



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 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:

May 27, 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 proposal seeks to develop a portion of the subject lands for residential use, consisting of the following number and type of residential units:

- 8 – Single Detached Dwelling Units
- 34 – 2-Storey Standard Townhouse Dwelling Units
- 48 – 3-Storey Standard Townhouse Dwelling Units
- 34 – 3-Storey Back-to-Back Townhouse Dwelling Units

The purpose of the Official Plan Amendment and Zoning By-law Amendment applications is to change the property's land use designation from 'Future Development' to 'Residential' as well as rezone portions of the lands from 'Development Area (DA)' Zone to 'Recreational

Lands (REC)', 'Residential Multiple Low Density (RS3)' and 'Residential Multiple Medium Density Exception (RS5-XX)' Zones.

Application Details

Applicant: Innovative Planning Solutions C/O Cameron Sellers and Kevin Bechard

Owner: 2826878 Ontario Inc.

Related applications for the same lands: The subject lands will also be subject to future Draft Plan of Subdivision and/or Site Plan Approval application(s).

Subject Lands

Municipal Address: 7582 County Road 9, Clearview

ARN: 432903000136900

Legal Description: CREEMORE CON 4 PT LOT 10

A Key Map and Conceptual 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 **May 1, 2026**.

KEY MAP



