



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 May 30, 2022

**By-law No.: 22-34**

Last Date of Appeal: Monday June 27, 2022

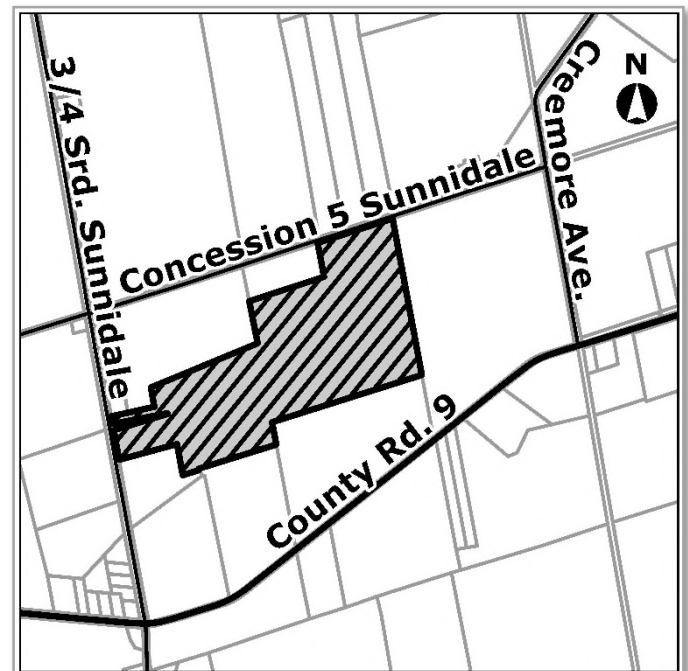
## The Proposal:

### 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-19) 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.



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: 6 June 2022**

## **By-law Number 22-34**

### **The Corporation of the Township of Clearview**

**Being a By-law to regulate the use of land and the character, location and use of buildings and structures on lands municipally known as 2745 3/4 Sideroad, and legally described as North Part of Lot 4, North Part of Lot 5 Concession 4, formerly Township of Sunnidale, now in the Township of Clearview**

(Zoning By-law Amendment – 2745 3/4 Sideroad)

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**Whereas** pursuant to Section 34 of the Planning Act R.S.O., 1990, c.P.13, as amended, Council of the Corporation 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, c. P.13, as amended, 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 Whereas** Council deems it desirable and necessary to amend By-law 06-54;

**Now Therefore** 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 2745 ¾ Sideroad, North Part of Lot 4, North Part of Lot 5, Concession 4, formerly Sunnidale, now in the Township of Clearview, from Agricultural (AG) Zone, Environmental Protection (EP) Zone of By-law 06-54, and Old By-law Applies Extractive Industrial (M3) Zone of By-law 1553-89, to the Rural (RU) Zone, Rural Exception (RU-19) Zone and Environmental Protection (EP) Zone of By-law 06-54 as shown on Schedule "1" attached hereto and forming part of this By-law.
2. That Section 3.5.3 "Rural Zone Exception" be amended by the addition of the following zone Rural Exception (RU-19):

"RU-19

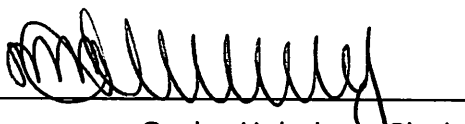
Altered Provision:

Minimum Lot Frontage: 17.8 m

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 in accordance with the provisions of the Planning Act R.S.O, 1990 c. P.13.

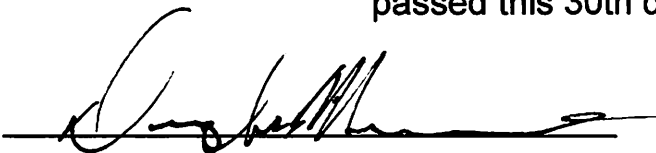
**By-law Number 22-34 read a first, second and third time and finally passed this 30<sup>th</sup> day of May, 2022.**

  
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Doug Measures, Mayor

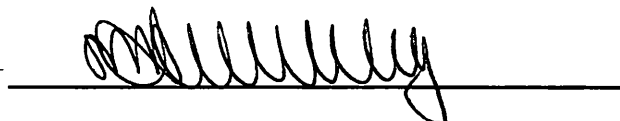
  
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Sasha Helmkey, Clerk

# Township of Clearview Schedule '1'

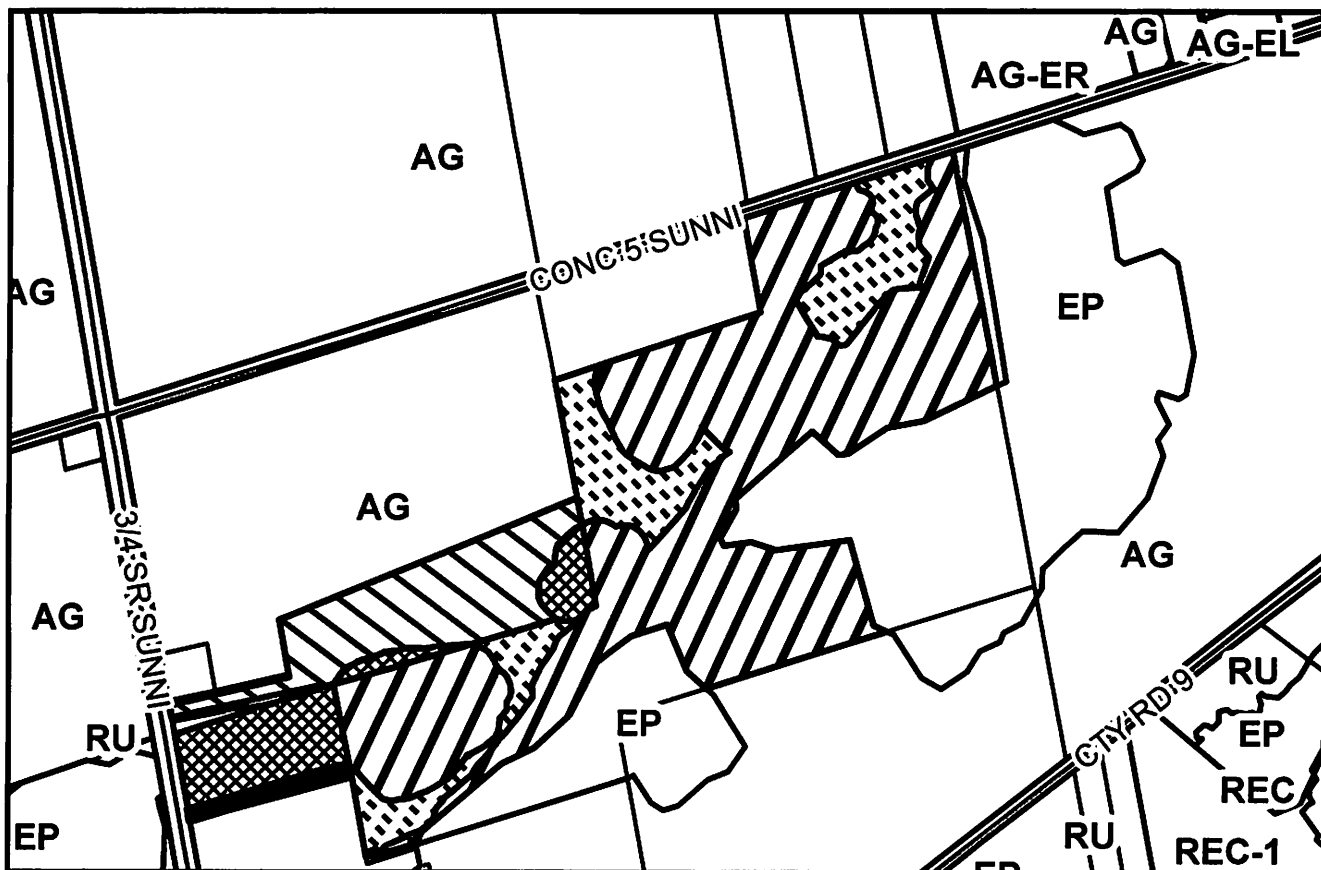
This is Schedule '1' to Zoning By-law No. 22-34,  
passed this 30th day of May, 2022.



MAYOR



DIRECTOR OF LEGISLATIVE SERVICES/CLERK



### Areas to be rezoned from:

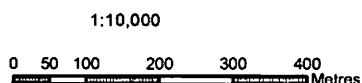
 Extractive Industrial (M3) Zone to Environmental Protection (EP) Zone




 Extractive Industrial (M3) Zone to Rural (RU) Zone

 Agricultural (AG) Zone to Environmental Protection (EP) Zone

 Agricultural (AG) Zone to Rural (RU) Zone

 Agricultural (AG) Zone to Rural Exception (RU-19) Zone



-  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.