



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 September 11, 2023

By-law No.: 23-83

Last Date of Appeal: Monday October 09, 2023

The Proposal:

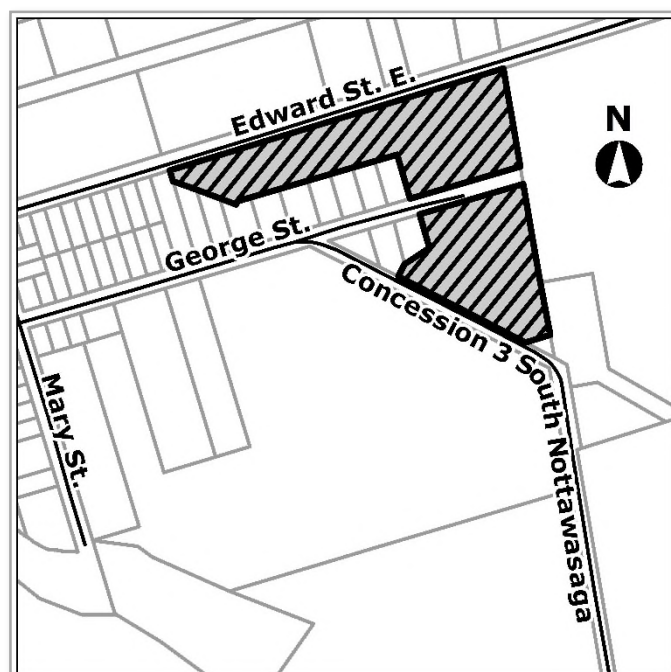
Project No.: 2019-024-ZB

The proposed plan of subdivision (101 Edward Street E.) will be comprised of a total of 20 residential lots for single-detached dwelling units and 6 future blocks, for 30 townhouse units. The proposed plan of subdivision (111 George Street) will be comprised of 6 residential lots for single-detached dwelling units, 1 existing lot with house and stormwater management.

The purpose of the Zoning By-law amendment application is to amend the zoning on the subject lands from 'Development Area' (DA) and 'Development Area Exception' (DA-26) to 'Residential Multiple Low Density Exception Hold' (RS3-14(H26)), 'Residential Multiple Low Density Exception Hold' (RS3-14(H27)), 'Residential Multiple Medium Density Exception Hold' (RS5-8(H26)), 'Recreation Hold' (REC(H26)) and 'Stormwater Management Facilities Hold' (SM(H26)). The effect of the Zoning By-law Amendment application is to allow for the development of 26 single-detached dwelling units and 6 future residential blocks for 30 townhouse units.

The subject application concerns lands municipally known as 101 Edward Street East and 111 George Street, Creemore and legally described as PLAN 315 N PT LOTS 35 & 36, PT LOT 43, LOT 44 (Roll No: 432903000102600, 432903000101702).

A key map has been provided showing the subject lands.



There are two other Files 2019-024-SD and 2019-025-SD, these are draft plan of subdivision files.



CLEARVIEW

ZONING BY-LAW AMENDMENT NOTICE OF PASSING

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 Ontario Land Tribunal.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land 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 Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information on making an appeal, please visit: <https://olt.gov.on.ca/>.

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:

Rossalyn Workman, Community Planner
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: 18 September 2023

By-law Number 23-83

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 101 Edward Street East, Creemore and 111 George Street, Creemore, and legally described as Part of Lot 43 and 44, Plan 315, North Part of Lots 35 and 36, Plan 315, CNR ROW, formerly Creemore, now in the Township of Clearview

(Zoning By-law Amendment – 101 Edward Street East and 111 George Street)

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 'B16' of Zoning By-law 06-54 is hereby amended by changing the zoning on the lands located at 101 Edward Street East and 111 George Street and Part of Lot 43 and Lot 44, Plan 315, North Part of Lots 35 and 36, Plan 315, CNR ROW, formerly Village of Creemore now in the Township of Clearview, from 'Development Area' (DA)(H26) Zone and 'Development Area' (DA) Zone to the 'Residential Multiple Low Density Exception Hold' (RS3-14)(H26), 'Residential Multiple Low Density Exception Hold' (RS3-14)(H27), 'Residential Multiple Medium Density Exception Hold' (RS5-8)(H26), 'Recreation Hold' (REC)(H26), and 'Stormwater Management Facilities' (SM)(H26), as shown on Schedule '1' and Schedule '2' attached hereto and forming part of this By-law.
2. That Section 3.11.4 "Residential Multiple Low Density Zone Exception" be amended by the addition of the following zone exception:

"RS3-14

Notwithstanding Subsection 3.11.1, only a single detached dwelling is a permitted use."

3. That Section 3.13.3 "Residential Multiple Medium Density Zone Exception" be amended by the addition of the following zone exception:


"RS5-8

Additional or Altered Provisions:

Minimum Lot Area: 170 m² per residential unit"

4. That the Removal of Hold (H26) Symbol shall not be removed until the following requirements have been met:
- Registration of a Plan of Subdivision.
 - Municipal water and sewage servicing capacity has been allocated to the lands, which requires completion of the Creemore Master Servicing Plan.
 - Completion of Site Plan Approval for Blocks 21 through to 26.
5. That the Removal of Hold (H27) Symbol shall not be removed until the following requirements have been met:
- Registration of a Plan of Subdivision.
 - Municipal water and sewage servicing capacity has been allocated to the lands, which requires completion of the Creemore Master Servicing Plan.
6. 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.
7. 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 23-83 read a first, second and third time and finally passed this 11th day of September 2023.

A handwritten signature in black ink, appearing to read "Doug Measures", written over a horizontal line.

Doug Measures, Mayor

A handwritten signature in black ink, appearing to read "Sasha Helmkey", written over a horizontal line.

Sasha Helmkey, Clerk

Township of Clearview Schedule '1'

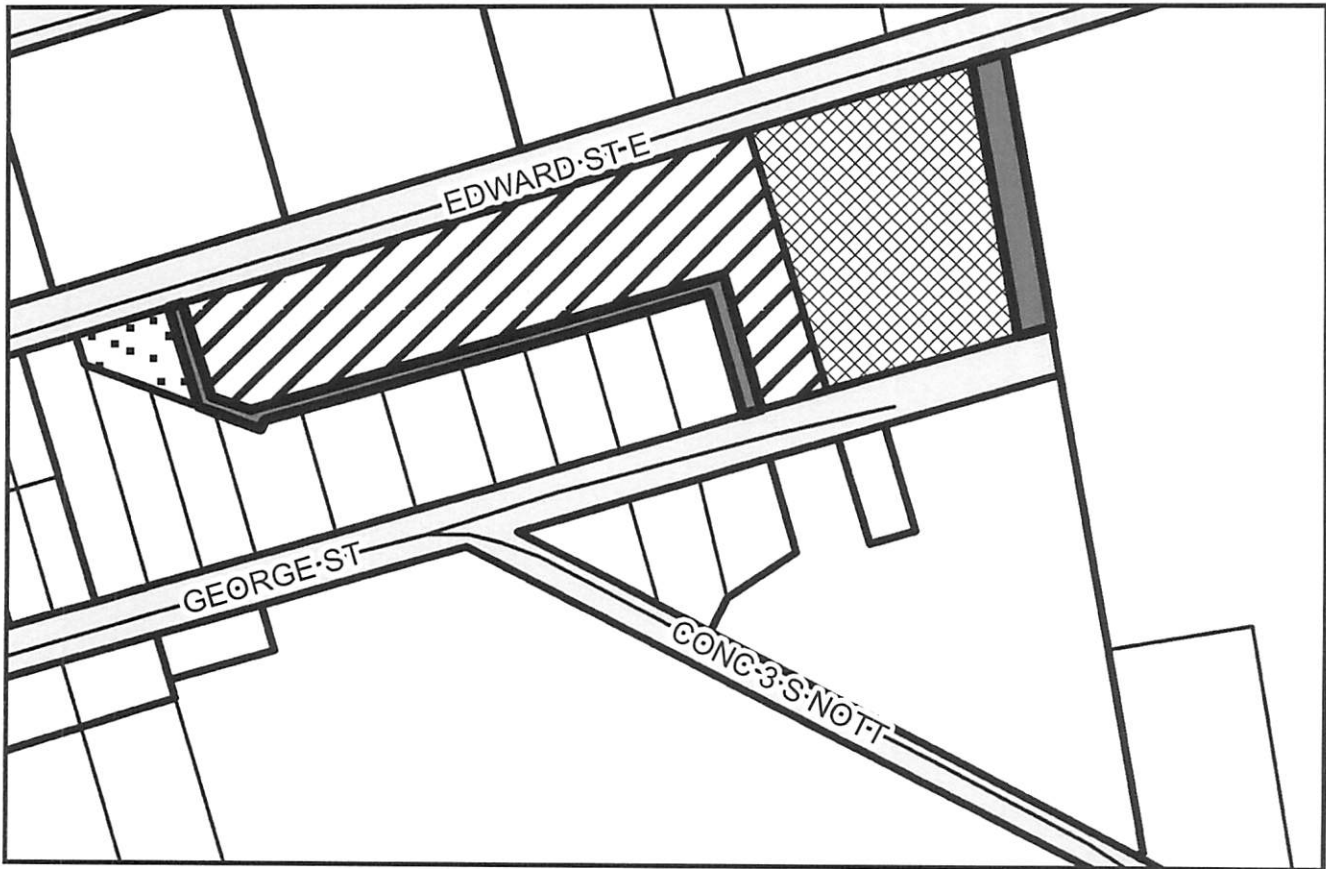
This is Schedule '1' to Zoning By-law No. 23-83,
passed this 11th day of September, 2023.



Douglas Measures,
Mayor



Sasha Helmkey,
Director of Legislative Services/Municipal Clerk



Areas to be rezoned from Development Area (DA) Zone to:



Recreation Lands Hold (REC(H26))



Residential Multiple Low Density Exception Hold (RS3-14(H26))



Stormwater Management Facilities Hold (SM(H26))



Residential Multiple Medium Density Exception Hold (RS5-8(H26))



1:3,000

0 15 30 60 90 120
Metres

— Road Centerline

□ Assessment Parcels

□ Zone Boundary

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Township of Clearview Schedule '2'

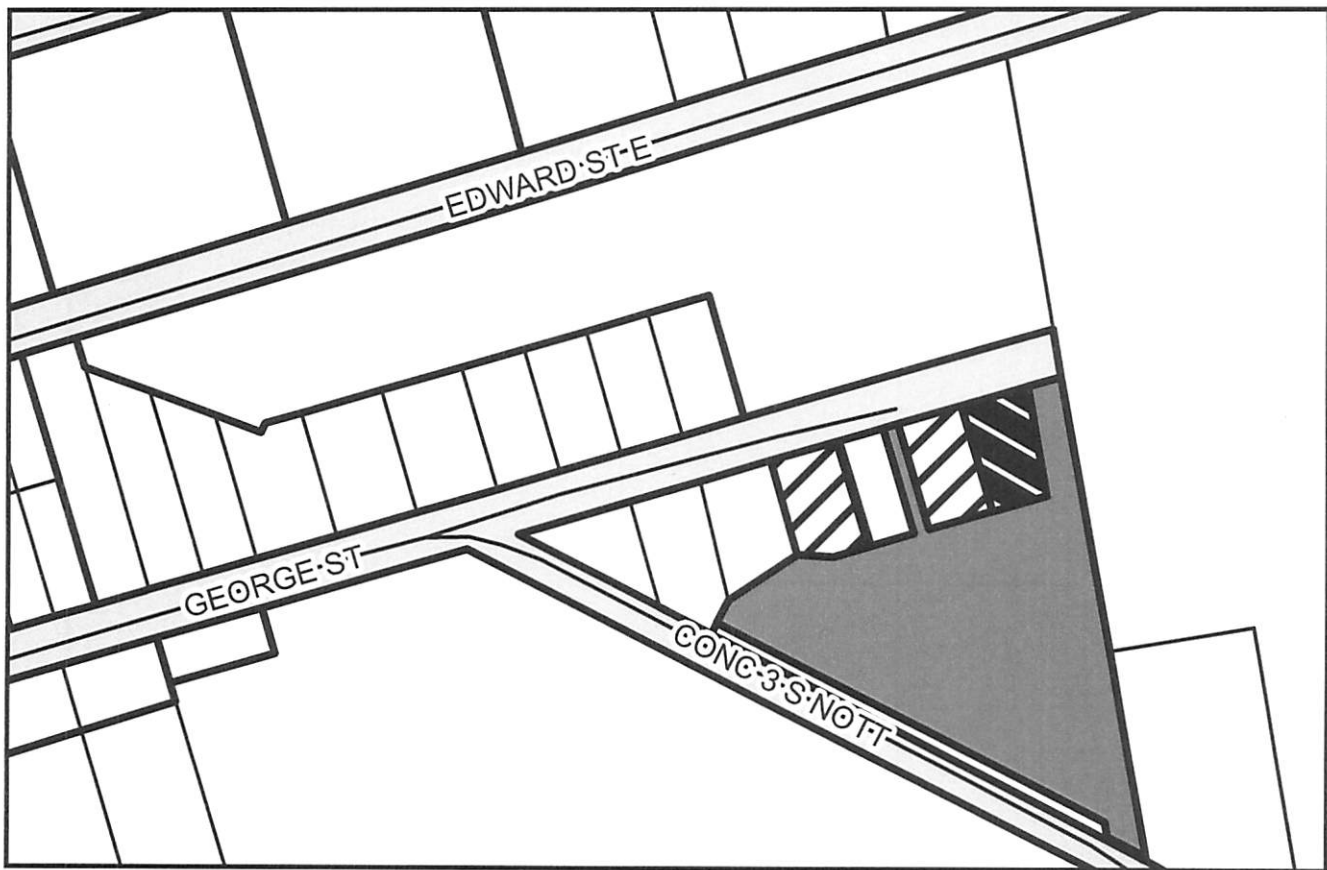
This is Schedule '2' to Zoning By-law No. 23-83,
passed this 11th day of September, 2023.



Douglas Measures,
Mayor



Sasha HelmKay,
Director of Legislative Services/Municipal Clerk



Areas to be rezoned from Development Area (DA(H26)) Zone to:



Residential Multiple Low Density Exception Hold (RS3-14(H26))



Residential Multiple Low Density Exception Hold (RS3-14(H27))



Stormwater Management Facilities Hold (SM(H26))



1:3,000

0 15 30 60 90 120 Metres

— Road Centerline

□ Assessment Parcels

□ Zone Boundary

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