



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 11, 2023

By-law No.: 23-111

Last Date of Appeal: Wednesday January 03, 2024

The Proposal:

Project No.: 2023-037-ZB

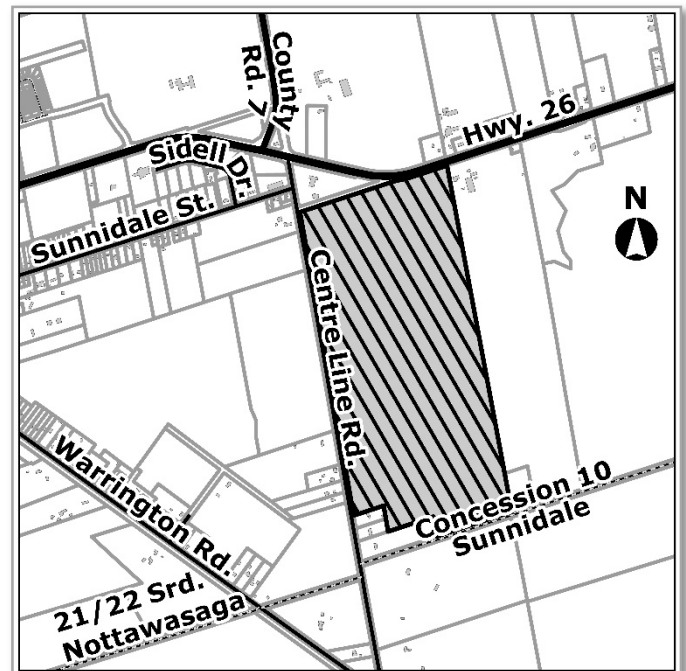
The purpose of the application is to amend the zoning on a portion of the subject lands from 'Environmental Protection' (EP) Zone to 'Rural Exception' (RU-21) Zone.

The effect of the application is to allow approximately one-hectare of land to be cleared of trees to expand existing farm practices. The exception allows for altered or additional provisions that include;

- Maximum Zoned Area: 1.03 ha (2.54 acres)
- Minimum Setback from the Environmental Protection (EP) Zone: 2.5 m

The subject application concerns lands municipally known as 1065 Centre Line Road, formerly Sunnidale and legally described as CONCESSION 10 WEST PART LOT 1 Roll No: 432904000308300).

A key map has been provided showing the subject lands.



There are no associated applications.



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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 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: 14 December 2023

By-law Number 23-111

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 1065 Centre Line Road, and legally described as West Part of Lot 1, Concession 10, formerly Sunnidale, now in Clearview

(Zoning By-law Amendment – 1065 Centre Line Road)

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;

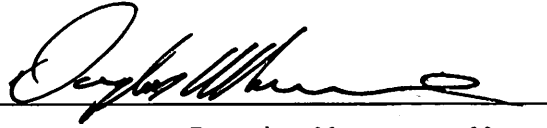
And Whereas the amendment is in conformity with the Township of Clearview Official Plan;

And Whereas Council deems it desirable and necessary to amend By-law 06-54;

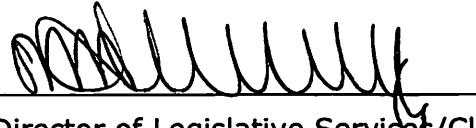
Now Therefore Council of the Corporation of the Township of Clearview hereby enacts as follows:

1. That Schedule 'A2' of Zoning By-law 06-54 is hereby amended by changing the zoning on a portion of the lands located at 1065 Centre Line Road, from 'Environmental Protection' (EP) to 'Rural Exception' (RU-21) as shown on Schedule "1" attached hereto and forming part of this By-law.
2. That Section 3.5.3 'Rural Zone Exceptions' be amended by adding the following:
"RU-21
Altered or Additional Provisions:
 - Maximum Zoned Area: 1.03 ha (2.54 acres)
 - Minimum Setback from the Environmental Protection (EP) Zone: 2.5 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 23-111 read a first, second and third time and finally passed this 11th day of December 2023.

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

Douglas Measures, Mayor

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

Sasha Helmkey, Director of Legislative Services/Clerk

Township of Clearview Schedule '1'

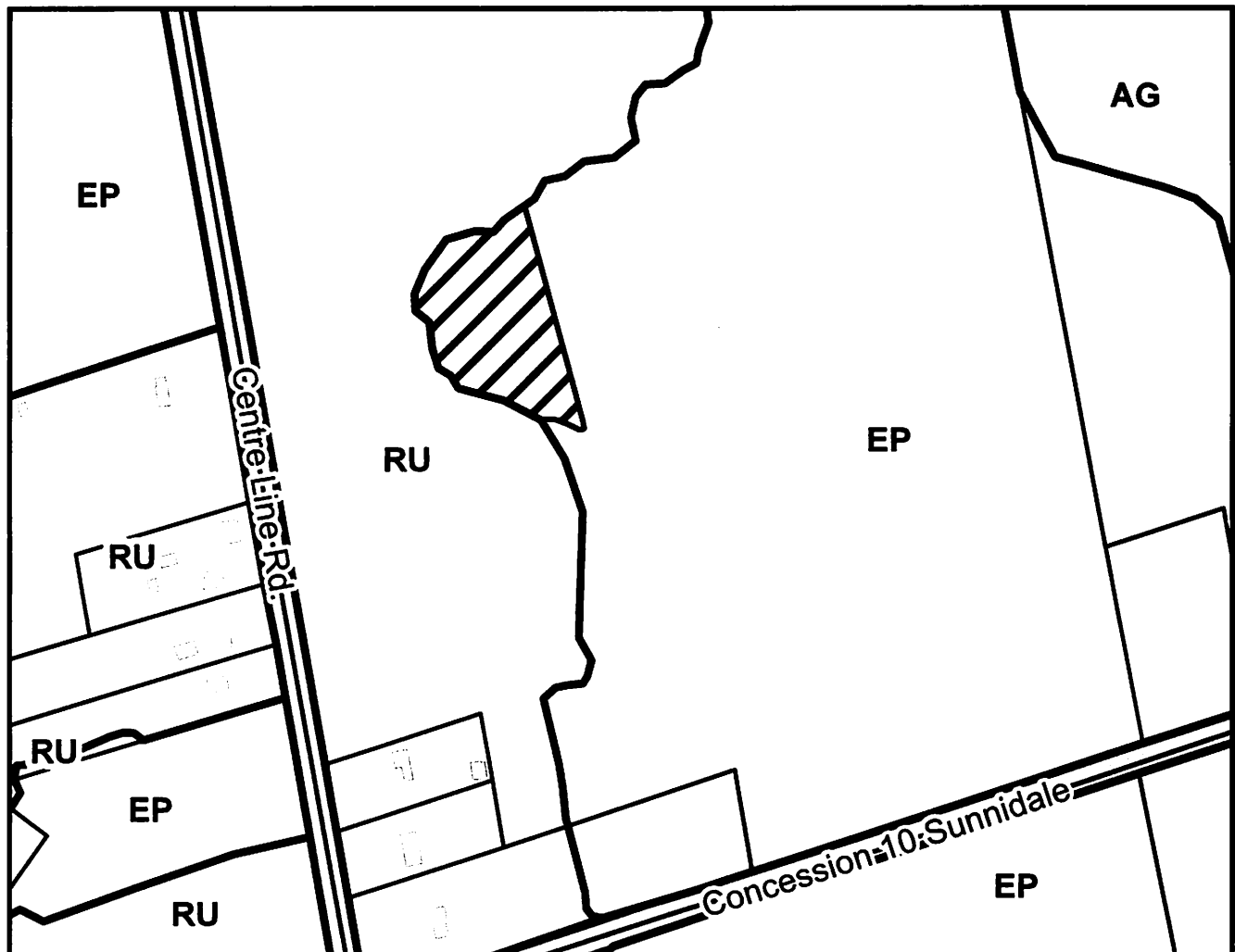
This is Schedule '1' to Zoning By-law No. 23-111,
passed this 11th day of December, 2023.



Douglas Measures,
Mayor



Sasha HelmKay,
Director of Legislative Services/Municipal Clerk







Area to be rezoned from Environmental Protection (EP) Zone to
Rural Exception (RU-21) Zone



1:5,000

0 25 50 100 150 200
Metres

-  Road Centerline
-  Building Footprints
-  Assessment Parcels
-  Zone Boundary

Produced by Clearview Township GIS. 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.