



CLEARVIEW

DRAFT PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT

NOTICE OF COMPETE APPLICATION & PUBLIC MEETING

The Township of Clearview has received complete applications for a proposed plan of subdivision and for a Zoning By-law amendment. The applications 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 let you know that complete applications have been received by the Township and that a public meeting has been scheduled.

Public Meeting Information:

When: Monday March 19, 2018 at 6:30 pm

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

The Proposal:

Project No.: 2017-063

The proposed plan of subdivision can be described as follows: 39 single-detached units, 42 townhouse units, stormwater management pond, park and trail.

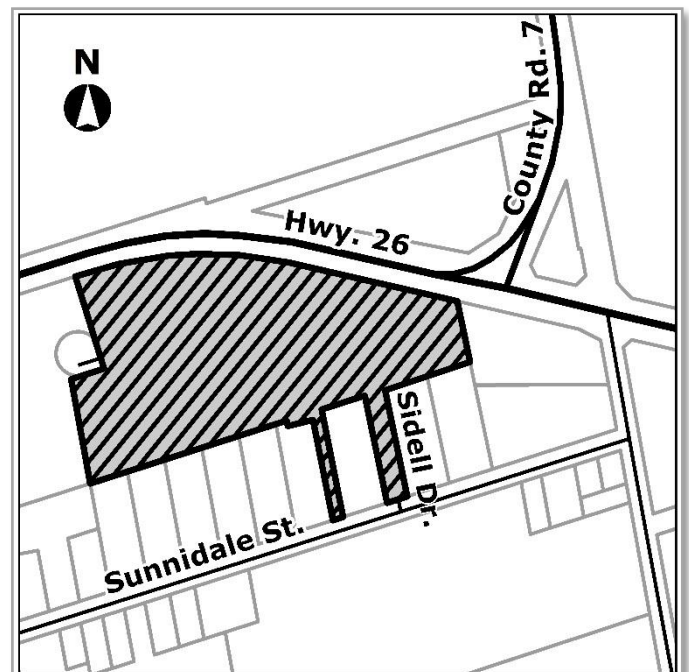
The purpose of the Zoning By-law amendment application is to rezone the subject lands from 'Development Area' (DA) to 'Residential Multiple Low Density Exception' (RS3-XX), 'Residential Multiple Medium Density Exception' (RS5-XX), Stormwater Management Facilities (SM) and Recreation Lands (REC).

The effect of the Zoning By-law application would allow for the development of an 81 unit residential subdivision and permit the following site specific provisions:

1. RS3-XX - minimum lot area of 360 sq. metres, minimum lot frontage of 12 metres, maximum parking area frontage of 60 percent;
2. RS5-XX - minimum lot area of 180 sq. metres, minimum front yard setback of 8 metres, minimum exterior side yard setback of 5.8 metres, minimum driveway entrance location from the intersection of the front lot line and exterior side lot line to 8.8 metres.

The subject application concerns lands municipally known as 292 through to 315 Sidell Drive, Stayner and legally described as LOTS 6 TO 10 INCLUSIVE LOTS 20 AND 21 BLOCKS 22, 23, 25, 26, 27 PART OF LOT 5 AND PART OF SIDELL DRIVE PLAN 51M-541 AND PART OF PARK LOT 10 PLAN 71 FORMERLY IN STAYNER, NOW IN CLEARVIEW (Roll No: 432902000128023).

A key map has been provided showing the subject lands.



There are no associated applications.



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ZONING BY-LAW AMENDMENT**

**NOTICE OF COMPETE APPLICATION &
PUBLIC MEETING**

Your Rights to Appeal:

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 regarding the proposed subdivision or Zoning By-law amendment, the person or public body:

- i) is not entitled to appeal the decision(s) of the Township of Clearview Council to the Ontario Municipal Board; and
- ii) may not be added as a party to the hearing(s) of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

For More Information:

There are several ways to find more information about these applications.

Visit our website: www.ClearviewPlanning.ca

Contact the Planner assigned to this file: Mara Burton, Director of Community Services

mburton@clearview.ca
705-428-6230 ext. 264

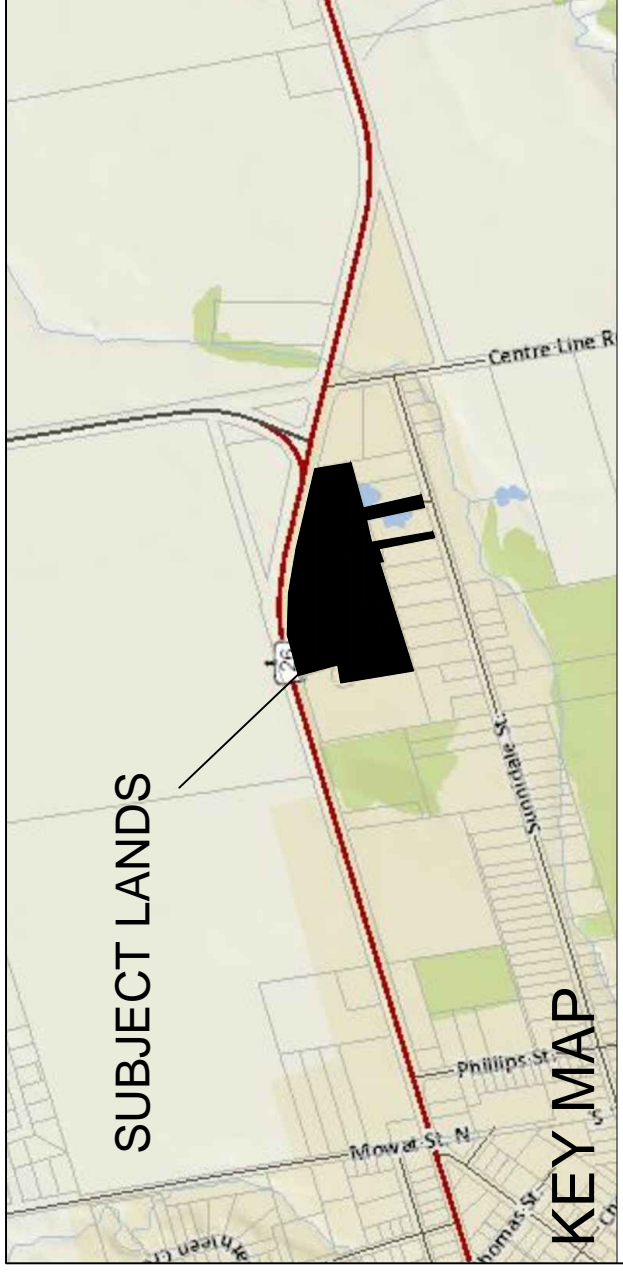
Visit or write to the Community Services Department at the Township of Clearview Administration Centre:

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 decisions of the Corporation of the Township of Clearview regarding the proposed plan of subdivision and/or 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, unless you expressly request its removal.

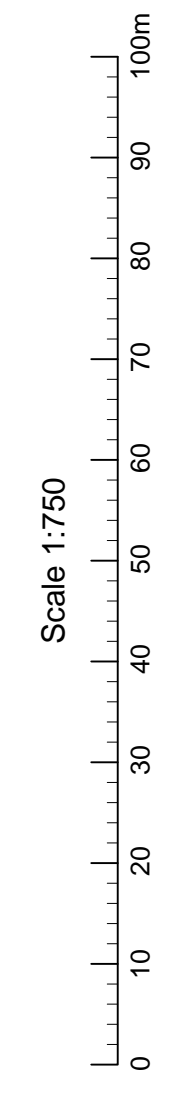
If you have specific accessibility needs and would like another format or other accommodations the Township of Clearview will work to meet your needs. Please contact Human Resources at 705-428-6230 ext. 255.

Notice dated: 27 February 2018



CONCEPT PLAN

LOTS 6 TO 10 INCLUSIVE, LOTS 20 AND 21,
BLOCKS 22, 23, 27, & PART OF LOT 5 AND PART OF
SIDELL DRIVE PLAN 51M-541
AND
PART OF PARK LOT 10 PLAN 71
IN THE
TOWNSHIP OF CLEARVIEW
COUNTY OF SIMCOE



Land Use	Lot / Block No.	Area (ha.)	Units
RESIDENTIAL TOWNHOUSE LOT (6.1 m)		0.926	42
SINGLE DETACHED LOT (15.0 m)	2	0.121	2
SINGLE DETACHED LOT (12.0 m)		1.596	37
STORMWATER MANAGEMENT	3	0.839	
ROADS (20.0m)		1.791	
TRAIL BLOCK	1	0.225	
PARK	2	0.208	
TOTAL		5.707	81

ZONING REQUIREMENTS AND PROPOSED PROVISIONS

Zone Provisions (ZL 09-54)	Required (REQ)	Provided (PROV)	Required (REQ)	Provided (PROV)
Lot Area Min. (m ²)	400	360	200	180
Lot Frontage Min. (m)	13.5	12.0	6.1	5.61
Front Yard Min. (m)	6	≥ 6	6	8
Interior Side Yard Min. (m)	1.1	≥ 1.1	1.5	≥ 1.5
Rear Yard Min. (m)	4	≥ 4	6	5.8
Lot Coverage Max. (%)	60	≤ 60	60	≤ 60
Height Max. (m)	10	< 10	11	< 11
Amenity Space Min. (m ² /unit)	n/a	n/a	10 m ² /unit	50 m ² /unit
42 Units as Park & Trail			(370 m ²)	(2084 m ²)
Parking Area Frontage Max. (%)	40	60	n/a	n/a
Parking Setback Corner Lot Min. (m)	9	9	9	8.88

IPS
 INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
 tel: 705 • 812 • 3434 fax: 705 • 812 • 3281
 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

PROJECT: 14-509 DATE: February 9, 2018
 DESIGNED BY: WC DRAWN BY: A.M.

SCHEDULE OF REVISIONS		
No.	DATE	REVISIONS

CONCEPT PLAN

TOWNSHIP OF CLEARVIEW