



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 February 13, 2017 at 6:30 pm

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

The Proposal:

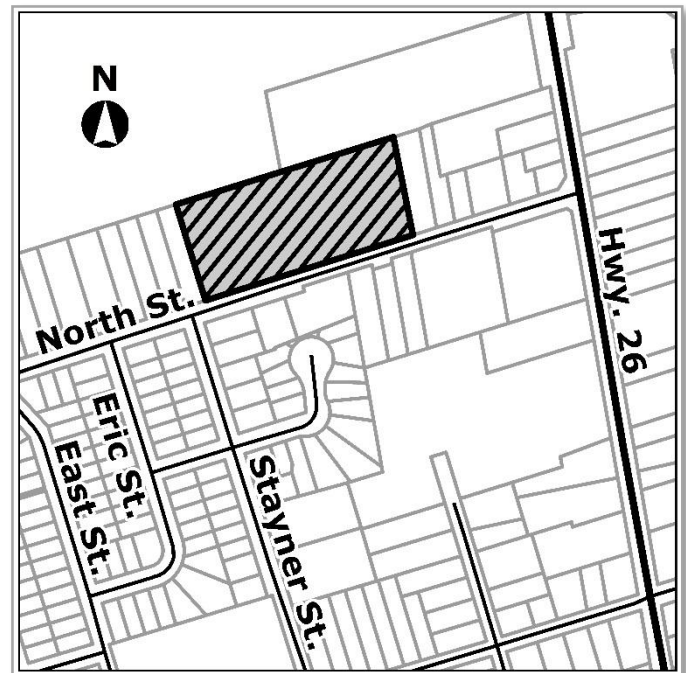
Project No.: 2016-060

The proposed plan of subdivision is proposed to be comprised of 36 residential units in a mixture of single-detached, semi-detached and row dwelling unit types and will also add a stormwater management facility.

The purpose of the Zoning By-law amendment application proposes to amend the lands from 'Development Area' (DA) to 'Residential Multiple Low Density Exception' (RS3-X) to accommodate the proposed development form. The Zoning Amendment requests to add single-storey row dwellings (up to four units) as a permitted use, and requests reductions in frontage and exterior side yard setback requirements.

The subject application concerns lands municipally known as 211 North Street, Stayner and legally described as PLAN 194 PT PARK LOT 21 AND RP 51R40419 PART 1 (Roll No: 432902000314900).

A key map has been provided showing the subject lands.



There are no associated applications.



DRAFT PLAN OF SUBDIVISION & 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:

Amy Cann, Community Planner
acann@clearview.ca
705-428-6230 ext. 242

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

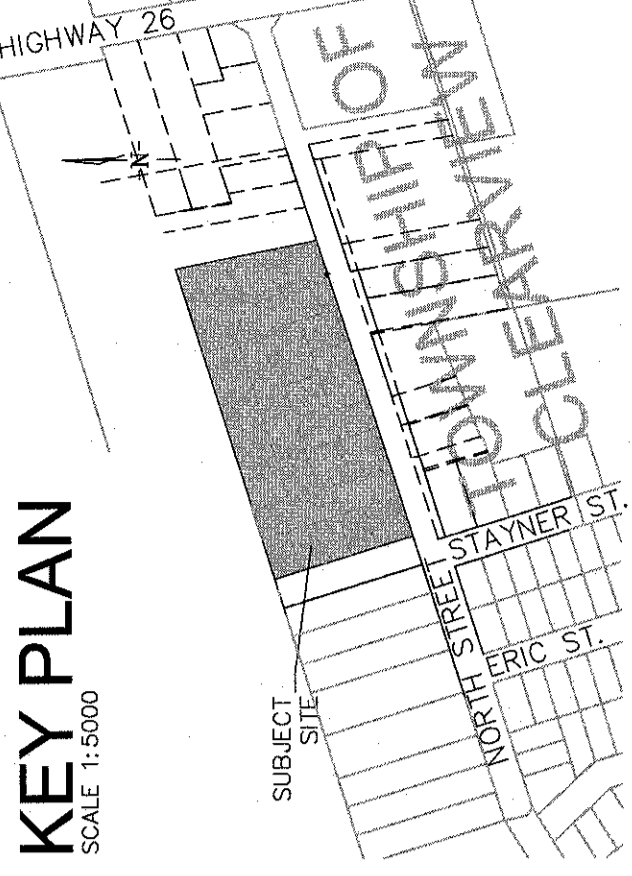
Box 200, 217 Gideon St., Stayner ON L0M 1S0
Monday to Friday 8:30 AM to 4:30 PM

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.

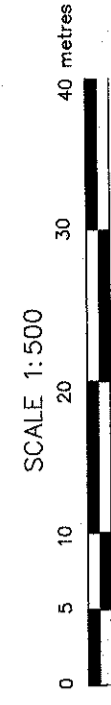
If you have specific accessibility needs and would like another format or other accommodations the Township of Clearview will work to meet your needs. Please contact Human Resources at 705-428-6230 ext. 255.

Notice dated: 13 January 2017

KEY PLAN
SCALE 1:5000



PROPOSED DRAFT
PLAN OF SUBDIVISION
PART OF PARK LOT 21,
NORTH SIDE OF NORTH STREET,
(REGISTERED PLAN 194,
TOWNSHIP OF CLEARVIEW,
COUNTY OF SIMCOE.



NO.	INTENDED USE	LOTS/BLOCKS	UNITS	AREA (ha)
1	RESIDENTIAL LOTS SEMI-DETACHED (SD)	1, 2, 7-14, 16-23,	20	0.589
	DETACHED	15, 24	2	0.071
	SINGLE STOREY (S)	3-6, 27, 28,	14	0.566
2	STORM POND	BLOCK 29		0.119
3	3m ROAD WIDENING	BLOCK 39		0.062
4	STREET A			0.543
	STREET B			0.443
				TOTAL SITE = 2.012

ADDITIONAL INFORMATION:

AS REQUIRED UNDER SECTION 51 OF THE PLANNING ACT:

- (A) SHOWN ON DRAFT PLAN
- (B) SHOWN ON DRAFT PLAN
- (C) SHOWN ON KEY PLAN
- (D) RESERVATION IN THE PLAN
- (E) SHOWN ON DRAFT PLAN
- (F) SHOWN ON DRAFT PLAN
- (G) SHOWN ON DRAFT PLAN
- (H) ALLUSSION SANDY LOAM SOILS TO BE PROVIDED.
- (I) SHOWN ON DRAFT PLAN
- (J) ALL MUNICIPAL SERVICES TO BE PROVIDED.
- (K) NIL

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SHOWN ON THIS PLAN OF SUBDIVISION ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

Martin Kissley, J.O.L.T.
MARTIN KISSELY, J.O.L.T.
DATE: 4th October/2016
DAY/MONTH/YEAR

OWNER'S AUTHORIZATION:

I/WE HEREBY AUTHORIZE EXP SERVICES INC. TO PREPARE AND REGISTER THIS PLAN OF SUBDIVISION WITH THE COUNTY OF SIMCOE FOR APPROVAL THEREOF.

David Gross
DAVID GROSS
DATE: 18/10/16
DAY/MONTH/YEAR
Harvey Shoemaker
HARVEY SHOEMAKER
DATE: 12/10/16
DAY/MONTH/YEAR

TITLE:

DRAFT PLAN

PROJECT: **211 NORTH STREET**
STAVNER, ON

exp Services Inc. 1000 Lakeshore Blvd. East 4th Floor, Suite 400, Unit 4 Brimley, ON L3M 9P7 Canada www.exp.com	SCALE HOR: 1:500 SCALE VERT: 1:500 DESIGN: JF DRAWN: FD REVIEWED: SN DATE: AUG 2016 DWG No: DP PROJECT No: 1361
--	--



• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY •

