



CLEARVIEW

DRAFT PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT

NOTICE OF COMPETE APPLICATION

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:

A Public Meeting date is yet to be determined by the Township. You will receive a second notice detailing the date, time, and location of the Public Meeting once this information has been finalized.

The Proposal:

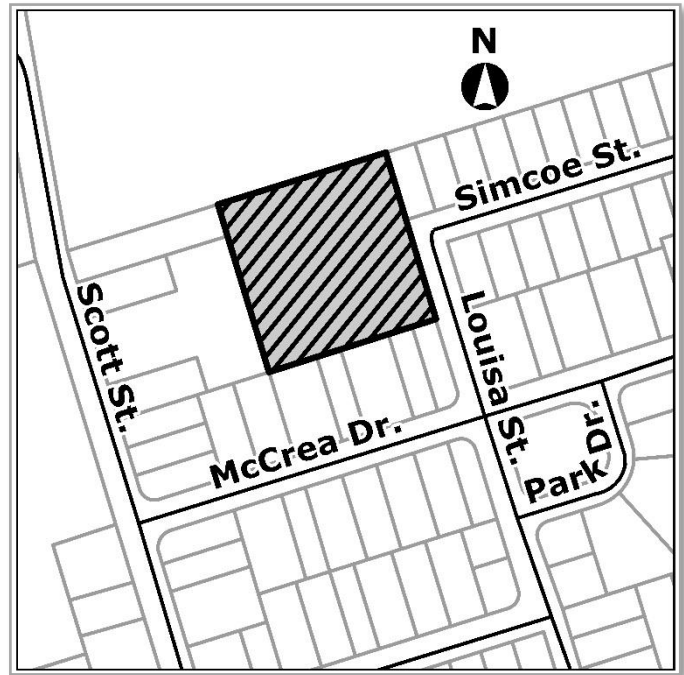
Project No.: 2017-029

The proposed plan of subdivision is proposed to be comprised of 27 townhouses and 4 semi-detached units.

The purpose of the Zoning By-law amendment application is to amend the zoning on the subject lands from Residential Multiple Low Density Second Holding Zone (RS3-H2) to Residential Medium Density Exception Second Holding Zone (RS4-XX-H2). The effect of the Zoning By-law application is to allow semi-detached dwellings and townhouses of up to 6 units per building as well as other site-specific provisions.

The subject application concerns lands municipally known as Simcoe Street, Stayner and legally described as CONCESSION 2 PT LOT 25 AND RP 51R40729 PART 2 (Roll No: 432902000110000).

A key map has been provided showing the subject lands.



There are no associated applications.



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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:

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

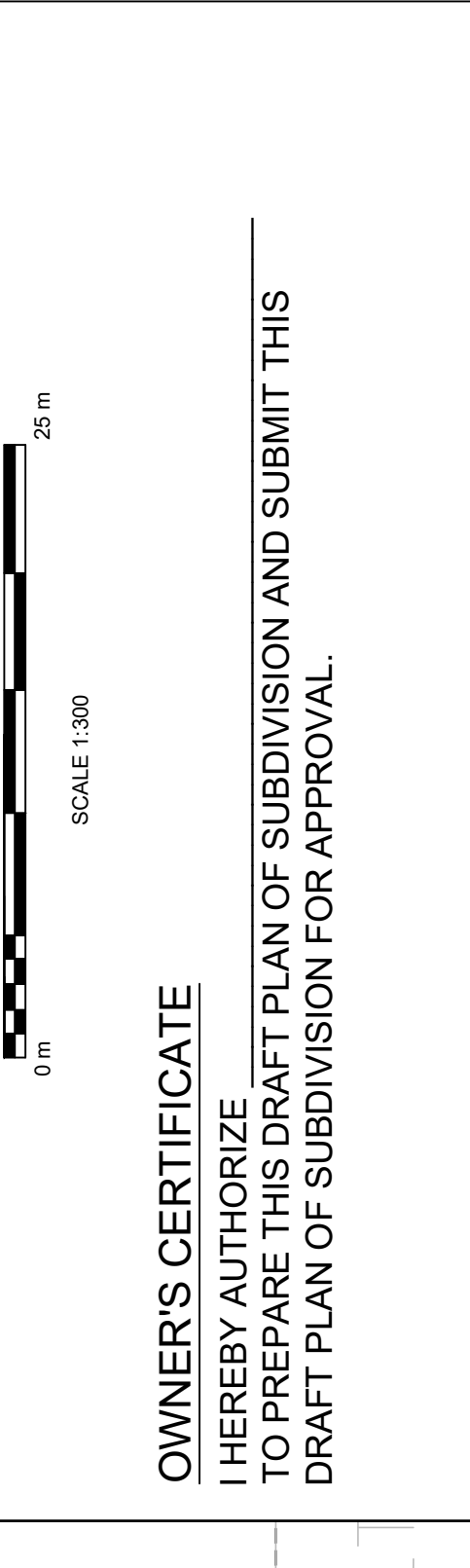
We invite you to comment on these applications and to engage in the process with us. If you wish to be notified of the decisions of the Corporation of the Township of Clearview regarding the proposed plan of subdivision and/or Zoning By-law Amendment, please submit your request in writing to the Planner 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: 7 July 2017



DRAFT PLAN OF SUBDIVISION
PART OF LOT 25, CONCESSION 2,
GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA
TOWNSHIP OF CLEARVIEW
COUNTY OF SIMCOE
2017



OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE _____
 TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS
 DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE _____
 Mr. Rajinder Kang of Mama Development Inc.

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

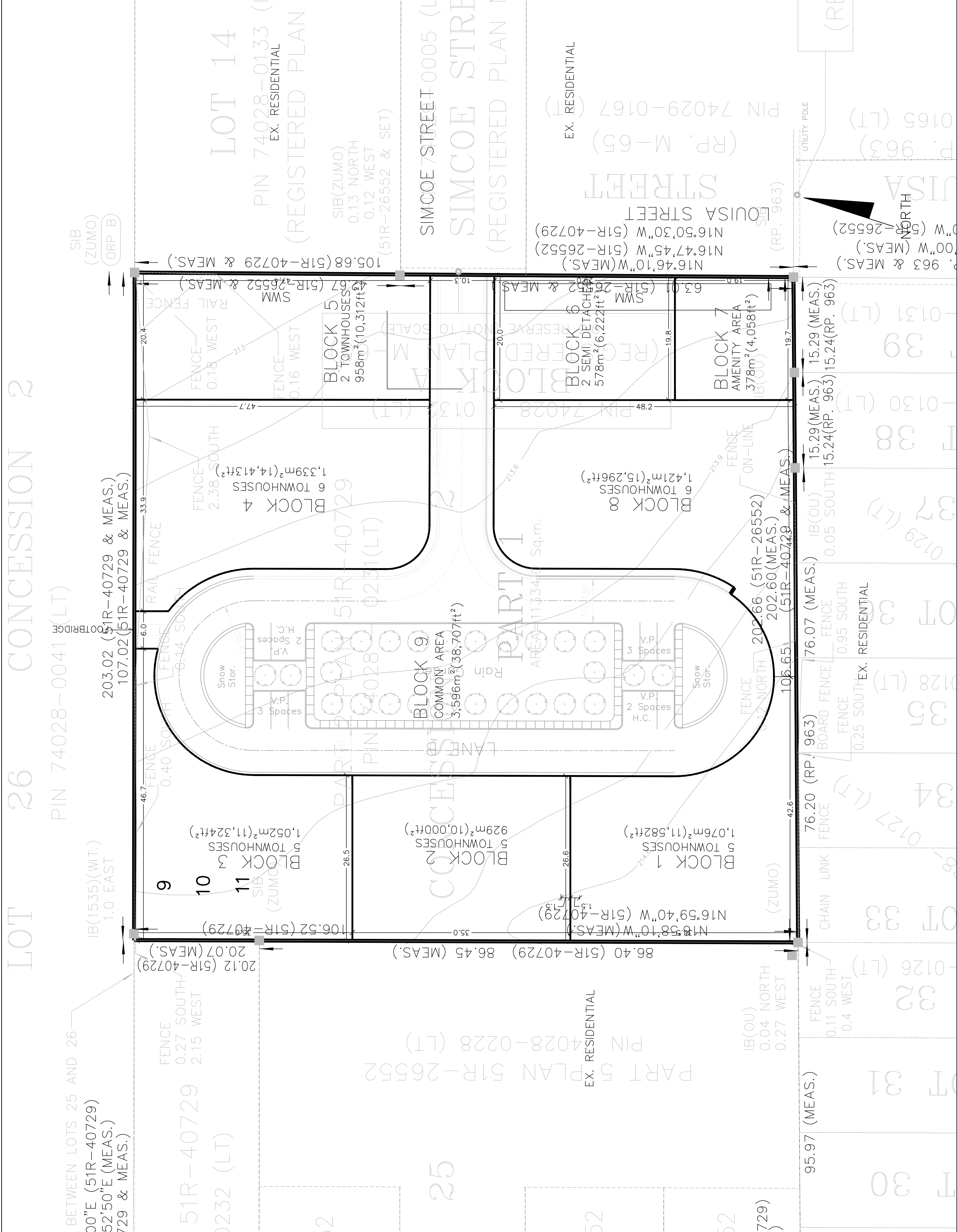
DATE _____
 Rodney G. Reynolds, O.L.S.

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

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 b) SHOWN ON PLAN
 c) SHOWN ON PLAN
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LAND USE STATISTICS

Land Use	Blocks	Area (ha.)	M
RESIDENTIAL	1-6, 8	0.73	31
AMENITY AREA	7	0.04	
COMMON AREA	9	0.36	
TOTAL	9	1.13	31



DRAFT PLAN OF SUBDIVISION (31 UNITS)
TOWNSHIP OF CLEARVIEW (STAYNER)