



CLEARVIEW
TOWNSHIP

Notice of Complete Application & Public Meeting

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 public meeting and to provide more information on the details of the application(s).

Applicant:	Innovative Planning Solutions (c/o James Hunter)
Owner:	1000367139 Ontario Inc. (c/o Lisbon Asphalt Products Limited)
File No.:	2024-041-ZB
Address:	4769 Highway 26, Clearview
Legal Description:	Part of Lots 16 and 17, Concession 10
ARN:	432904000312700
Purpose & Effect:	<p>The application seeks to amend the zoning on a portion of the subject lands from the 'Extractive Industrial' (EX) Zone to the 'Extractive Industrial Exception' (EX-xx) Zone to allow an asphalt plant as a site-specific permitted use.</p> <p>The effect of the proposed by-law is to permit the operation of an asphalt plant on the subject lands.</p>
Related Files:	There are no associated applications.
Public Meeting Date:	Wednesday, August 28, 2024 at 5:30 pm
Public Meeting Location:	Council Chambers, Township of Clearview Administration Centre, 217 Gideon Street, Stayner, Ontario.
Watch Online:	www.clearview.ca/YouTube
Attachments:	a. Key Map

Appeal & Notice 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.

For Additional Information

Planner Assigned to File:

Nick Ainley, Community Planner
nainley@clearview.ca
705-428-6230 ext. 242

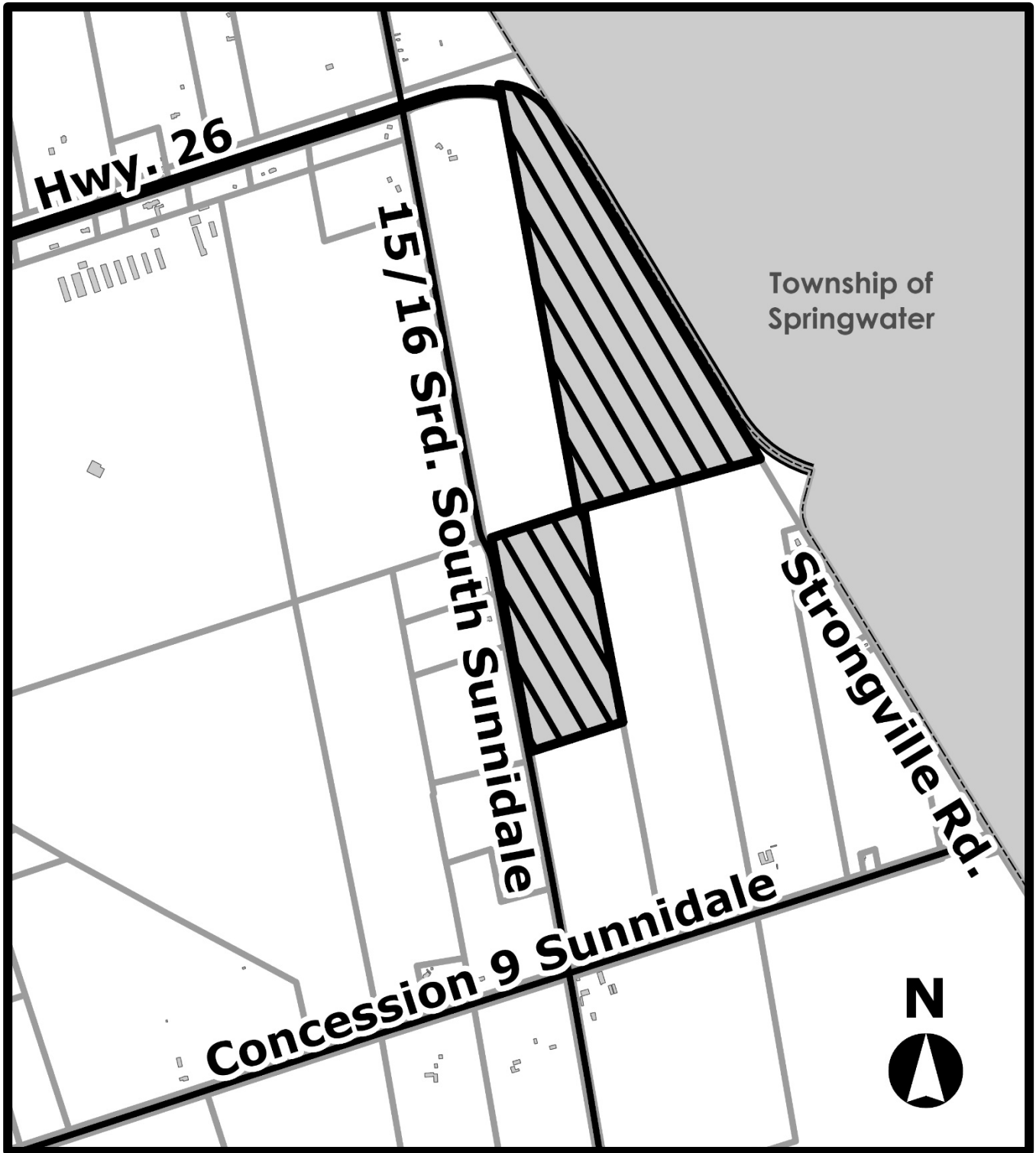
Township of Clearview
Box 200, 217 Gideon St.
Stayner, Ontario L0M 1S0

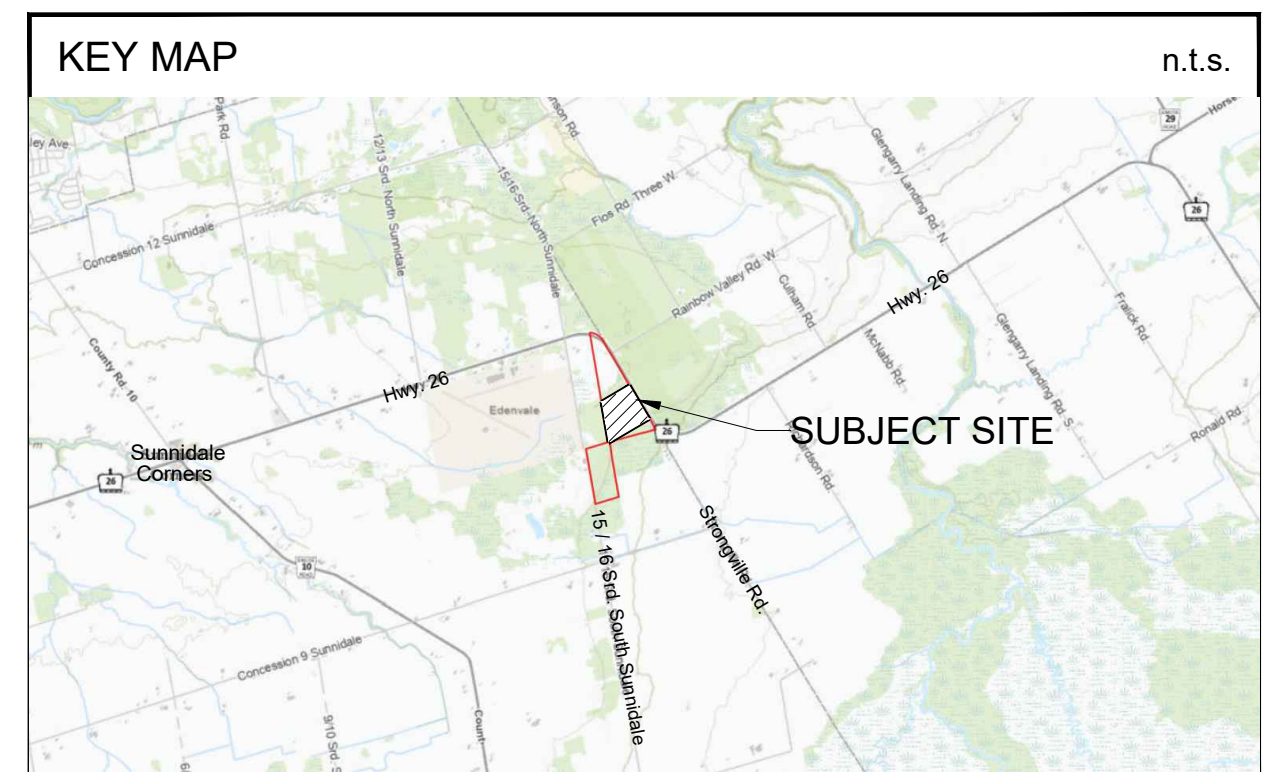
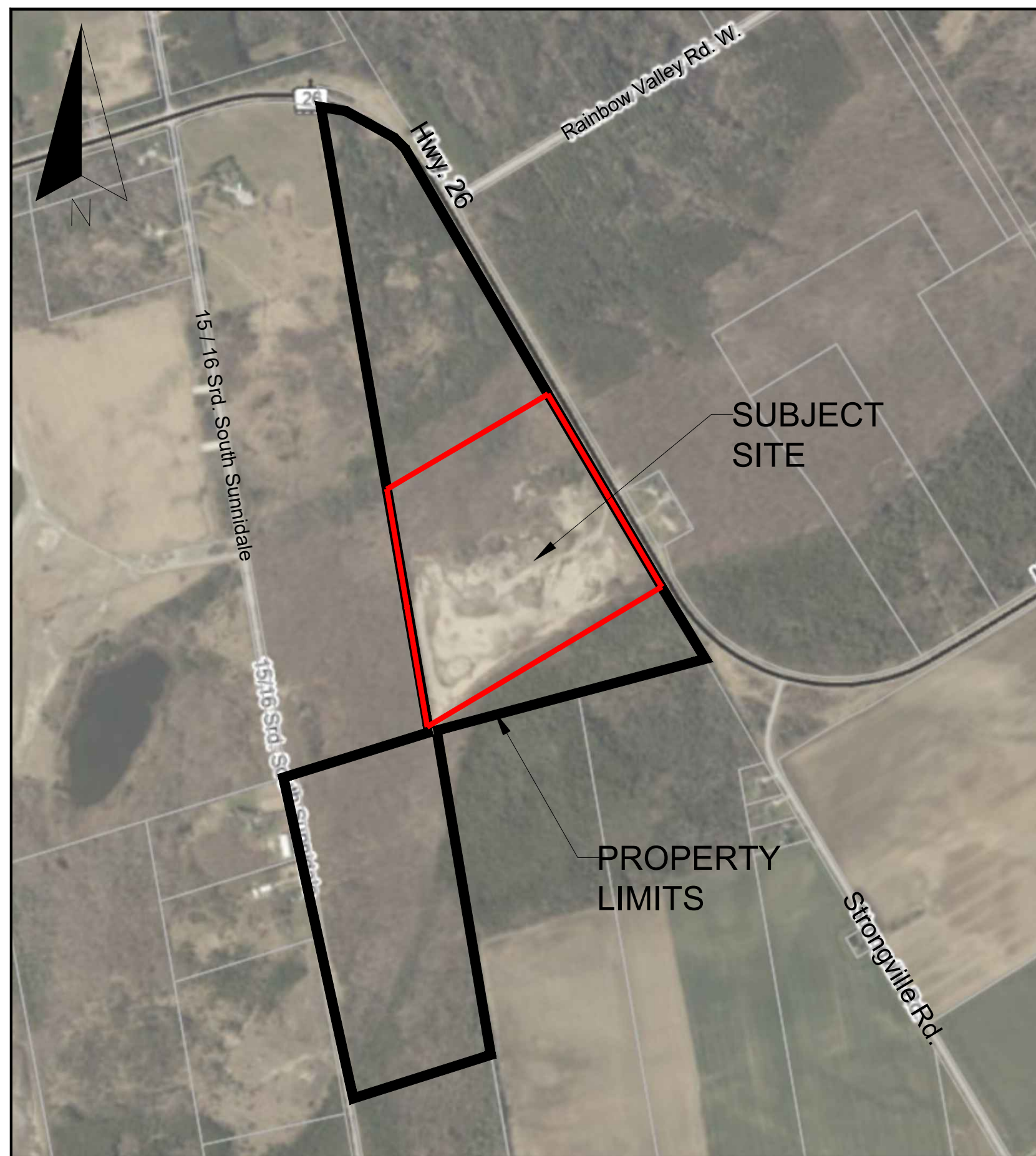


www.clearview.ca/current-projects

Notice dated: July 23, 2024

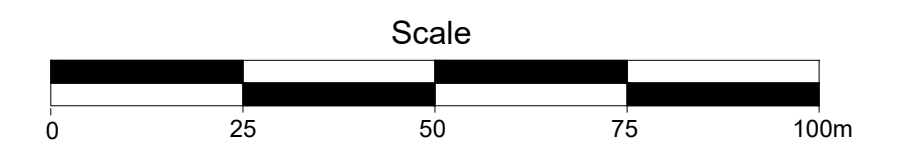
Key Map:





CONCEPTUAL SITE PLAN

Part of Lot 16 and 17, Concession 10,
(Formerly Township of Sunnidale),
Township of Clearview,
County of Simcoe



- LEGEND**
- Subject Property (64.9ha)
 - Subject Site & Licensed Boundary (22.3ha)
 - Extraction Limit (19.1ha)
 - Asphalt Plant Area (3.0ha)
 - Monitoring Well
 - Office / Control Centre (28.6m²)
 - Power Supply Bldg.
 - Approximate Limits of Disturbed Area (Previous Operations)
 - Directional Traffic Arrows
 - Processed RAP
 - Aggregate Stockpiles
 - Lands Subject To ZBA (16.4ha)
 - Zone Boundary
 - 14.0m M.T.O. Setback

EXTRACTIVE INDUSTRIAL (EX) ZONE		
Provisions	Required	Provided
Permitted Uses	Extraction of Aggregate & Processing	Asphalt Plant
Min. Lot Area	--	22.3ha
Min. Lot Frontage	--	16.4ha - ZBA
Min. Front Yard	15.0m	466.9m
Min. Rear Yard	15.0m	> = 15.0m
Min. Interior Side Yard	15.0m	> = 15.0m
Min. Exterior Side Yard	15.0m	> = 15.0m
Landscape Requirements (2.13.1)	Where parking area contains 9 or more parking spaces, 1 tree shall be planted for every 3 parking spaces provided	3 trees shall be planted per space
Landscape Screen (2.13.2.a.b.): A 3.0m wide landscape screen, with a mature height of at least 2.00m, is required along a lot line that meets any of the following criteria:	Where a commercial or industrial use or zone abuts a residential use or zone	Complies
	Where a parking area contains 4 or more required spaces and abuts a residential use or zone	Complies
Required Parking: Industrial Use	3 parking spaces (2 spaces + 1 parking space / 45.00m ² of G.F.A. for the first 3,002.00m ² and then 1 parking space / 100.00m ² for the remaining G.F.A.)	11 parking spaces
Required B.F. space	1 space (1 - 25 spaces)	1 B.F. space
Min. Parking Space Size (2.15.1)	Width: 3.0m	Width: 3.0m
	Length: 6.0m	Length: 6.0m
Min. B.F. Parking Space Size (1.15.1)	Width: 4.6m	Width: 4.6m
	Length: 6.0m	Length: 6.0m

Source: Township of Clearview Zoning By-Law
County of Simcoe Interactive Mapping, 2022 Imagery
Note: Information shown is approximate and subject to change.

CONCEPTUAL ASPHALT PLANT SITE PLAN - 1

4769 HIGHWAY 26, CLEARVIEW

SCHEDULE OF REVISIONS			
No.	Date	Description	By
1.	May 17, 2024	1st. Application Submission	A.S.

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7
tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: May 17, 2024 Drawn By: A.S.
File: 23 - 1293 Checked: J.H.