXCEPTION
 DA, DEVELOPMENT AREA
 DA-3, DEVELOPMENT AREA EXCEPTION 3
 EP, ENVIRONMENTAL PROTECTION
 IN, INSTITUTIONAL
 MG, GENERAL INDUSTRIAL
 MG-1, GENERAL INDUSTRIAL EXCEPTION 1
 MW, WASTE DISPOSAL INDUSTRIAL
 RU, RURAL

Official Plan Designations

□ Agriculture
 ■ Residential
 □ Rural
 ▨ Future Development
 ▨ Greenland - Wetland Areas
 ■ Greenland - Hazard Land Areas
 ■ Greenland - Natural Heritage Areas
 ■ Waste Disposal Industrial

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Notice and Circulation

- Notice of the subject application has been given in accordance with the *Planning Act*.

When: June 6, 2024

How: Mailing (120 m) & Posting

- Details of the application and supporting materials:
 - Have been made [available](#) to the public; and
 - Have been circulated to the relevant commenting agencies.

Public Comments

- If comments were received, they have been published as part of the Public Meeting Agenda.
- Comments received after the publishing of the Public Meeting Agenda will be published as part of the recommendation report.

The Review Process

Milestone	Date
Application Received	May 3, 2024
Application Deemed Complete	May 24, 2024
Notice of Public Meeting Given	June 6, 2024
Public Meeting	June 26, 2024
Recommendation Report	July 22, 2024
Notice of Decision	August 13, 2024