



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 January 21, 2019

**By-law No.: 19-10**

Last Date of Appeal: Monday February 18, 2019

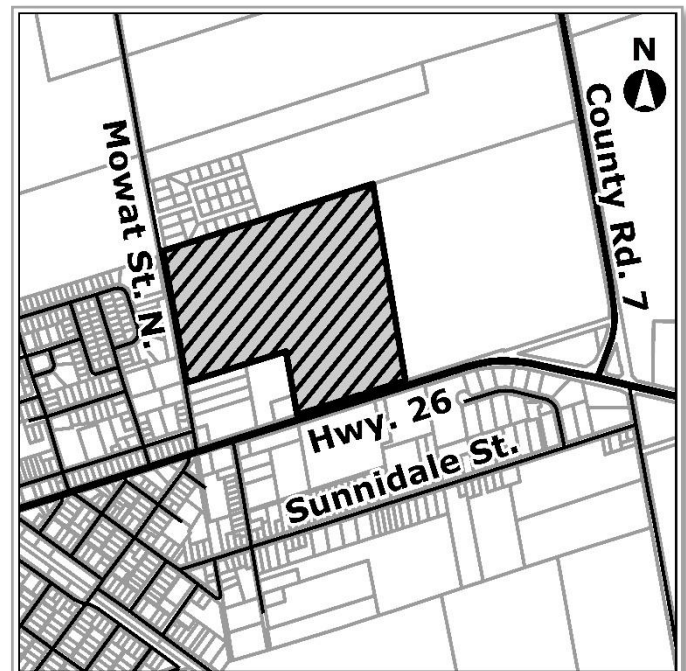
## The Proposal:

**Project No.:** 2018-070-ZB

The purpose of the application is to amend the zoning on the subject lands from 'Development Area' (DA) to 'Institutional Residential 1 Exception' (INR1-2) to permit a mix of Institutional, Residential and Supportive Commercial uses on the subject lands. The effect of the application is to facilitate the construction of a multi-phased Continuum of Care Facility which would include a Long-Term Care Home, Retirement Lodge, apartment dwellings and shared commercial services, located within Block 39 of the Grand Clearview Estates subdivision.

The subject application concerns lands municipally known as 7044 Highway 26, Stayner and legally described as CON 1 W PT LOT 25 (Roll No: 432901000204500).

A key map has been provided showing the subject lands.



The subject lands are also subject to site plan application (No. 2018-070-SP).



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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](http://www.clearview.ca)

Contact the Planner assigned to this file:

Nick Ainley, Community Planner  
[nainley@clearview.ca](mailto: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: 29 January 2019**

**BY-LAW NUMBER 19-10**  
**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 a portion of the lands legally described CON 1 W PT LOT 25, Stayner; and Part of Block 39 of Draft Approved Estate of Clearview Subdivision, 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 a portion of the lands located within Block 39 of Estate of Clearview Subdivision, on CON 1 W PT LOT 25, Stayner from Development Area (DA) Zone to Institutional Residential 1 Exception 2 (INR1-2) Zone as shown on Schedule '1' attached hereto, and forming part of this By-law.
2. That Section 3.18.3 Institutional Residential 1 Zone Exceptions to By-law 06-54 be amended by adding the following new exceptions (INR1-2),

"INR1-2"

**Additional Permitted Uses:**


- Clinic, Medical
- Dwelling Unit, Apartment
- Business or Professional Office
- Personal Service Shop

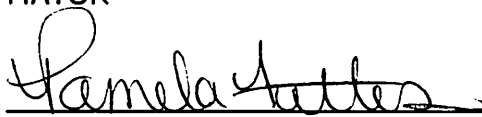
- Bake Shop
- Restaurant

Altered or Additional Provisions:

- Maximum Height of Principal Building and Structures: 18 m
  - Maximum Height of Accessory Buildings: 7 m
  - Minimum number of loading spaces: 2 spaces
3. 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.
4. This By-law shall come into force and take effect on the date of final passing.

**By-law Number 19-10 read a first, second and third time and finally passed this 21<sup>st</sup> day of January 2019.**

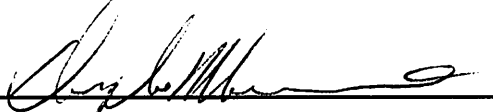
  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
DIRECTOR OF LEGISLATIVE SERVICES/CLERK

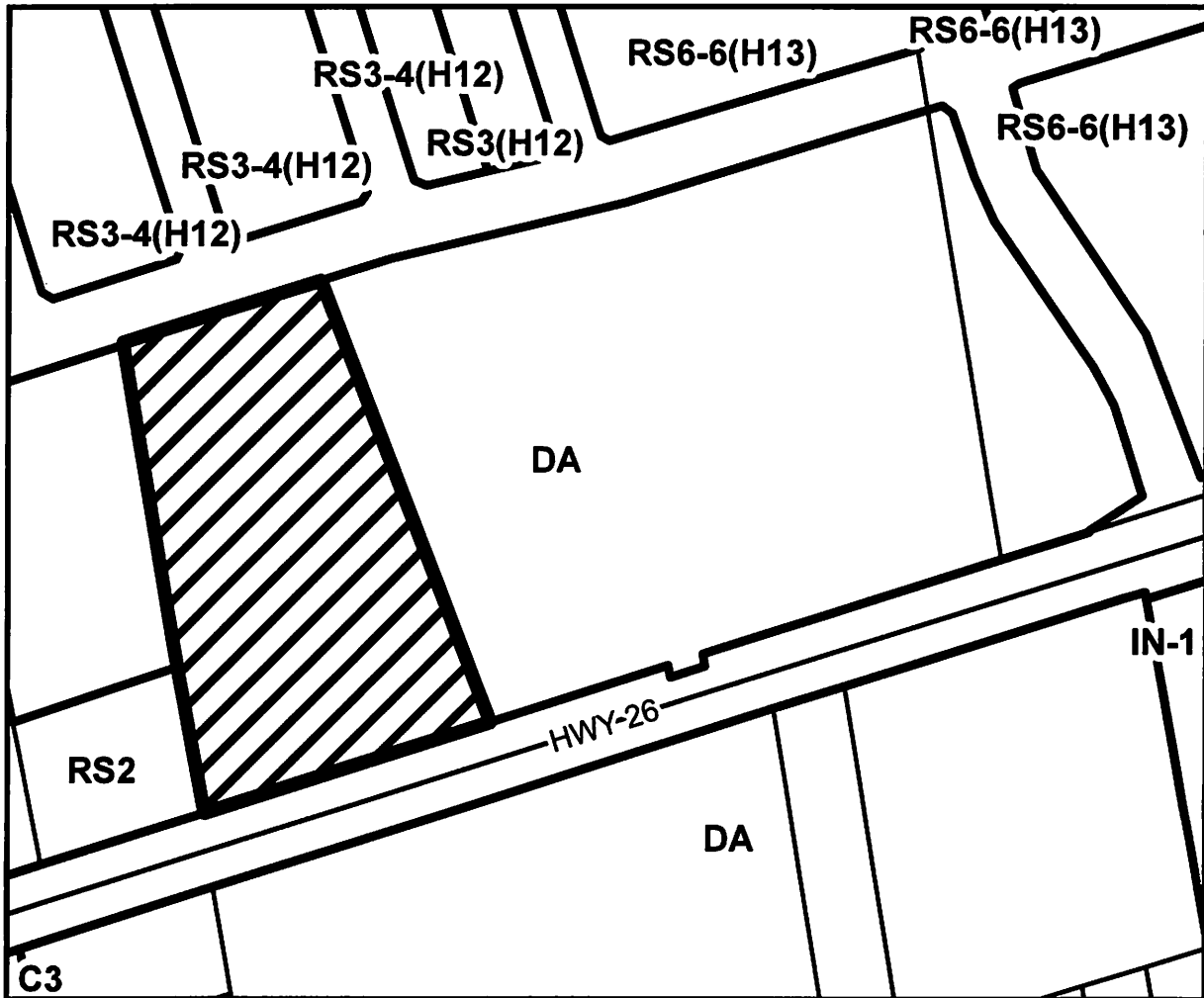


# Township of Clearview Schedule '1'

This is Schedule '1' to Zoning By-law No. 19-10,  
passed this 21 day of January, 2019.

  
Doug Measures,  
Mayor

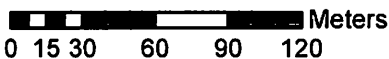
  
Pamela Fettes,  
Director of Legislative Services/Clerk






Area to be rezoned from Development Area (DA) Zone to Institutional Residential 1 Exception 2 (INR1-2) Zone.



1:3,000



-  Road Centerline
-  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.