



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* 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 May 25, 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. If you wish to participate in the Zoom meeting please complete the request form on the website www.clearview.ca/Public-Meeting-Participation by **Monday, May 23rd, 2022 at 12:00 pm**. Written comments will be accepted and must be received by **Monday, May 23rd, 2022 at 12:00 pm**.

The Proposal:

The purpose of the meeting is to provide notice that the Council for The Corporation of the Township of Clearview will be holding a public meeting under Section 34 of the Planning Act, R.S.O. 1990, C.P. 13 as amended, to inform the public and provide opportunity for public comments on the proposed update to Comprehensive Zoning By-law 06-54 for the Municipality of the Township of Clearview.

The Zoning By-law is a statutory document that sets out the specific permitted land uses and development standards that apply to properties in the Township of Clearview.

Our Zoning By-law was passed in 2006 and is generally amended each year in order to make sure that it is as accurate and up-to-date as possible. The purpose of the proposed housekeeping amendment seeks to simplify wording and clarify the intent of ambiguous provisions and proposes:

1. To reduce the pool setbacks in the Agricultural and Rural Zones to 1.8 metres; otherwise, many smaller lots in these zones would not be able to accommodate pools given the current larger setbacks.
2. To ensure absolute clarity, we have added that Bed and Breakfasts are not short-term rentals, even though this is already covered off in the definitions.
3. In the Agricultural Zone an asterix " * " is used to describe what uses are permitted on lots that have been created as surplus dwelling lots. These lots are generally 1.5 hectares in area or less. The uses permitted on these small lots are: conservation uses, passive recreation use, single detached dwelling, accessory dwelling unit, home occupation, home industry and single accessory apartment.



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The intent of the provision is to ensure that these residential properties in the agricultural area are used for residential purposes. This amendment will serve the public and staff better as it can take research to determine whether a lot was a surplus dwelling lot and sometimes the history is unclear. Further, regarding these uses, lots that are 1.5 hectares in area or less should be treated consistently.

4. In the Agricultural Zone, clarify where to measure the setback for a farm produce sales outlet and accessory farm winery and cidery from the lot line of a residential use.
5. Reduce the front yard setback in the Rural Zone from 15 metres to 10 metres to match the Agricultural Zone setback.
6. Add a Fire Hall as a permitted use in the Institutional Zone.
7. Change the exception number of the C1-6 Zone at Huron and Ontario Street to a C1-8 as staff found that there are two C1-6 Zones that are different, a duplication that was not found when the By-law was originally passed in 2006. There is no other change other than the number assigned, however, the whole subsection has to be deleted and replaced in order to distinguish it from the other C1-6. This is done in the text of the By-law as well as on the schedule to the By-law.
8. Amend the definition for "attached" as the public has misinterpreted the words 'enclosed breezeway'. This is proposed to be replaced with the wording 'enclosed corridor' along with more detailed clarification.
9. Amend the definition of passive recreation to be more clear.
10. Clarify the definition for semi-detached dwelling such that it represents the vertical division of two dwellings perpendicular to the street.
11. Delete the accessible parking space regulations from the definition of a parking space that are inconsistent with the accessible parking regulations found in the General Provisions section of the By-law.
12. Delete Plan 111 from the Lot of Record definition to recognize this Plan located in Duntroon in the Special Policy designation of the Official Plan.
13. Remove the Environmental Protection Zone that covers legally existing dwellings on the following properties:
 - a) 2581 Fairgrounds Road South;
 - b) 2203 Concession 11 South
 - c) 6205 Concession 6 Sunnidale



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- d) 2403 Concession 8 South Nottawasaga
 - e) 7760 County Road 9
 - f) 2531 Creemore Avenue
 - g) 3778 Centre Line Road
 - h) 5262 Concession 2 Sunnidale
 - i) 11 and 2849 Hogback Road
 - j) 11, 15 and 17 Elgin Road
 - k) 5247, 5253 and 5259 County Road 9
14. Correct the zoning on the Edenvale Airport Lands from the Airport Industrial Zone MA-1 and MA-1(H1) to the Airport Industrial Zone MA Zone.
15. Correct the zoning on 1180 15/16 Sideroad from the Airport Industrial MA-1 Zone to the Rural Zone.
16. Correct by adjusting and shifting the Environmental Protection (EP) zoning on 5560 and 5572 Sunnidale-Tosorontio Townline to reflect the historically cleared area.

The effect of the proposed amendment is to make the By-law more current, easier to understand, consistent and more defensible.

The subject application concerns all lands within the Township of Clearview.

There are no associated applications.

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 Ontario Land Tribunal; and
- ii) may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.



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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:

Mara Burton, Director Community Services

mburton@clearview.ca

705-428-6230 ext. 264

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 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, 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.

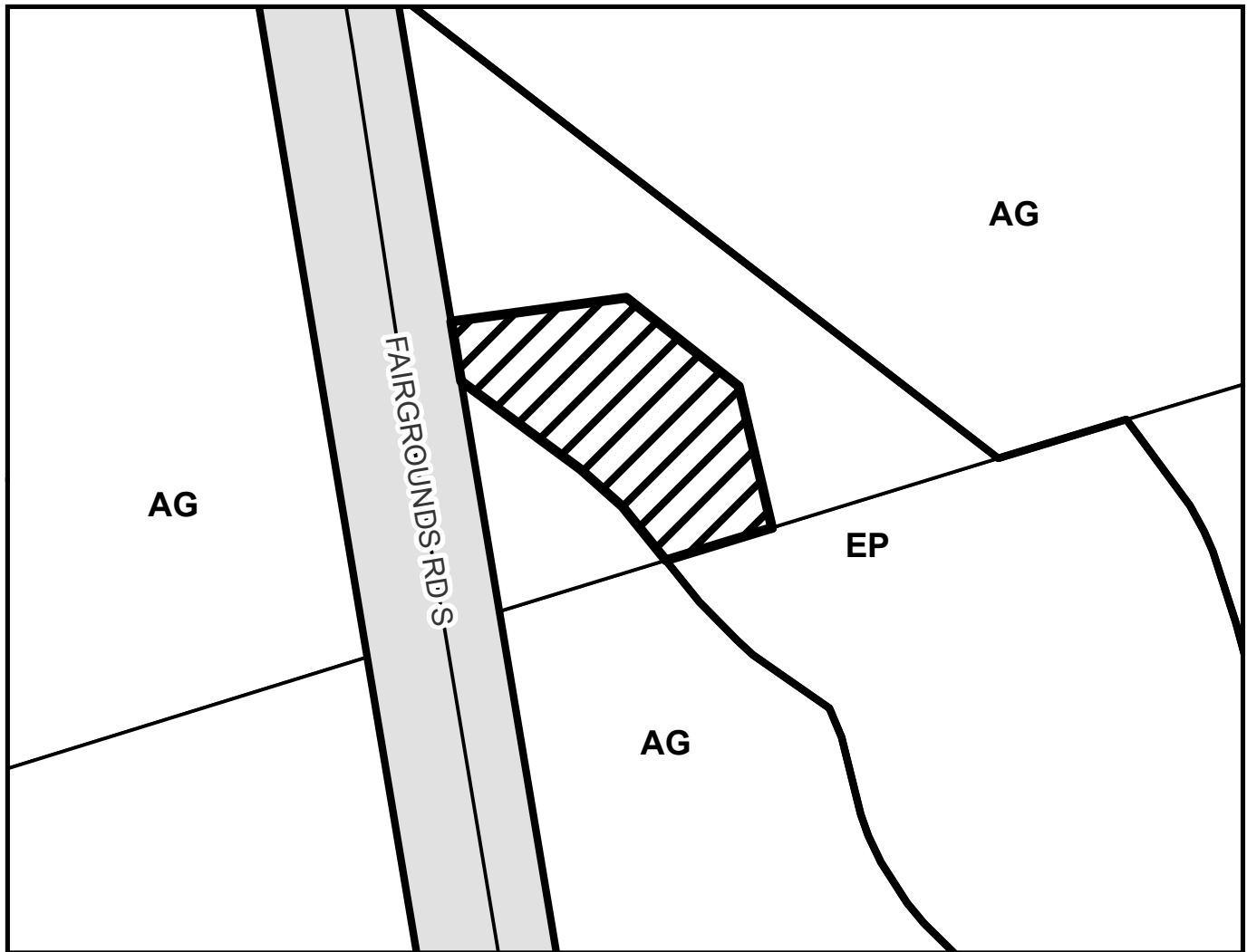
Notice dated: 5 May 2022

Township of Clearview Schedule '1'

This is Schedule '1' to Zoning By-law No. 22-26,
passed this _____ day of _____, 2022.

MAYOR

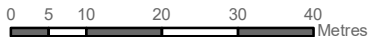
DIRECTOR OF LEGISLATIVE SERVICES/CLERK



Area to be rezoned from ENVIRONMENTAL PROTECTION (EP) Zone to AGRICULTURAL (AG) Zone.



1:1,000



— Road Centerline

□ Assessment Parcels

□ Zone Boundary

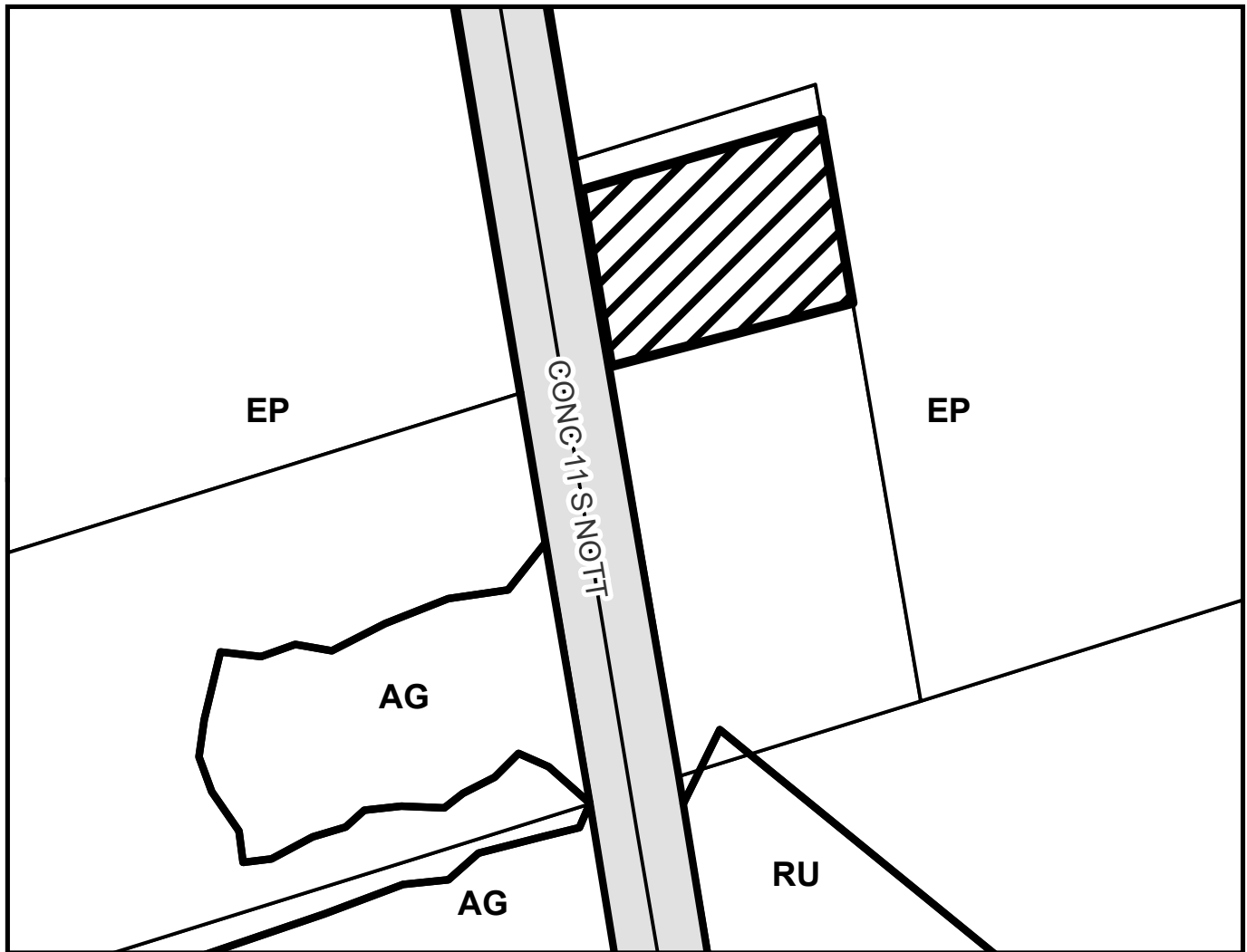
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Township of Clearview Schedule '2'

This is Schedule '2' to Zoning By-law No. 22-26,
passed this _____ day of _____, 2022.

MAYOR

DIRECTOR OF LEGISLATIVE SERVICES/CLERK



Area to be rezoned from ENVIRONMENTAL PROTECTION (EP) Zone
to AGRICULTURAL (AG) Zone.



1:1,500

0 5 10 20 30 40
Metres

— Road Centerline

□ Assessment Parcels

□ Zone Boundary

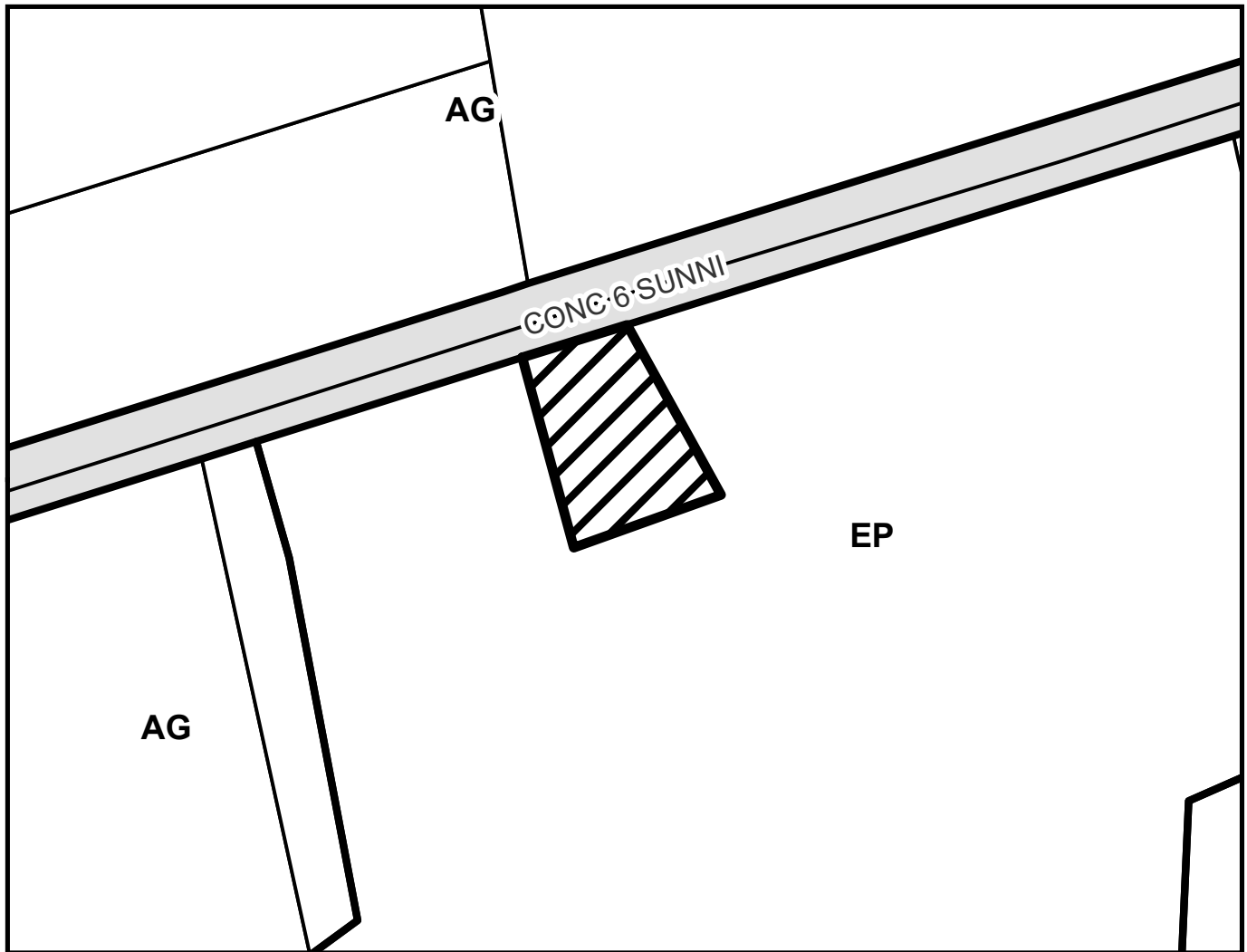
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Township of Clearview Schedule '3'

This is Schedule '3' to Zoning By-law No. 22-26,
passed this _____ day of _____, 2022.

MAYOR

DIRECTOR OF LEGISLATIVE SERVICES/CLERK



Area to be rezoned from ENVIRONMENTAL PROTECTION (EP) Zone
to AGRICULTURAL (AG) Zone.



1:2,000



— Road Centerline

□ Assessment Parcels

□ Zone Boundary

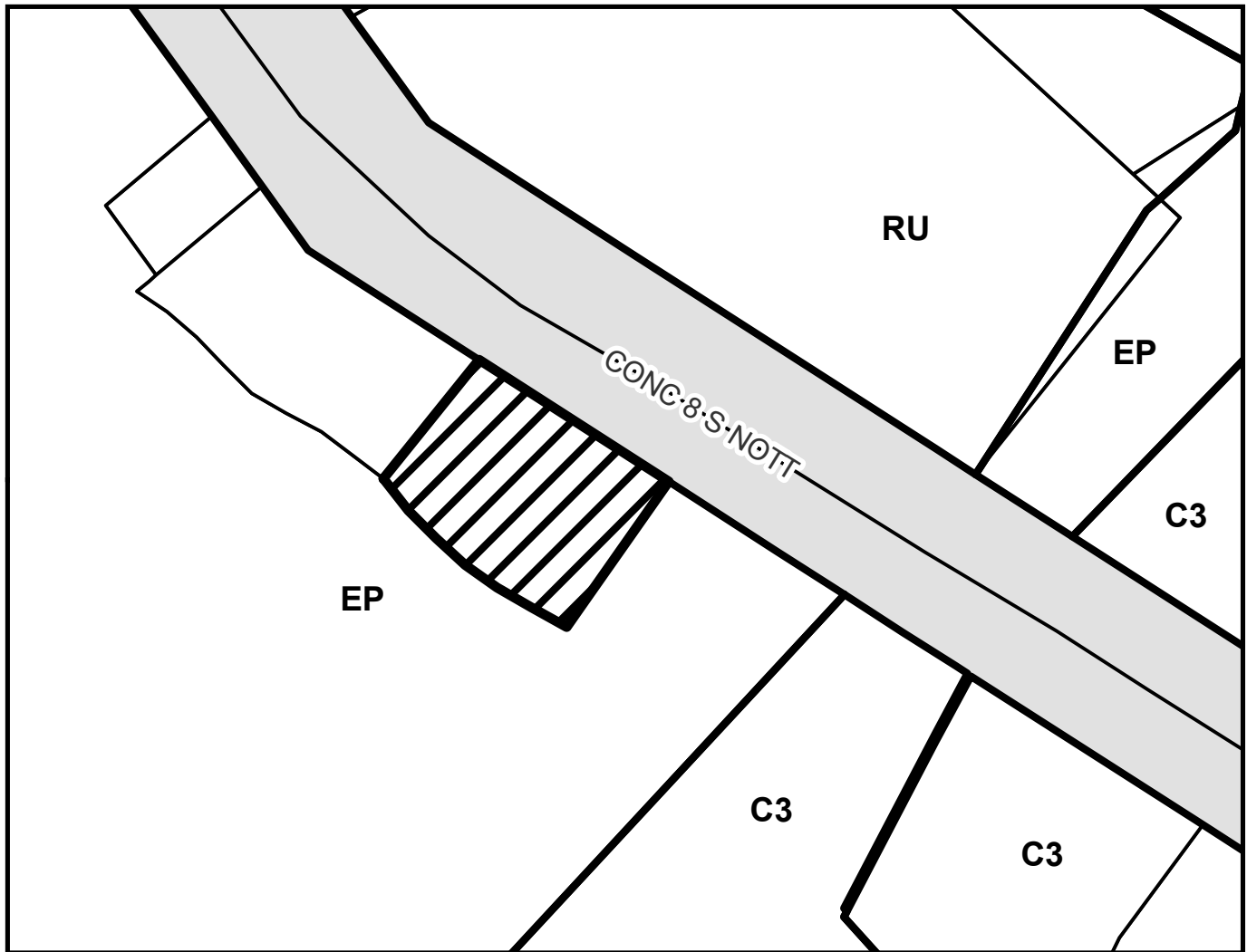
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Township of Clearview Schedule '4'

This is Schedule '4' to Zoning By-law No. 22-26,
passed this _____ day of _____, 2022.

MAYOR

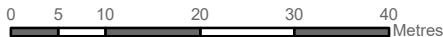
DIRECTOR OF LEGISLATIVE SERVICES/CLERK



Area to be rezoned from ENVIRONMENTAL PROTECTION (EP) Zone
to RESIDENTIAL HAMLET (RS) Zone.



1:800



— Road Centerline

□ Assessment Parcels

□ Zone Boundary

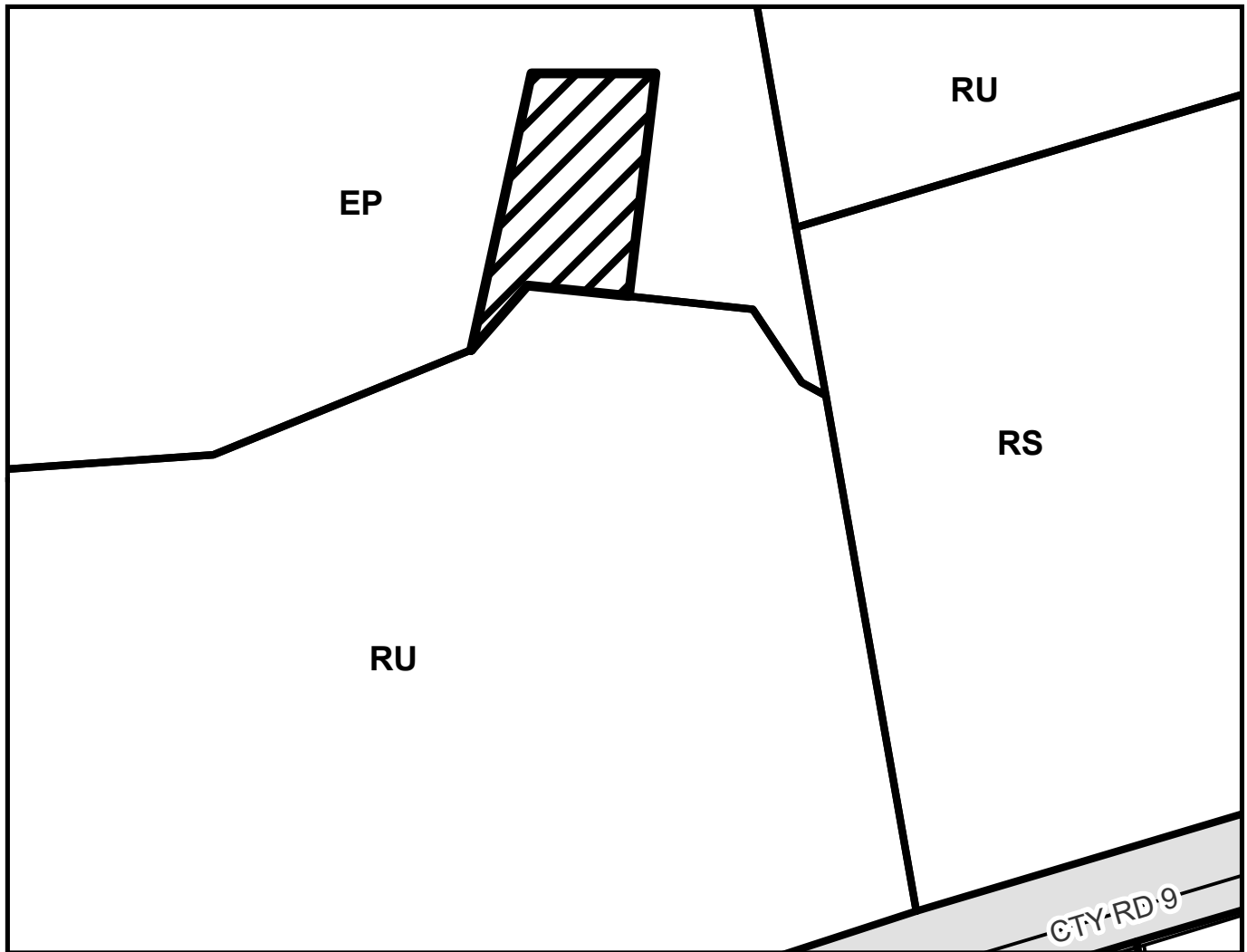
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Township of Clearview Schedule '5'

This is Schedule '5' to Zoning By-law No. 22-26,
passed this _____ day of _____, 2022.

MAYOR

DIRECTOR OF LEGISLATIVE SERVICES/CLERK



Area to be rezoned from ENVIRONMENTAL PROTECTION (EP) Zone to RURAL (RU) Zone.



1:1,500

0 5 10 20 30 40 Metres

— Road Centerline

□ Assessment Parcels

□ Zone Boundary

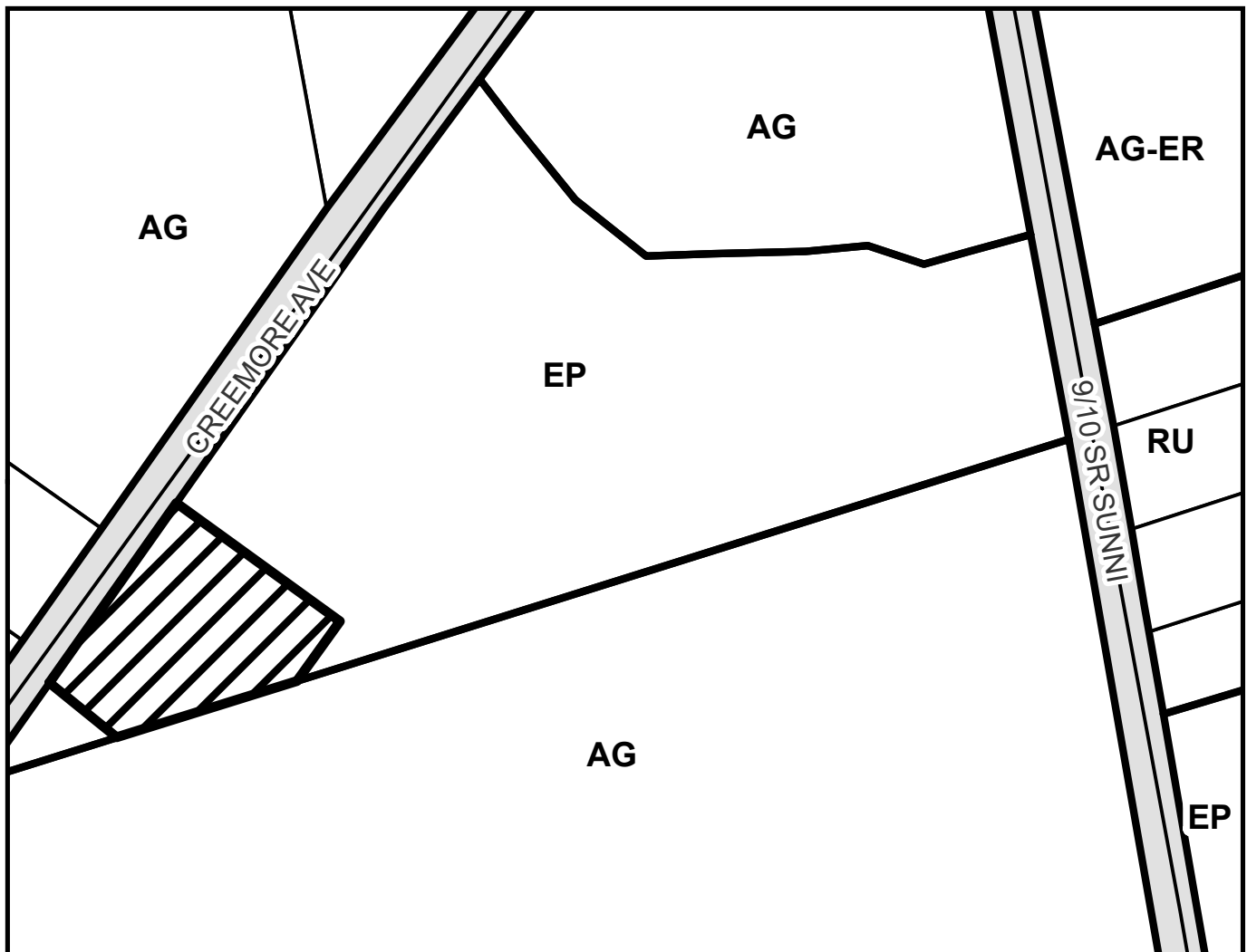
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Township of Clearview Schedule '6'

This is Schedule '6' to Zoning By-law No. 22-26,
passed this _____ day of _____, 2022.

MAYOR

DIRECTOR OF LEGISLATIVE SERVICES/CLERK



Area to be rezoned from ENVIRONMENTAL PROTECTION (EP) Zone
to AGRICULTURAL (AG) Zone.



1:3,000

0 10 20 40 60 80
Metres

— Road Centerline

□ Assessment Parcels

□ Zone Boundary

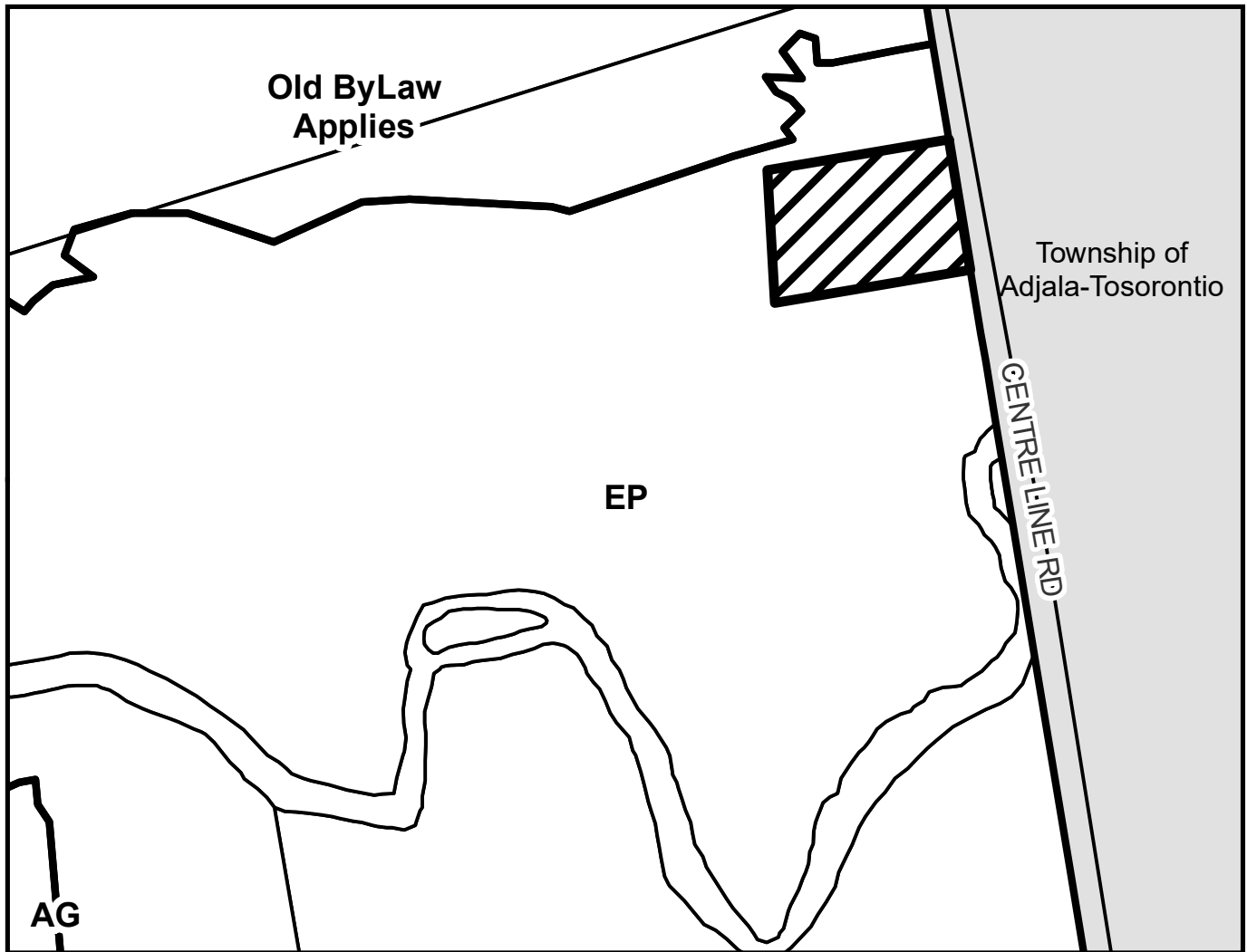
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Township of Clearview Schedule '7'

This is Schedule '7' to Zoning By-law No. 22-26,
passed this _____ day of _____, 2022.

MAYOR

DIRECTOR OF LEGISLATIVE SERVICES/CLERK



Area to be rezoned from ENVIRONMENTAL PROTECTION (EP) Zone to AGRICULTURAL (AG) Zone.



1:3,000

0 10 20 40 60 80 Metres

— Road Centerline

□ Assessment Parcels

□ Zone Boundary

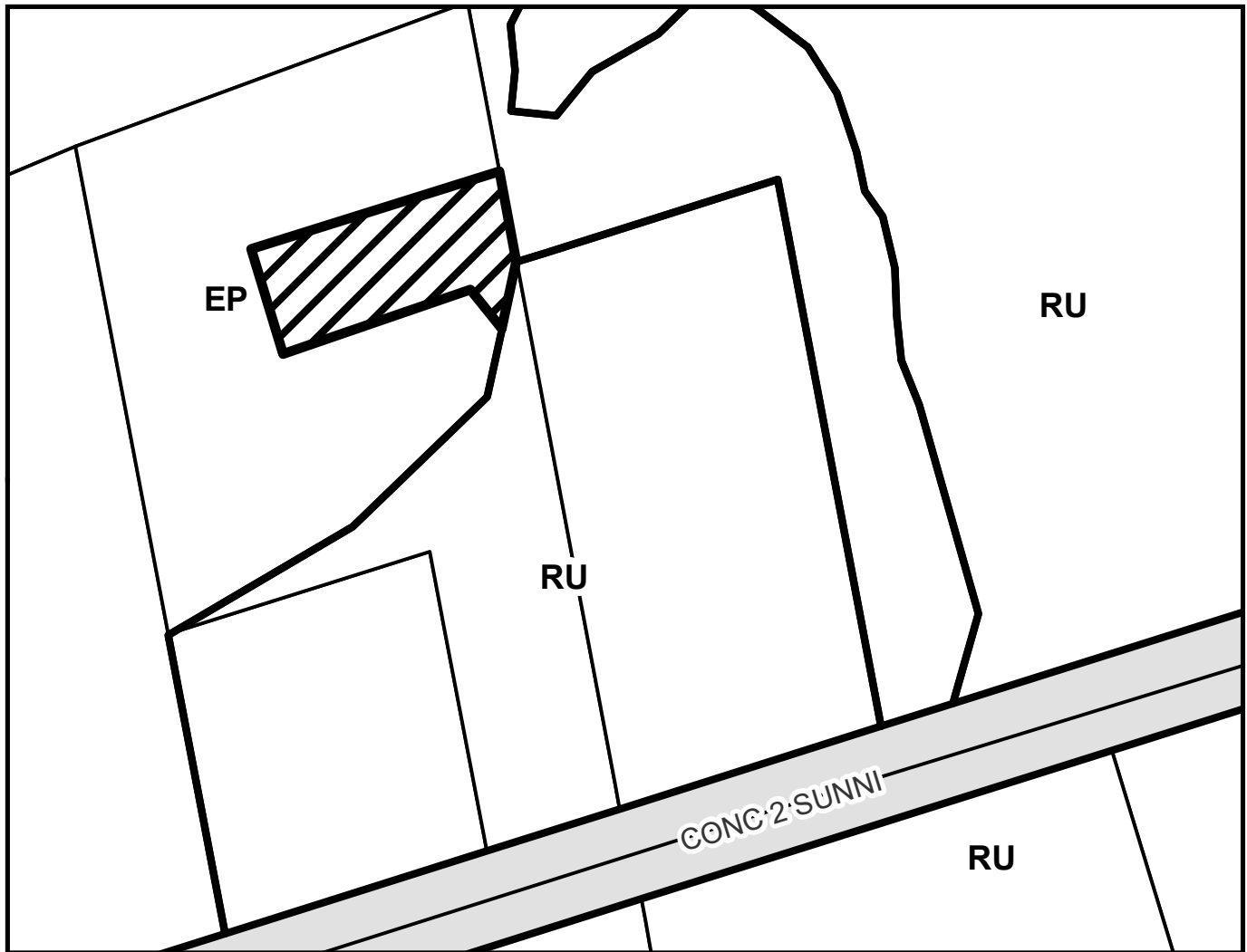
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Township of Clearview Schedule '8'

This is Schedule '8' to Zoning By-law No. 22-26,
passed this _____ day of _____, 2022.

MAYOR

DIRECTOR OF LEGISLATIVE SERVICES/CLERK



Area to be rezoned from ENVIRONMENTAL PROTECTION (EP) Zone to RURAL (RU) Zone.



1:1,500

0 5 10 20 30 40 Metres

— Road Centerline

□ Assessment Parcels

□ Zone Boundary

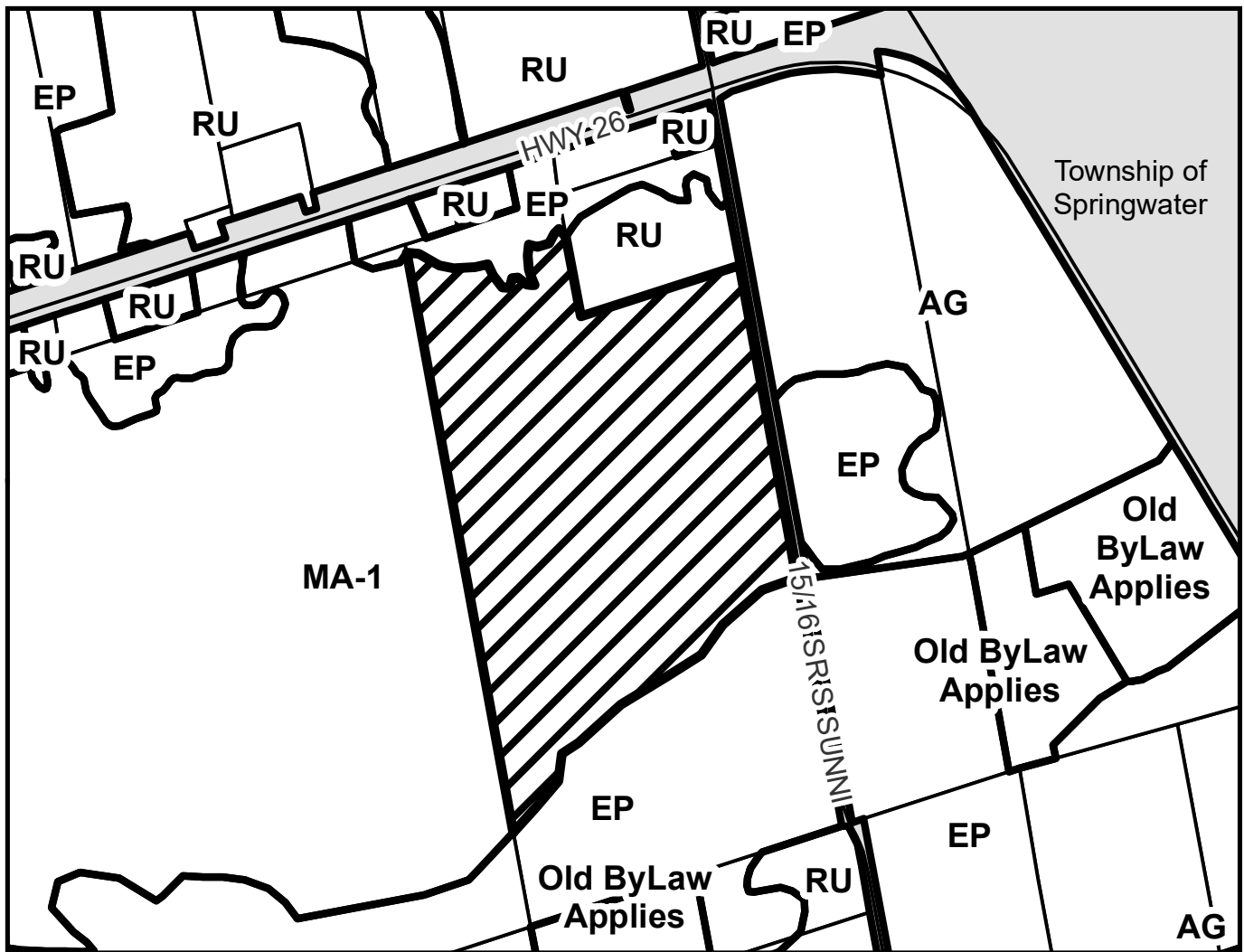
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Township of Clearview Schedule '9'

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MAYOR

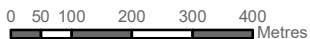
DIRECTOR OF LEGISLATIVE SERVICES/CLERK



Area to be rezoned from AIRPORT INDUSTRIAL EXCEPTION 1 (MA-1) Zone to RURAL (RU) Zone.



1:12,500



- Road Centerline
- Assessment Parcels
- Zone Boundary

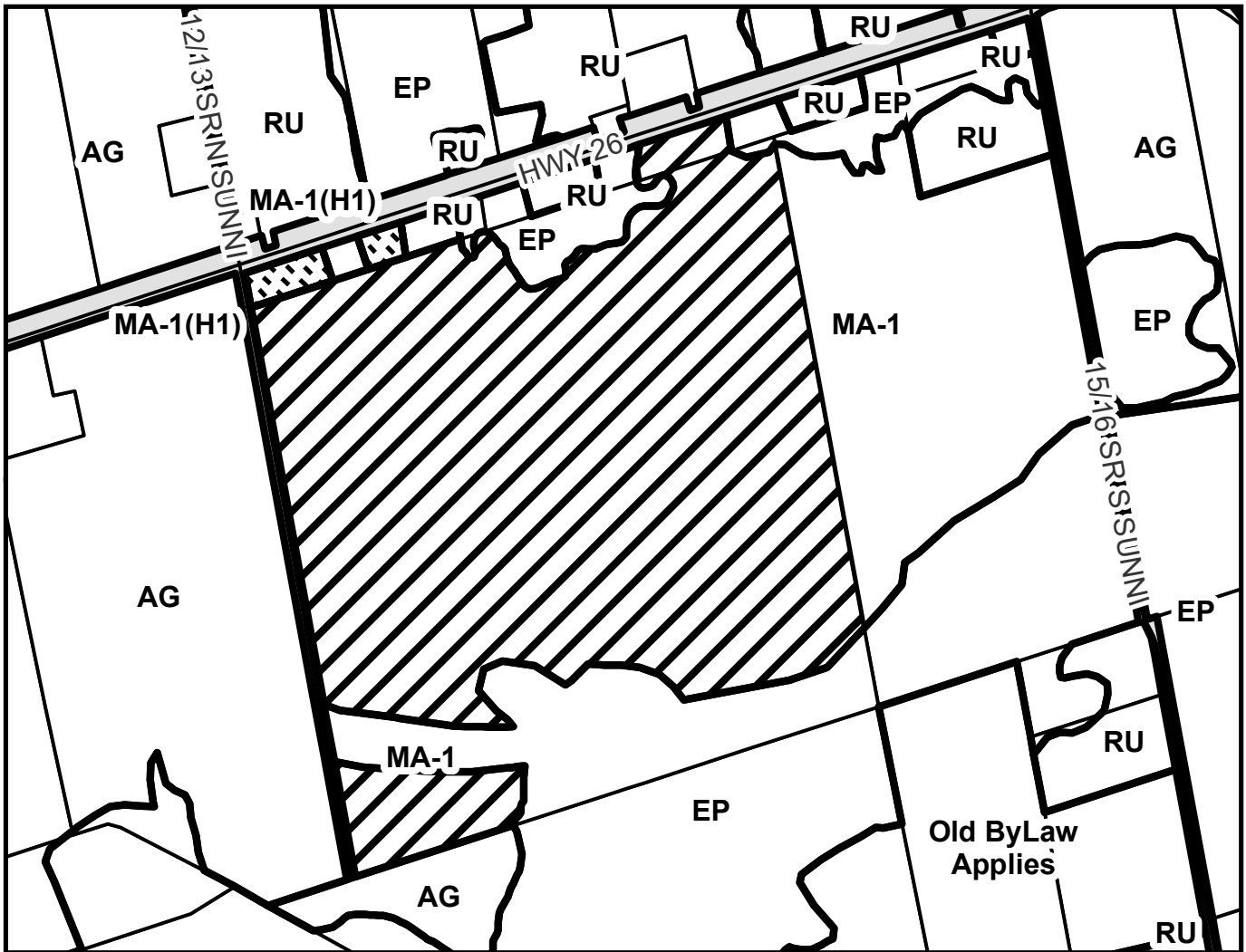
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Township of Clearview Schedule '10'

This is Schedule '10' to Zoning By-law No. 22-26,
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MAYOR

DIRECTOR OF LEGISLATIVE SERVICES/CLERK



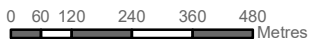
Area to be rezoned from AIRPORT INDUSTRIAL EXCEPTION 1 (MA-1) Zone to AIRPORT INDUSTRIAL (MA) Zone.



Area to be rezoned from AIRPORT INDUSTRIAL EXCEPTION 1 HOLD 1 (MA-1(H1)) Zone to AIRPORT INDUSTRIAL (MA) Zone.



1:15,000



— Road Centerline

□ Assessment Parcels

□ Zone Boundary

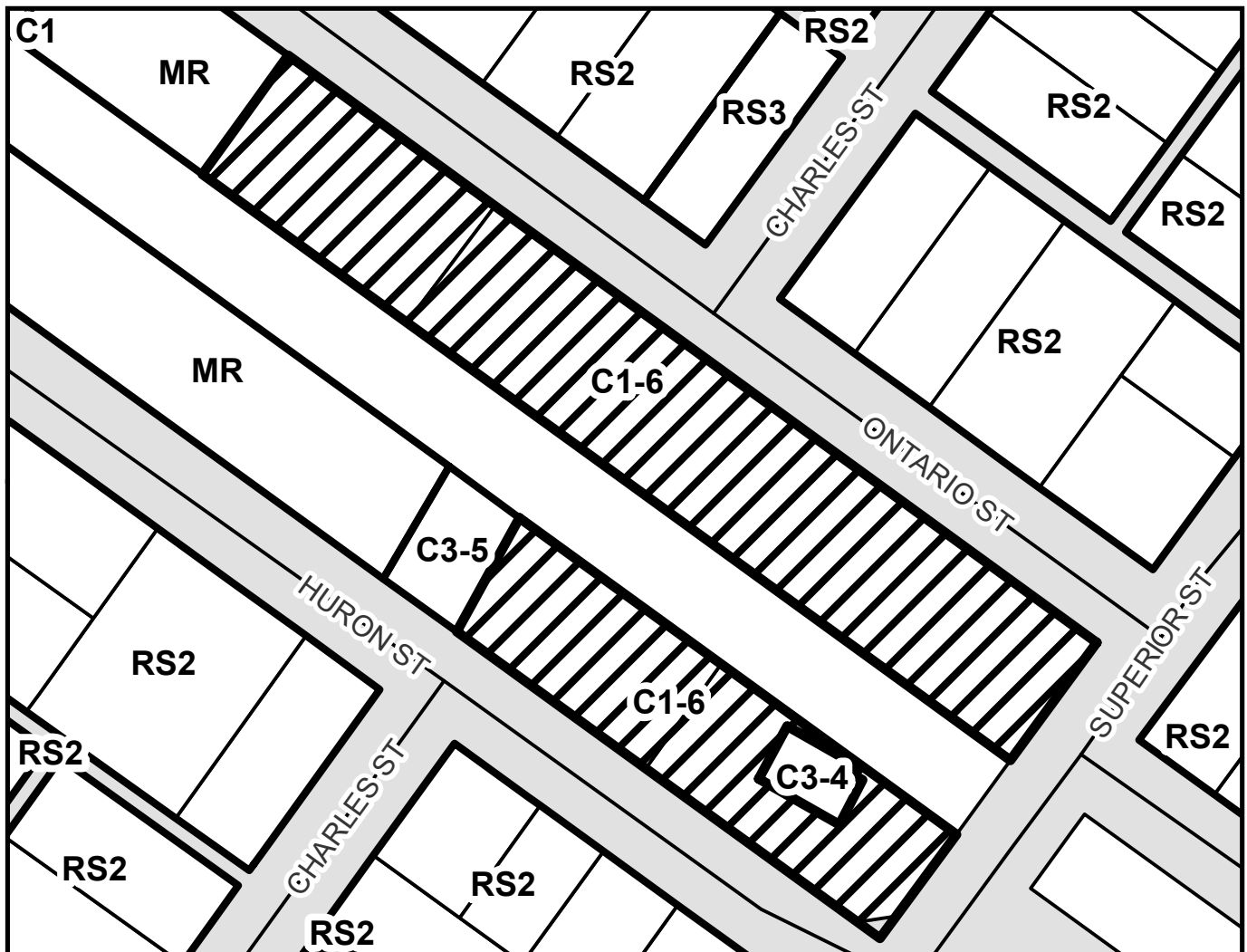
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Township of Clearview Schedule '11'

This is Schedule '11' to Zoning By-law No. 22-26,
passed this _____ day of _____, 2022.

MAYOR

DIRECTOR OF LEGISLATIVE SERVICES/CLERK



Area to be rezoned from GENERAL COMMERCIAL EXCEPTION 6 (C1-6) Zone to GENERAL COMMERCIAL EXCEPTION 8 (C1-8)



1:1,500



— Road Centerline

□ Assessment Parcels

□ Zone Boundary

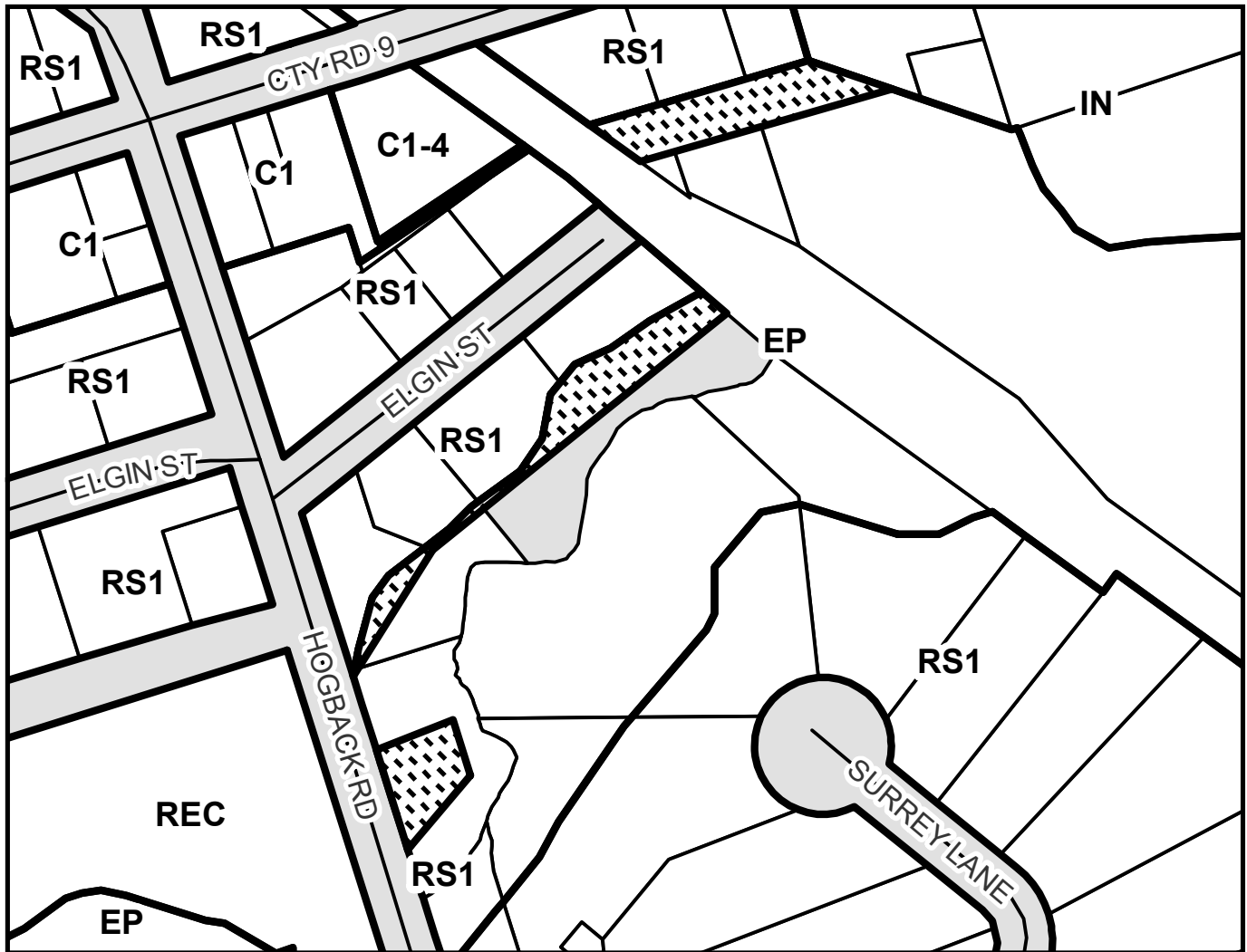
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Township of Clearview Schedule '12'

This is Schedule '12' to Zoning By-law No. 22-26,
passed this _____ day of _____, 2022.

MAYOR

DIRECTOR OF LEGISLATIVE SERVICES/CLERK



Area to be rezoned from ENVIRONMENTAL PROTECTION (EP) Zone to RESIDENTIAL MULTIPLE LOW DENSITY EXCEPION 1 (RS-1) Zone.



1:2,500



- Road Centerline
- Assessment Parcels
- Zone Boundary

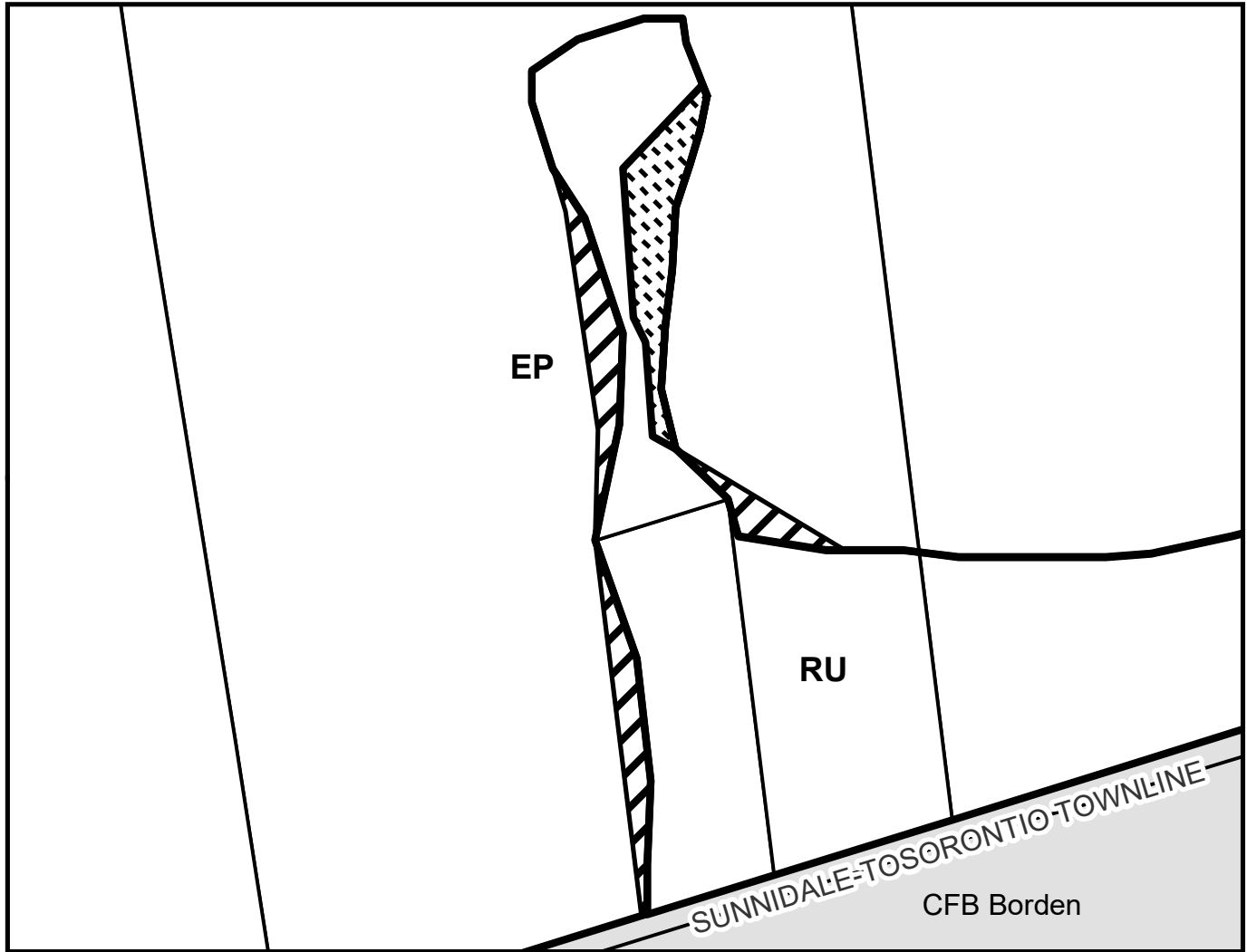
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Township of Clearview Schedule '13'

This is Schedule '13' to Zoning By-law No. 22-26,
passed this _____ day of _____, 2022.

MAYOR

DIRECTOR OF LEGISLATIVE SERVICES/CLERK



Area to be rezoned from ENVIRONMENTAL PROTECTION (EP) Zone to RURAL (RU) Zone.



Area to be rezoned from RURAL (RU) Zone to ENVIRONMENTAL PROTECTION (EP) Zone.



1:3,000

0 10 20 40 60 80 Metres

— Road Centerline

□ Assessment Parcels

□ Zone Boundary

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