



CLEARVIEW

# ZONING BY-LAW AMENDMENT NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING

Township of Clearview Council has received an application to amend Comprehensive Zoning By-law 06-54. The amendment is being considered under the requirements of the *Planning Act RSO 1990 c.P.13 as outlined in O.Reg 140/20* and applicable regulations. The purpose of this notice is to invite you to engage in the public process if you wish.

## Public Meeting Information:

When: Wednesday April 27, 2022 at 6:30 pm

Where: **Online via the Zoom online platform during the Covid-19 Emergency.** You can watch the Public Meeting live on YouTube. The site link can be found on the Township's website at [www.clearview.ca/YouTube](http://www.clearview.ca/YouTube). If you wish to participate in the Zoom meeting please complete the request form on the website [www.clearview.ca/Public-Meeting-Participation](http://www.clearview.ca/Public-Meeting-Participation) by **Friday, April 22<sup>nd</sup>, 2022 at 12:00 pm**. Written comments will be accepted and must be received by **Friday, April 22<sup>nd</sup>, 2022 at 12:00 pm**.

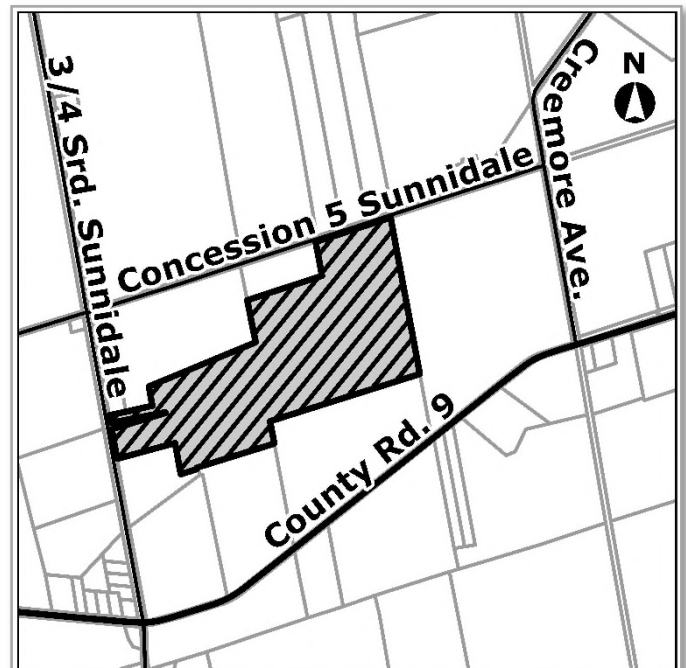
## The Proposal:

**Project No.:** 2021-050-ZB

The purpose of the application is to amend the zoning on the subject lands from 'Extractive Industrial' (M3), 'Agricultural' (AG) and 'Environmental Protection' (EP) to 'Rural' (RU), "Rural Exception" (RU-XX) and 'Environmental Protection' (EP). 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 allow the creation of two (2) rural lots and recognize a deficiency in lot frontage for proposed Lot A.

The subject application concerns lands municipally known as 2745 3/4 Sideroad, formerly Sunnidale and legally described as CONCESSION 4 N PT LOT 4 & 5: 432904000202800).

A key map has been provided showing the subject lands.



This application is also subject to Consent Applications 21-B08 & 21-B09.



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## 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 before the by-law is passed, the person or public body:

- i) is not entitled to appeal the decision of the Township of Clearview Council to the Local Planning Appeal Tribunal; and
- ii) may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

## 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

We invite you to comment on this application and to engage in the process with us. If you wish to receive future notices concerning this file, 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 (i.e. e-mail address), 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 April 2022**













Figure #2

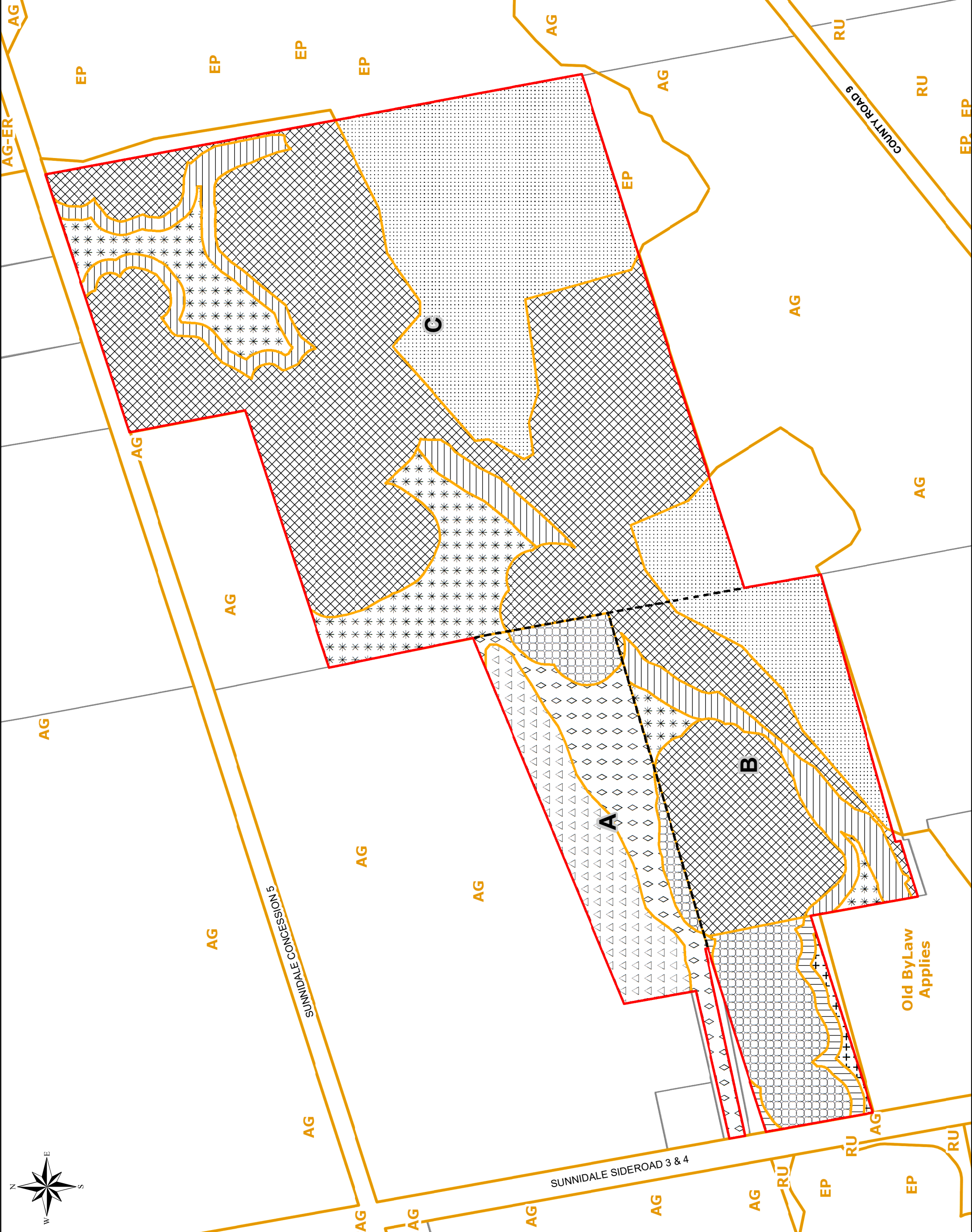
# Proposed Zoning and Severance

## Casey Property Severance

Part of Lots 4 and 5, Concession 4  
 Geographic Township of Sunnidale  
 Township of Clearview  
 County of Simcoe

**Legend**

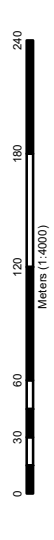
-  Subject Land
-  Proposed Lot Severance Line
-  Lands to be rezoned from Extractive Industrial 'M3' Zone to Environmental Protection 'EP' Zone
-  Lands to be rezoned from Extractive Industrial 'M3' Zone to Rural Holding 'RU-H' Zone
-  Lands to be rezoned from Extractive Industrial 'M3' Zone to Rural 'RU' Zone
-  Lands to be rezoned from Agricultural 'AG' Zone to Environmental Protection 'EP' Zone
-  Lands to be rezoned from Agricultural 'AG' Zone to Rural Holding 'RU-H' Zone
-  Lands to be rezoned from Agricultural 'AG' Zone to Rural 'RU' Zone
-  Lands to be rezoned from Agricultural 'AG' Zone to Rural Holding Exception 'RU-H-XX' Zone
-  Lands to be rezoned from Agricultural 'AG' Zone to Rural Exception 'RU-XX' Zone
-  Lands to remain Environmental Protection 'EP' Zone
-  Existing Parcel Fabric



Date

May 2021

Sources  
 Township of Clearview Zoning from County of Simcoe GIS  
 Existing Parcel Fabric from Municipal Property Assessment  
 Subject Land boundary from Sketch prepared by Deigh & Jenkins  
 North Ltd. Ontario Land Surveyors, dated April 8, 2021



N:\Bham\95261R - Lafarge - Casey P11 Severance Drawings\Severance Report\GIS\95261R - Figure 2 - Proposed Zoning and Severance.mxd

**PLANNING  
 URBAN DESIGN  
 & LANDSCAPE**  
**MHBC ARCHITECTURE**

Old ByLaw Applies