



CLEARVIEW
TOWNSHIP

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 & PUBLIC MEETING

Zoning By-law Amendment

TAKE NOTICE that the Council of The Corporation of the Township of Clearview has received application for an amendment to the **Zoning By-law**. The application is being considered under the requirements of the Planning Act RSO 1990 c.P.13 s. 34 and Ontario Regulation 545/06. The purpose of this notice is to provide notice of the application and public meeting and to provide more information on the details of the application(s).

Public Meeting Details

A public meeting is being held in consideration of the application(s) on:

December 10, 2025 at 5:30 p.m.

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

www.clearview.ca/YouTube

Purpose & Effect

The purpose of the application is to amend the zoning on the subject lands from a Development Area Exception (DA-1) Zone to a Residential Multiple Low Density with Hold Provision (RS3)(H-YY) Zone, Environmental Protection (EP) Zone, Institutional with Hold Provision (IN)(H-ZZ) and Residential Multiple Low Density with Hold Provision (RS3)(H-YY) Zone, Recreation Lands Exception XX (REC-XX) Zone, and Stormwater Management Facilities (SM) Zone.

Exceptions will be used to limit uses on portions of the subject lands. Hold Symbols will also restrict development of the subject lands until availability of sufficient servicing capacity and allocation has been confirmed to the satisfaction of the municipality.

The effect of the application is to facilitate the residential development of the subject lands through a future Draft Plan of Subdivision application. 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: Future Draft Plan of Subdivision application

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 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 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 **November 20, 2025**.

KEY MAP



