



CLEARVIEW

OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT NOTICE OF PUBLIC MEETING

The Township of Clearview Council has received applications to amend the Official Plan (2001) and the Zoning By-law (06-54). The amendments are 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 28, 2023 at 6:30 pm

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

You can also watch the Public Meeting live on YouTube. The site link can be found on the Township's website at www.clearview.ca/YouTube.

The Proposal:

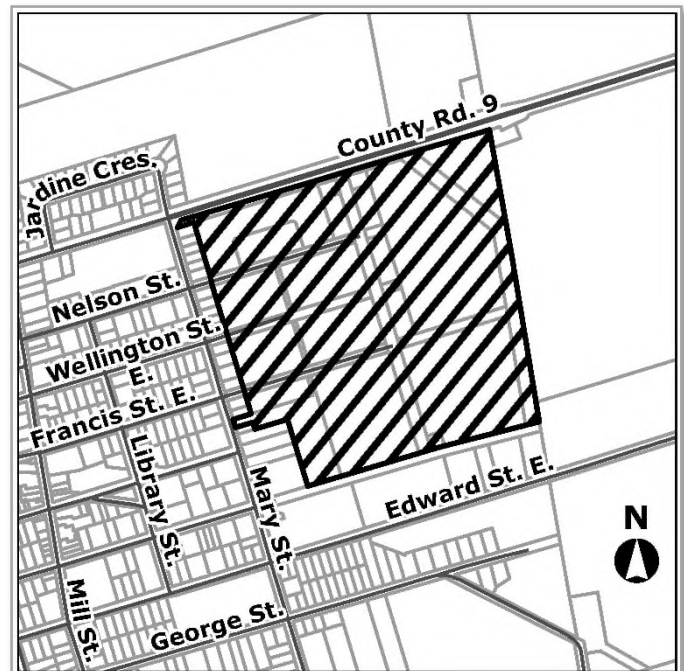
Project No.: 2023-025

The purpose of the Official Plan Application (OPA) is to replace policies of OPA No. 5 Residential Special Policy 1 (Section 4.6.2.3.7.c). The effect of the OPA will consider between 473 residential units to 536 residential units. Single detached dwelling frontages include: 9.1 m (30 ft); 11.6 m (38 ft); and 15.2 m (50 ft). It will also include 68 condominium townhouse units with frontages of 8.5 m (28ft).

The purpose of the Zoning By-law Application (ZBA) reflects residential Draft Plan of Subdivision. The effect is to zone the lands Residential Multiple Low Density (RS3), Residential Multiple Medium Density (RS4), Recreational (REC), Stormwater (SW) and Development Area (DA). Exceptions will be used to permit maximum density allocation and consider provisions, as well as to place Hold symbols on the lands.

The lands were known as the Alliance Heritage Village. The lands are south of County Road 9 and east of Mary Street, Creemore. The first phase of the Alliance Heritage Village, dwelling units are not included in these applications.

A key map has been provided showing the subject lands.



The subject lands are also subject to a draft plan of subdivision application (No. 2023-025-SD).



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Your Rights to Appeal:

Note that the County of Simcoe is the ultimate approval authority for Township Official Plan Amendments.

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 or the Township of Clearview/County of Simcoe before the proposed Official Plan Amendment is adopted, the person or public body:

- i) is not entitled to appeal the decision of the approval authority 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.

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. 248

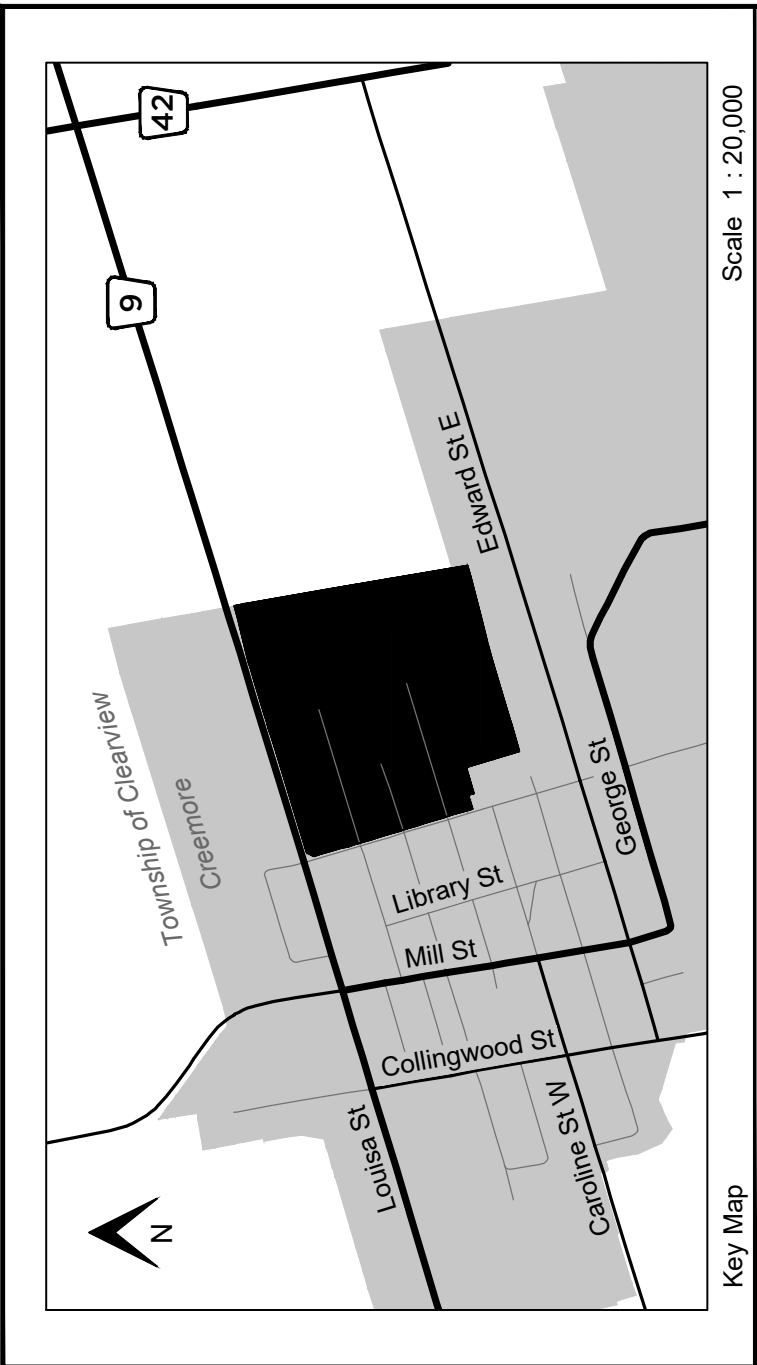
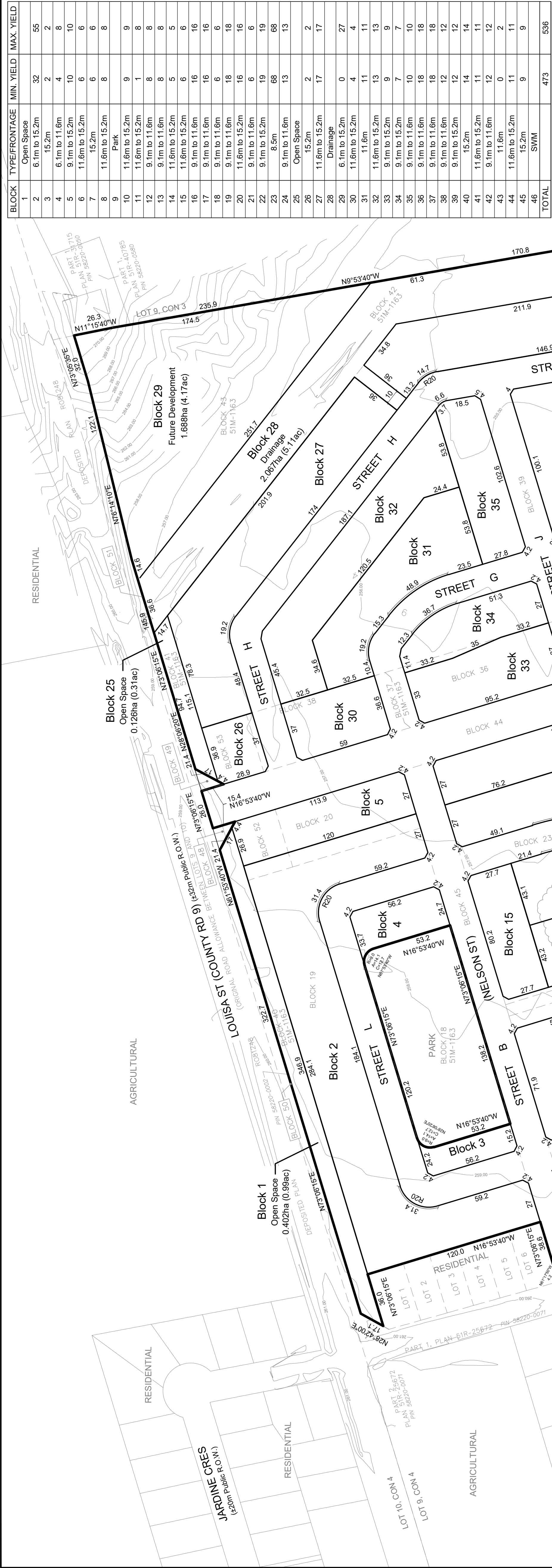
Visit or write to the Community Services Department at the Township of Clearview Administration Centre:

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 these applications and to engage in the process with us. If you wish to be notified of the adoption of the proposed Official Plan amendment or the refusal of a request to amend the Official Plan, or of the decision regarding the proposed Zoning By-law amendment 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: 7 June 2023



DRAFT PLAN OF SUBDIVISION

BLOCKS 19 TO 27 AND BLOCKS 29 TO 47, REGISTERED PLAN 51M-1163
(GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA),
TOWNSHIP OF CLEARVIEW, COUNTY OF SIMCOE

LAND USE	LOTS/BLOCKS	UNITS	ha	AREA ac	%
Townhouse and Single Detached Residential	Blocks 2-8, 10-22, 24, 26, 27, 29-45	468*	19.820	48.98	56.55
Condominium Townhouse	Block 23	68	2.549	6.30	7.27
Park	Block 9		0.133	0.33	0.38
Open Space	Blocks 1, 25		0.528	1.30	1.51
Stormwater Management	Block 46		2.036	5.03	5.81
Drainage Channel	Block 28		2.067	5.11	5.90
Streets ('A' - 'L')			7.915	19.56	22.58
TOTAL		536*	35.048	86.61	100

*Based on max allocation.

TOWNSHIP OF CLEARVIEW APPROVAL
APPROVED IN ACCORDANCE WITH SECTION 51(31) OF THE PLANNING ACT, RSO, 1990,
CHAPTER P-13, AS AMENDED.

THIS _____ DAY OF _____, 20____

OWNER'S CERTIFICATE
TRIBUTE (CREEMORE) LIMITED, BEING THE REGISTERED OWNER OF THE SUBJECT
LANDS, HEREBY AUTHORIZE CELESTE PHILLIPS PLANNING INC. TO PREPARE AND
SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: April 5, 2023
STEVEN LIBFELD
TRIBUTE (CREEMORE) LIMITED

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR
RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON
THIS PLAN.

DATE: April 5, 2023
PIER-DE ROSA, O.L.S.
J.D. BARNES LIMITED

ADDITIONAL INFORMATION
REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- a) AS SHOWN f) AS SHOWN i) SILTY SAND/GRAVEL
- b) AS SHOWN g) AS SHOWN j) AS SHOWN
- c) AS SHOWN h) AS SHOWN k) FULL MUNICIPAL SERVICES
- d) AS SHOWN
- e) AS SHOWN

No.	DATE	REVISION	BY

Stamp

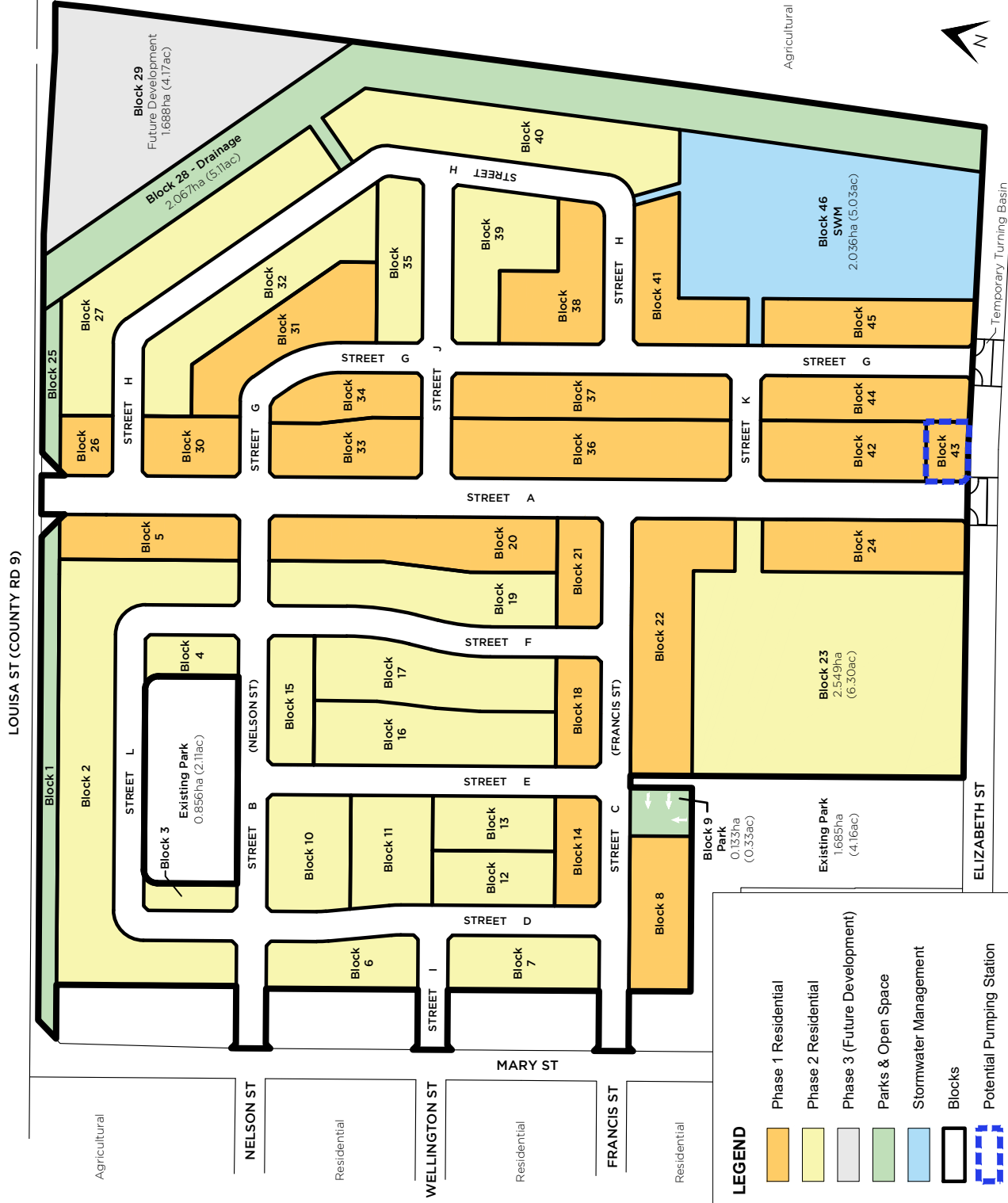
Scale 1:1,500

Date: April 5, 2023
Drawn By: AM
Checked By: CP

85 Bayfield Street, Suite 300
Barrie, ON L4M 3A7
T: 705 797 8977
C: 705 730 8850
celeste@cpplan.ca

AMENDMENT No.

BLOCK	TYPE/FRONTAGE	OS	MIN. YIELD	MAX. YIELD
1				
2	6.1m to 15.2m		32	55
3	15.2m		2	2
4	6.1m to 11.6m		4	8
5	9.1m to 15.2m		10	10
6	11.6m to 15.2m		6	6
7	15.2m		6	6
8	11.6m to 15.2m		8	8
9	Park			
10	11.6m to 15.2m		9	9
11	11.6m to 15.2m		1	8
12	9.1m to 11.6m		8	8
13	9.1m to 11.6m		8	8
14	11.6m to 15.2m		5	5
15	11.6m to 15.2m		6	6
16	9.1m to 11.6m		16	16
17	9.1m to 11.6m		16	16
18	9.1m to 11.6m		6	6
19	9.1m to 11.6m		18	18
20	11.6m to 15.2m		16	16
21	9.1m to 11.6m		6	6
22	9.1m to 15.2m		19	19
23	8.5m		68	68
24	9.1m to 11.6m		13	13
25	OS			
26	15.2m		2	2
27	11.6m to 15.2m		17	17
28	Drainage			
29	6.1m to 15.2m		0	27
30	11.6m to 15.2m		4	4
31	11.6m		11	11
32	11.6m to 15.2m		13	13
33	9.1m to 15.2m		9	9
34	9.1m to 15.2m		7	7
35	9.1m to 11.6m		10	10
36	9.1m to 11.6m		18	18
37	9.1m to 11.6m		18	18
38	9.1m to 11.6m		12	12
39	9.1m to 15.2m		12	12
40	15.2m		14	14
41	11.6m to 15.2m		11	11
42	9.1m to 11.6m		12	12
43	11.6m		0	2
44	11.6m to 15.2m		11	11
45	15.2m		9	9
46	SWM			
TOTAL			473	536



Date _____

SCHEDULE 'C'

OFFICIAL PLAN

AMENDMENT No. _____

Phasing Plan

LEGEND



Subject Lands



Phase 1



Phase 2

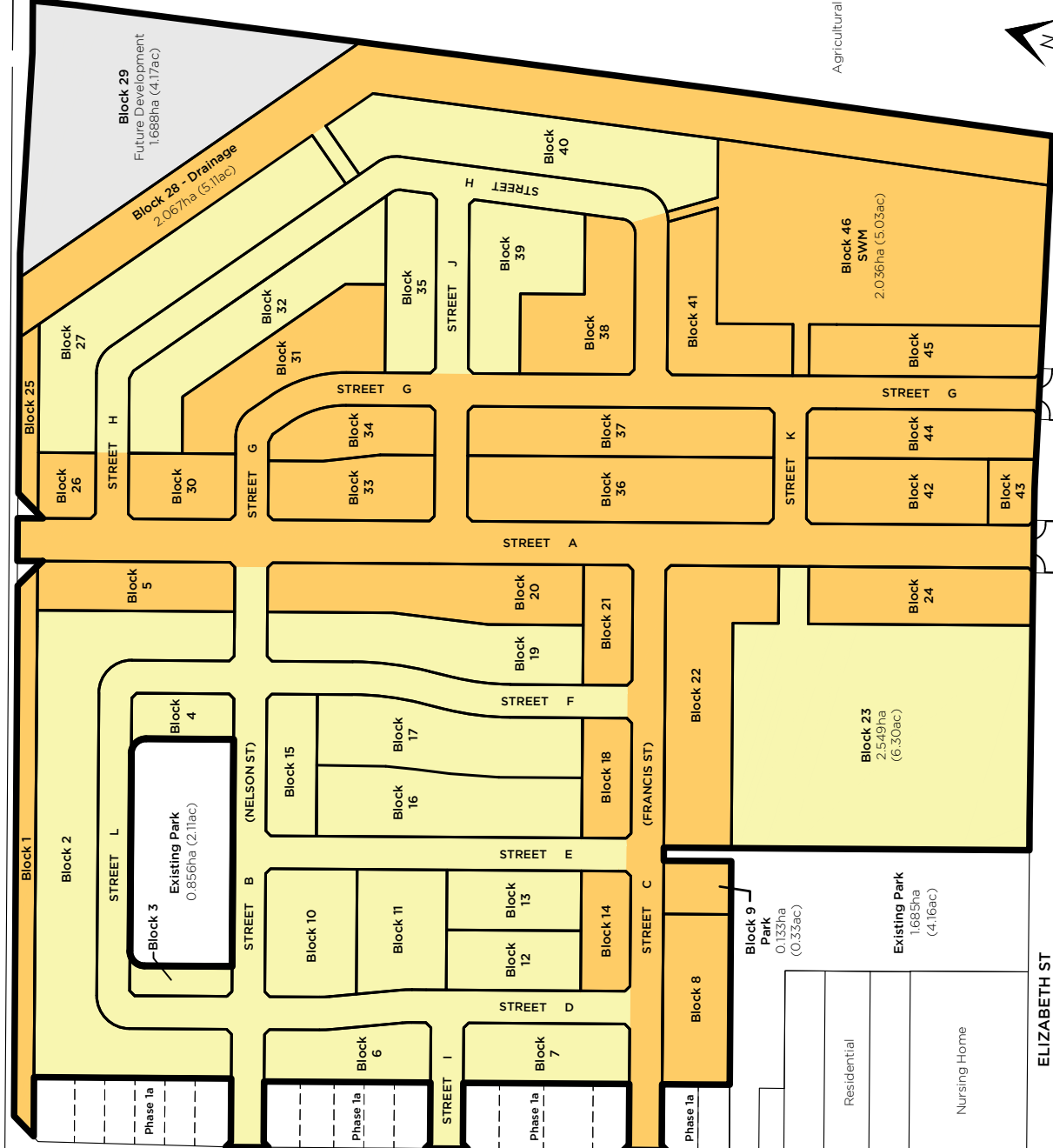


Future Development

Note: Landscape buffer along County Road 9 to be provided prior to the start of Phase 2.

Seal

LOUISA ST (COUNTY RD 9)



Doug Measures, Mayor

Sasha HelmKay, Clerk

Date

SCHEDULE 'D'
OFFICIAL PLAN
AMENDMENT No. _____

Development Concept

LEGEND



Subject Lands



8.5m Condominium Townhouses



9.1m (30ft) Single Detached



11.6m (38ft) Single Detached



15.2m (50ft) Single Detached



Gordon Homestead



Potential Pumping Station



Open Space & Drainage Channel



Parks Previously Conveyed



Stormwater Management



Future Development

LOUISA ST (COUNTY RD 9)

Agricultural

NELSON ST

Residential

WELLINGTON ST

Residential

FRANCIS ST

Residential

CAROLINE ST

Residential

ELIZABETH ST

Agricultural



Temporary Turning Basin

Future Development
1.688ha (4.17ac)

Drainage Channel

Existing Park
0.856ha (2.11ac)

STREET L

STREET B

(NELSON ST)

STREET A

STREET F

STREET E

STREET D

STREET C

(FRANCIS ST)

STREET K

STREET H

STREET G

STREET J

STREET I

STREET M

STREET N

STREET O

STREET P

STREET Q

STREET R

STREET S

STREET T

STREET U

STREET V

STREET W

STREET X

STREET Y

STREET Z

STREET AA

STREET AB

STREET AC

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STREET AE

STREET AF

STREET AG

STREET AH

STREET AI

STREET AJ

STREET AK

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