



CLEARVIEW

ZONING BY-LAW AMENDMENT NOTICE OF PASSING

The Decision:

In consideration of all written and oral submissions made relating to the subject Zoning By-law Amendment, the Township of Clearview Council has made a decision regarding an application to amend Comprehensive Zoning By-law 06-54. The amendment has been considered under the requirements of the *Planning Act RSO 1990 c.P.13* and applicable regulations. The purpose of this notice is to make you aware of Council's decision on the matter.

Date of Passing: Monday November 19, 2018

By-law No.: 18-102

Last Date of Appeal: Monday December 17, 2018

The Proposal:

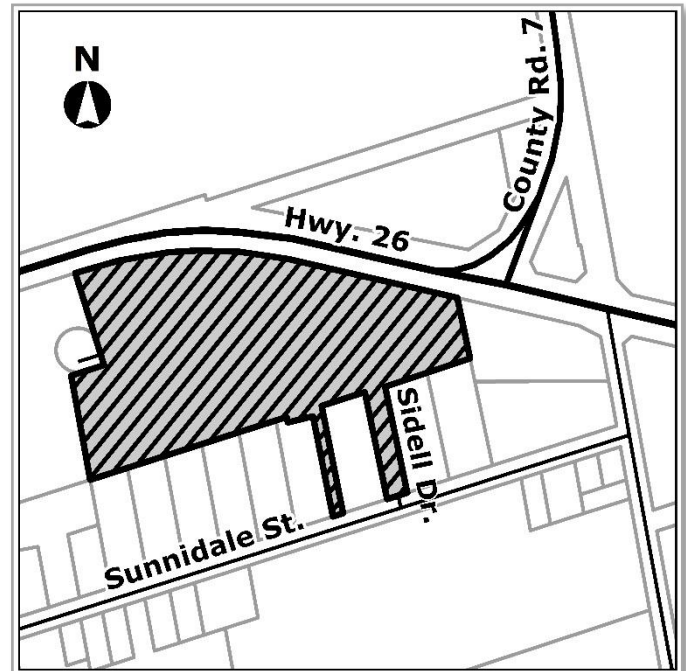
Project No.: 2017-063

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 Hold' (RS3—13(H19)), 'Residential Multiple Medium Density Exception Hold' (RS5—7(H19)), Stormwater Management Facilities (SM). As well as from 'Development Area' (DA) & 'Residential Large Lot' (RS1) to Recreation Lands (REC).

The effect of the Zoning By-law application would allow for the development of an 81 unit residential subdivision.

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.



The subject lands are also subject to subdivision application (No. 2017-063-SD).



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Your Rights to Appeal:

A notice of appeal must:

- i. be filed with the clerk of the municipality,
- ii. set out the reasons for the appeal, and
- iii. be accompanied by the fee required by the Local Planning Appeal Tribunal.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information on making an appeal, please visit: <http://elto.gov.on.ca>.

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:

Nick Ainley, Community Planner
nainley@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

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 November 2018

BY-LAW NUMBER 18-102
OF
THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW

A By-law to regulate the use of land and the character, location and use of buildings and structures on lands legally described as Lots 6 to 10 inclusive; Lots 20 & 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, formerly Nottawasaga, now in the Township of Clearview.

WHEREAS pursuant to Section 34 of the Planning Act R.S.O., 1990., c.P.13, as amended, the Council of the Township of Clearview has passed By-law 06-54 being the comprehensive Zoning By-law for the Township of Clearview;

WHEREAS the Council of the Corporation of the Township of Clearview, of which the former Town of Stayner is part by virtue of the County of Simcoe Act, wishes to amend By-law 06-54, as amended; and

AND WHEREAS the amendment is in conformity with the Township of Clearview Official Plan; and

NOW THEREFORE the Council of the Corporation of the Township of Clearview **HEREBY ENACTS** as follows:

1. That Schedule "B6 & B7" to By-law 06-54 is hereby amended by changing the zoning on lands located on Part of Lots 24, Concession 1, formerly the Township of Nottawasaga, now in the Township of Clearview, from Development Area (DA) Zone to Residential Multiple Low Density Exception Hold (RS3-13(H19)), Residential Multiple Medium Density Exception Hold (RS5-7(H19)), Stormwater Management Facilities (SM). As well as from Development Area (DA) Zone & Residential Large Lot (RS1) Zone to Recreation Lands (REC) Zone as shown on Schedule 'A' attached hereto, and forming part of this By-law.
2. That Section 3.11.4 Residential Multiple Low Density Zone Exceptions to By-law 06-54 be amended by adding the following new exceptions (RS3-13(H19)),

"RS3-13(H19)"

Altered or Additional Provisions:

- Minimum Lot Area 360 m²
- Minimum Lot Frontage 12.0 m

- Parking areas, whether temporary or permanent, serving single-detached, semi-detached, duplex and townhouse dwellings shall:
 - a) Not be located on the landscaped open space portion of a front yard and/or side yard.
 - b) Not cover an area larger than fifty-two percent (52%) for a single-detached, semi-detached and duplex dwelling or a townhouse dwelling of the total area of the front yard and/or side yard in which the parking area is located.
3. That Section 3.13.2 Residential Multiple Medium Density Zone Exceptions to By-law 06-54 be amended by adding the following new exception (RS5-7(H19))

“RS5-7(H19)”

Altered or Additional Provisions:

- Minimum Lot Area 180 m²
- Minimum Exterior Side Yard 5.8 m
- Minimum Front Yard 8 m
- No driveway shall be located within 8.8 m of the intersection of the front lot line and the exterior side lot line on a corner lot.

No driveway shall be located closer than 1.0 m to any lot line except for a shared driveway, driveways for multi-unit buildings, and with the exception that the access to the parking area may cross a lot line.

4. When a Hold (H) symbol is added to the zone, it places the zone into a Hold category and no uses are permitted until the Hold symbol is removed. Condition for Removal of the Holding symbol are as follows;

H19

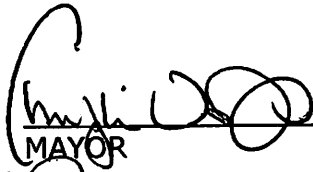
Conditions for Removal of Hold (H19) Symbol:

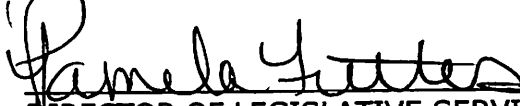
- The submission for municipal approval of plans and documents which establish street oriented design; and architectural control requirements; and
- A subdivision agreement has been entered into with the Municipality and registered on title of the lands and the development phase in which the

lands are located has been released for development.

5. That all other provisions of By-law 06-54, as amended, which are not inconsistent with the provisions of this By-law, shall continue to apply when the By-law comes into effect.
6. This By-law shall come into force and take effect on the date of final passing.

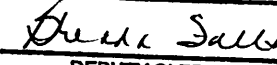
By-law Number 18-102 read a first, second and third time and finally passed this 19th day of November, 2018.


MAYOR


DIRECTOR OF LEGISLATIVE SERVICES/CLERK

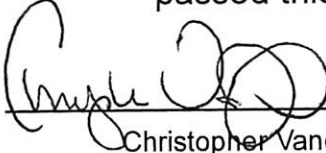
I, BRENDA FALLS, DEPUTY CLERK OF THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW, DO CERTIFY THAT THIS IS A TRUE COPY OF *By-Law 18-102*

Passed by Clearview Township Council on November 19, 2018

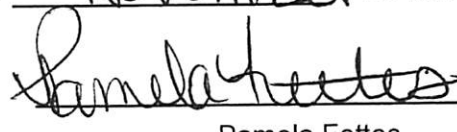

DEPUTY-CLERK

Township of Clearview Schedule '1'

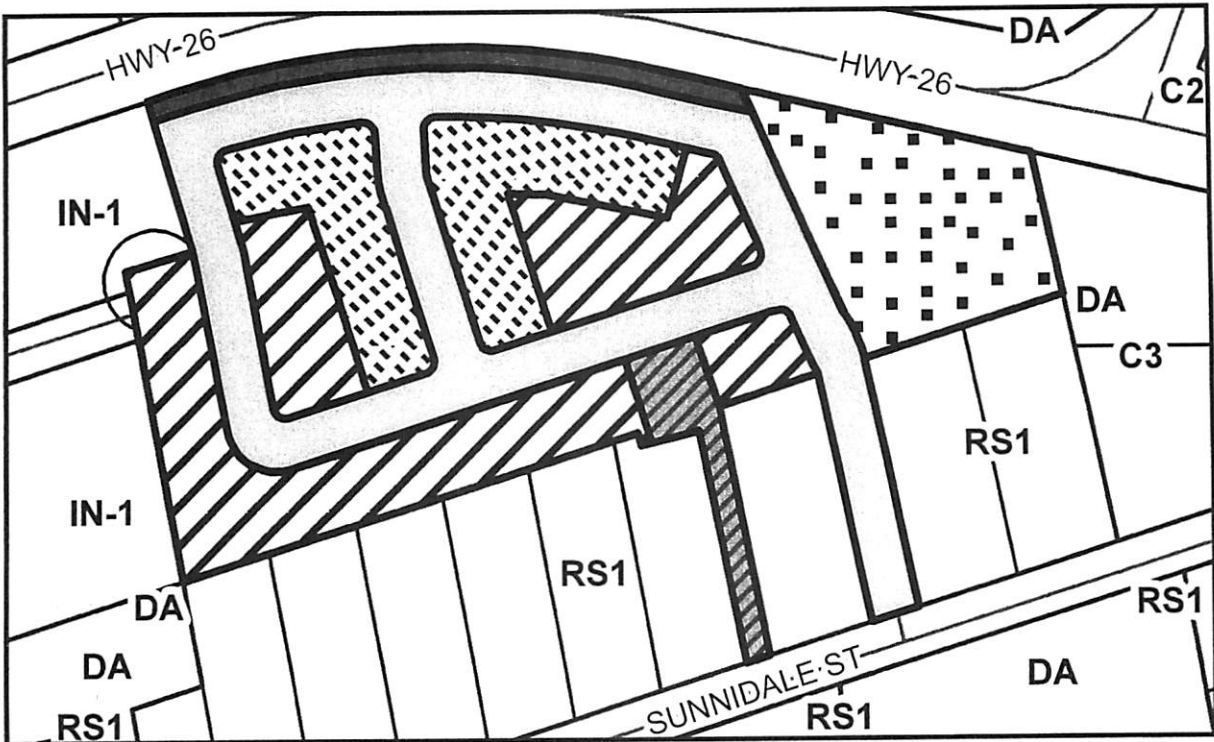
This is Schedule '1' to Zoning By-law No. 18-102,
passed this 19 day of November 2018.



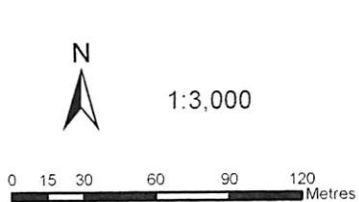
Christopher Vanderkruys,
Mayor







Pamela Fettes,
Director of Legislative Services/Clerk



-  Area to be rezoned from Development Area (DA) Zone to Residential Multiple Low Density Exception Hold (RS3-13(H19)) Zone
-  Area to be rezoned from Development Area (DA) Zone to Residential Multiple Medium Density Exception Hold (RS5-7(H19)) Zone
-  Area to be rezoned from Development Area (DA) & Residential Large Lot (RS1) Zones to Recreation Lands (REC) Zone
-  Area to be rezoned from Development Area (DA) Zone to Stormwater Management (SM) Zone



- Road Centerline
-  Street
-  Trail
-  Assessment Parcels
-  Zone Boundary

Produced by Clearview Township, Information Services. This map may not be reproduced, in whole or in part, without written permission by The Corporation of the Township of Clearview. Information other than zone boundaries is provided for reference only. Clearview Township assumes no liability for inaccuracies, errors, or omissions. This map is not a legal plan of survey.