



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 December 09, 2019

**By-law No.: 19-98**

Last Date of Appeal: Thursday January 02, 2020

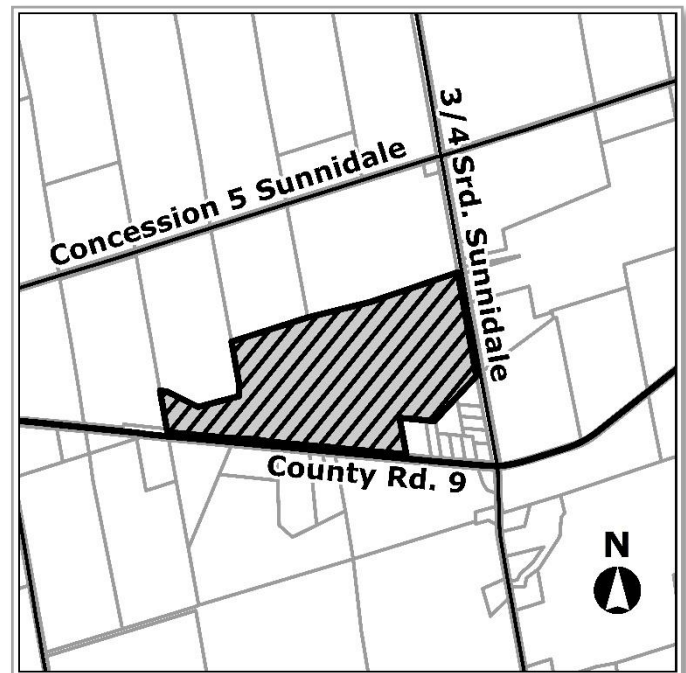
## The Proposal:

### Project No.: 2019-012

The application will amend the zoning on the lands from 'Extractive Industrial Zone' (M3) and 'Environmental Protection Zone' (EP) to 'Rural Zone' (RU), 'Rural Zone Hold' (RU-H21), 'Rural Exception Zone Hold' (RU-15 (H21)), 'Environmental Protection Zone' (EP), 'Environmental Protection Zone Hold' (EP-H21), 'Environmental Protection Zone Exception' (EP-08). See the attached By-law for details. The 'Extractive Industrial Zone' (M3) lands are regulated under the former Sunnidale Township By-law 1553-89, the other zones are regulated under the Clearview Township By-law 06-54. The effect of the application is to reflect the scoped environmental impact study and two consent applications to sever two rural lots.

The subject application concerns lands municipally known as 6372 County Road 9, formerly Sunnidale and legally described as CONCESSION 4 PT LOTS 2 & 3 (Roll No: 432904000201000).

A key map has been provided showing the subject lands.



The subject lands are also subject to consent application (No. 19-B01 & 19-B02).



CLEARVIEW

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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:

Rossalyn Workman, Community Planner

[rworkman@clearview.ca](mailto: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

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 December 2019**

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**BY-LAW NUMBER 19-98**

**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 municipally known as 6372 County Road 9, and legally described as CON 4 PT LOT 2 PT LOT 3, formerly Sunnidale Township, now in the Township of Clearview.**

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

**AND WHEREAS** pursuant to Section 34(17) of the Planning Act, R.S.O., 1990, Council determines that no further notice is required in respect of the proposed By-law;

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

**AND WHEREAS** the Council of the Corporation of the Township of Clearview, wishes to amend By-law 06-54;

**AND WHEREAS** the Council of the Corporation of the Township of Clearview, wishes to amend By-law 1553-89 which is the Zoning By-law for the former Township of Sunnidale as it continues to apply to these lands;

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

1. That Schedule 'A2' of Zoning By-law 06-54 is hereby amended by changing the zoning on the lands located at 6372 County Road 9, and legally described as CON 4 PT LOT 2 PT LOT 3, formerly Sunnidale, now in the Township of Clearview, to the Rural Zone (RU), Rural Zone Hold (RU-H21), Rural Zone Exception Hold (RU-15-H21), Environmental Protection Zone (EP), Environmental Protection Zone Hold (EP-H21), Environmental Protection Zone Exception Eight (EP-08) as shown on Schedule "1" attached hereto, and forming part of this By-law.
2. That Section 3.5.3 "Rural Zone Exceptions" of Zoning By-law 06-54 is hereby amended by adding the following new exception (RU-15) as follows:

**"RU-15:**

**Notwithstanding anything to the contrary, altered or additional provisions:**

**The minimum southern interior side yard in RU zone shall be: 15 m"**

- 3. That Section 3.38.3 "Environmental Protection Zone Exceptions" of Zoning By-law 06-54 is hereby amended by adding the following new exception (EP-08) as follows:**

**"EP-08:**

**Additional Permitted Uses:**

- Water Supply**
- Settling Pond"**

- 4. That Schedule "E" of Zoning By-law 06-54 is hereby amended by adding the following:**

**"Hold (H21):**

**Shall be removed when the Aggregate Resources Act License is surrendered on the subject lands."**

- 5. That Schedule "A" of Zoning By-law 1553-89 is hereby amended by changing the zoning on lands located 6372 County Road 9, and legally described as CON 4 PT LOT 2 PT LOT 3, from Extractive Industrial (M3) Zone to the Extractive Industrial Exception (M3-99) Zone, as shown on Schedule "2" attached hereto, and forming part of this By-law.**
- 6. That Section 14.5 Extractive Industrial (M3) Zone, Zone Exception of the Former Township of Sunnidale By-law 1553-89, is hereby amended by adding the following:**

**"M3-99:**

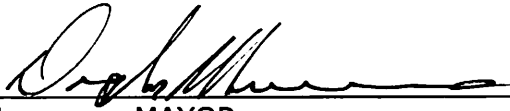
**That all the uses of the M3 zone are permitted except:**

- licensed pit and quarry."**

- 7. That all other provisions of By-law 06-54 and 1553-89, as amended, which are not inconsistent with the provisions of this By-law, shall continue to apply when the By-law comes into effect.**

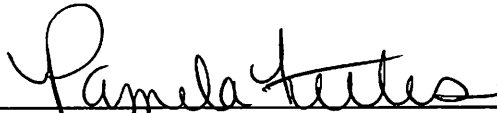
8. This By-law shall come into force and take effect in accordance with the provisions of the Planning Act R.S.O, 1990 c. P.13.

**By-law Number 19-98 read a first, second and third time and finally passed this 9<sup>th</sup> day of December 2019.**



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Doug Measures, MAYOR

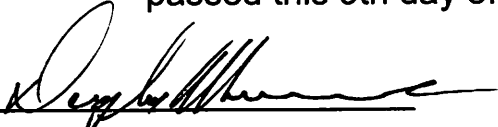


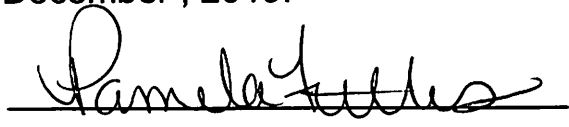
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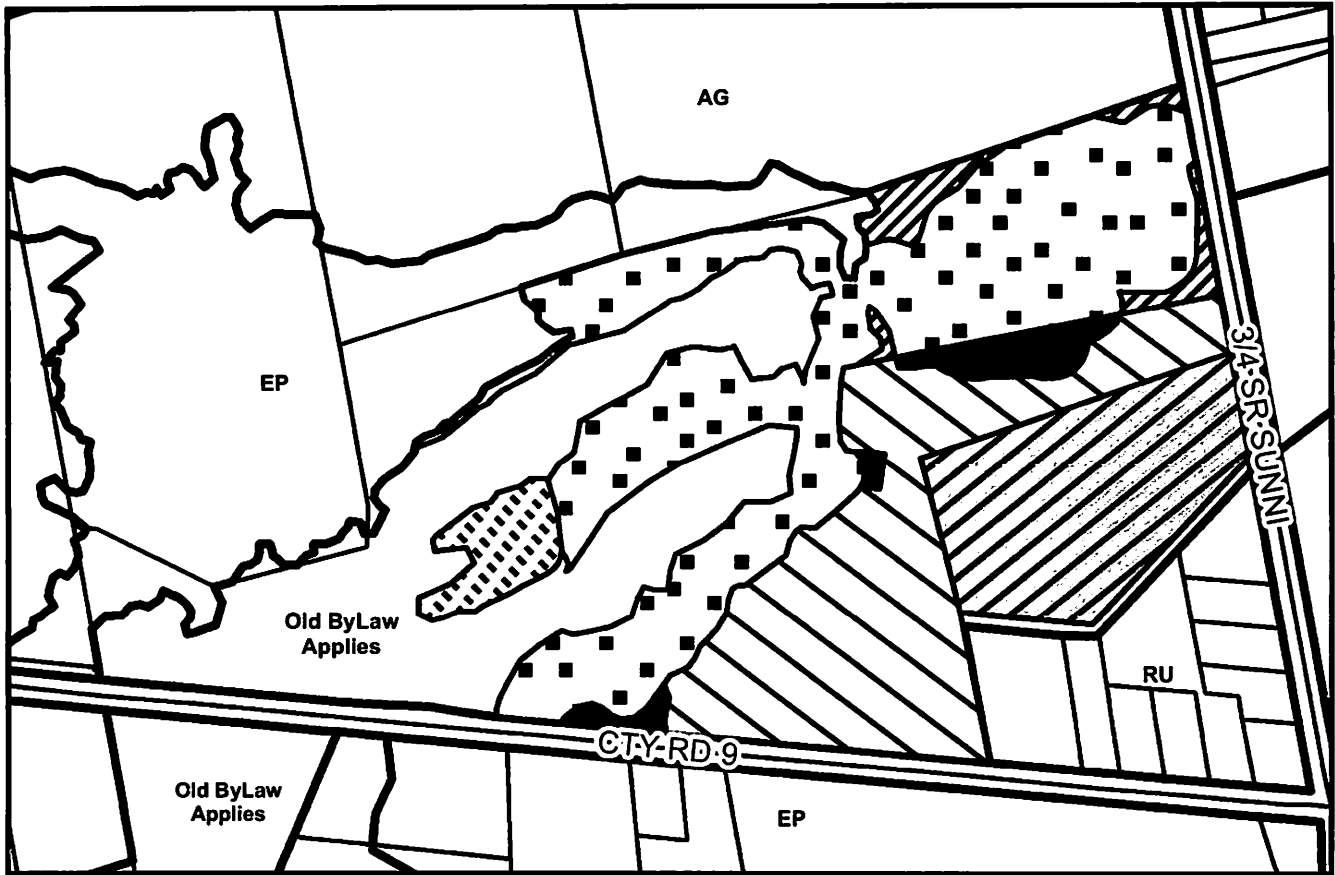
Pamela Fettes, DIRECTOR OF LEGISLATIVE SERVICES/CLERK




# Township of Clearview Schedule '1'




This is Schedule '1' to Zoning By-law No. 19-98,  
passed this 9th day of December , 2019.

  
Doug Measures,  
Mayor

  
Pamela Fettes,  
Director of Legislative Services/Clerk

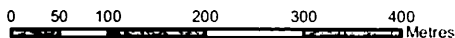





-  Area to be rezoned to Environmental Protection (EP) Zone
-  Area to be rezoned to Environmental Protection Excepton (EP-08) Zone
-  Area to be rezoned to Environmental Protection Zone Hold (EP-H21)

-  Area to be rezoned to Rural (RU) Zone
-  Area to be rezoned to Rural Zone Hold (RU-H21)
-  Area to be rezoned to Rural Exception Zone Hold (RU-15 (H21))



1:7.500



-  Road Centerline
-  Assessment Parcels
-  Zone Boundary

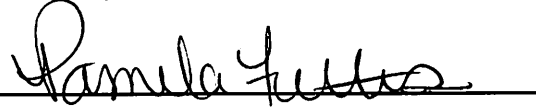
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# Township of Clearview Schedule '2'

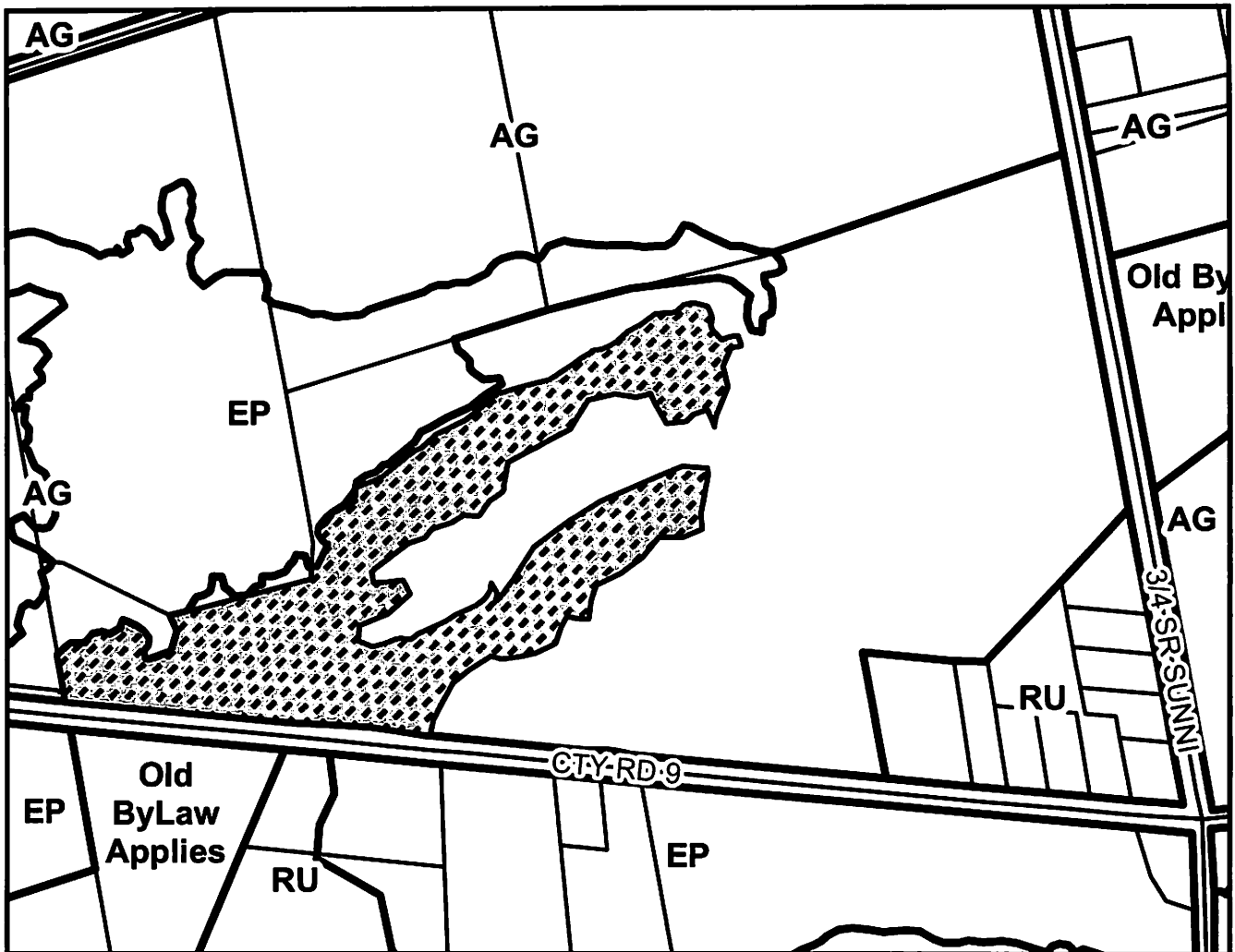
This is Schedule '2' to Zoning By-law No. 19-98,  
passed this 9 day of December, 2019.



Doug Measures,  
Mayor



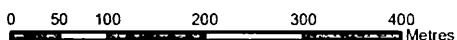
Pamela Fettes,  
Director of Legislative Services/Clerk






Area to be rezoned to Extractive Industrial (M3-99) Zone



1:7,500



-  Road Centerline
-  Assessment Parcels
-  Zone Boundary

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