



Planning & Building Department

Township of Clearview
Box 200, 217 Gideon Street
Stayner, Ontario L0M 1S0

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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:

September 30, 2026 at 5:30 p.m.

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

<https://www.clearview.ca/government-committees/council/agenda-minutes>

Purpose & Effect

The purpose of the applications is as follows:

- Official Plan Amendment proposes
 - to amend the 'Transition Corridor' designation policies on the property to permit a new residential lot. The amendment will adding a Special Exception Policy to Section 13 of the Official Plan (2024),and;
 - to amend the mapping schedule to reflect the revised Flood Plain Mapping of the Mad River.
- Zoning By-law Amendment proposes:
 - To rezone a portion of the lands from Residential Low Density (RS2) Zone to an Environmental Protection (EP) Zone to implement the Flood Plain Mapping of the Mad River.

The effect of both applications is to permit the creation of one (1) additional residential lot on the property through a future consent application. The Mad River Flood Plain Mapping will be implemented through the use of an Environmental Protection (EP) Zone where no development will be permitted.

Application Details

Applicant: MORGAN Planning & Development Inc.

Owner: Ed Leimgardt Holdings

Related applications for the same lands: Future Consent Applications.

Subject Lands

Municipal Address: 144 Mary Street, Creemore

ARN: 432903000112200

Legal Description: PLAN 315 LOT 25 PT LOT 24 S; CAROLINE ST PT STATION; GROUNDS RP 51R23118 PART 1; RP 51R23776 PART 10

A Key Map and Proposed 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

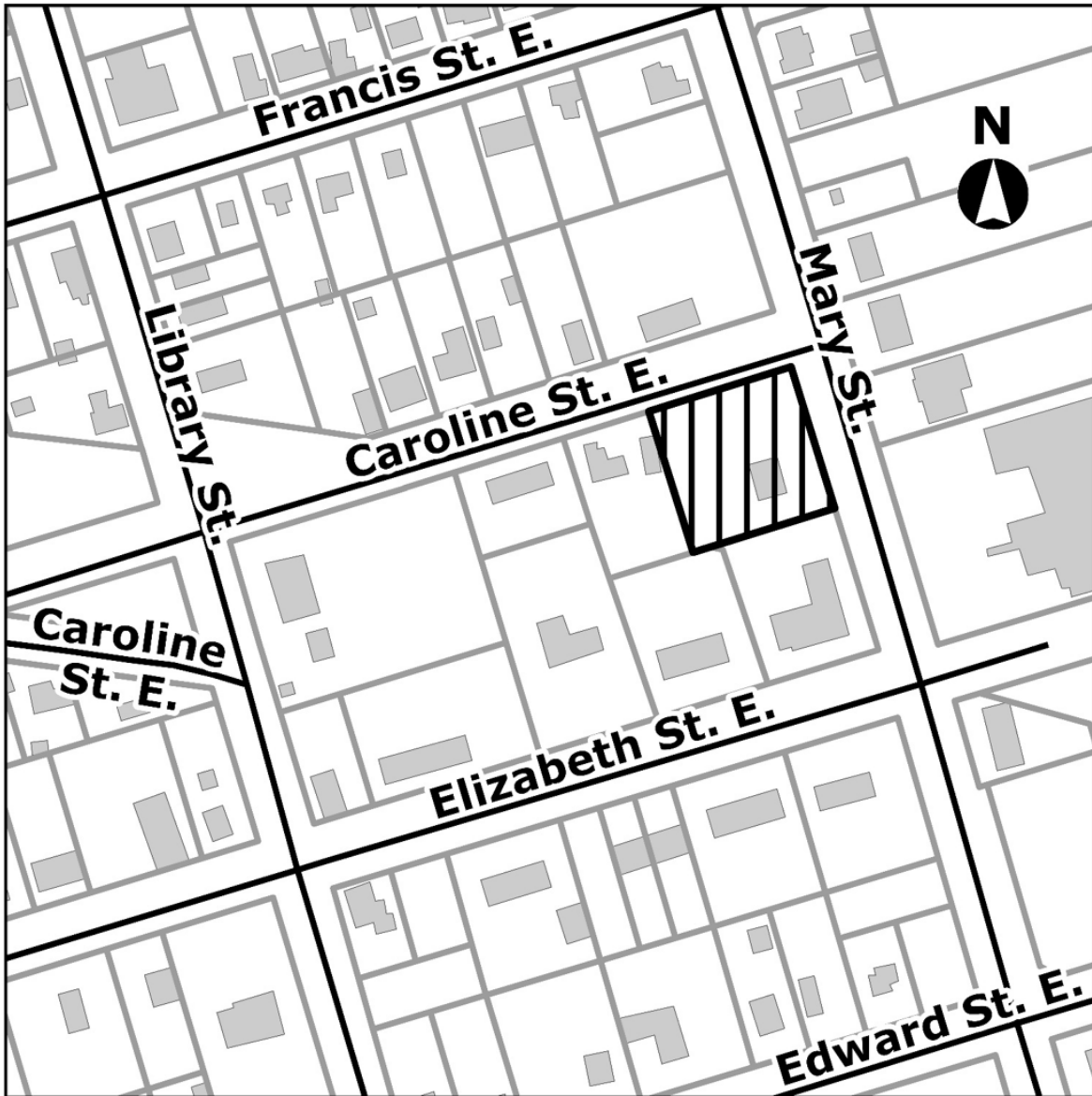
Additional information regarding the application is available to the public at the Clearview Administration Centre and on the Township of Clearview [website](#). For more information:

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 **August 28, 2026**.

KEY MAP



CONCEPTUAL SITE PLAN

