

May 22, 2026

Mr. Derek Abbotts, MCIP, RPP, PLE
Director of Planning and Building
Township of Clearview
217 Gideon Street
Stayner, ON
L0M 1S0

Dear Mr. Abbotts:

**Re: Applications for Red-Line Revisions and to Amend Zoning By-law 06-54
The Estates of Clearview Inc. c/o MacPherson Builders (Stayner) Ltd.
Nottawasaga Station
East and West Parts of Lot 25, Concession 1 (Nottawasaga)
Township of Clearview
County of Simcoe
Our File No: 2017/13**

We have been requested by The Estates of Clearview Inc. c/o MacPherson Builders (Stayner) Ltd. ("MacPherson"), to prepare a Planning Justification Brief ("Brief") in support of a proposed amendment to Zoning By-law 06-54 to permit eight (8) townhouse blocks (Blocks 74-81) consisting of a total of 54 freehold condominium townhouses with 35 of the units containing an additional dwelling unit ("ADU"), and for red-line revisions to the draft approved plan of subdivision. The red-line revisions would facilitate a partial school block approximately 1.85 hectares in size to be shared with the abutting subdivision to the north, and minor changes to the lot fabric for the single-detached lots to achieve a more efficient layout. Together, the rezoning request and red-line revisions will be referred to as "the Application".

Subject Lands

The subject lands are located within the northeast area of the Stayner community. The subject lands are situated within a draft approved plan of subdivision situated east of Mowat Street, west of County Road 7 and north of Highway 26. The subdivision has and will continue to be developed in phases generally in a west to east direction. Phase 1 consisting of single-detached lots and a stormwater management block was registered on November 7, 2019 under Plan 51M-1173. Phase 1 includes the first leg of Junction Road from Mowat Street and new roads which include Breton Street, Springfield Crescent, and Prescott Drive. Phase 2 was subsequently registered on May 17, 2023 under Plan 51M-1250. Phase 2 consists of single-detached lots through the extension of roads from Phase 1 (i.e., Prescott Drive and Springfield Crescent) and new roads comprising McKenzie Drive, Cubitt Street and Clipper Drive.

Attached to this Brief as **Appendix 1** is the draft approved subdivision showing the general locations of the registered Phase 1 and 2 subdivisions and the lands subject to this Application.

Proposal

As noted above, the purpose of the Application is to accommodate 54 freehold townhouses within the subdivision. MacPherson is proposing to include 35 ADU's together with an off-street parking area consisting of 36 spaces. The parking area (Block 82) would form part of a condominium with each parking space "unitized" specifically for the ADU's. The introduction of townhouses to the development requires an amendment to the Zoning By-law.

In addition to the townhouses, the proposed red-line revisions include minor changes to the lot fabric for the single-detached lots and removal of existing residential lots in favour of a new school block in the subdivision as requested by Simcoe County District School Board. The red-line revisions to the draft approved plan for the lot fabric adjustments and to accommodate a school block is in compliance with the current Zoning By-law. The school block would replace approximately 31 single-detached lots. Should the School Board decide not to acquire the block, the subdivision would revert to the current design for single-detached lots.

A copy of the plan showing the red-line revisions and proposed townhouses is attached as **Appendix 2** to this Brief.

Planning Policy Framework

The 2024 Provincial Planning Statement ("PPS"), the County of Simcoe Official Plan, the Official Plan of the Township of Clearview, and Township of Clearview Zoning By-law 06-54 as amended are the applicable planning documents.

Provincial Planning Statement (2024)

The 2024 Provincial Planning Statement (PPS) came into effect on October 20, 2024, and replaces the 2020 Provincial Policy Statement and the 2019 Growth Plan for the Greater Golden Horseshoe, while carrying forward and enhancing the housing-supportive policy directions from those earlier documents. The PPS places an emphasis on intensification, efficient land use, optimizing infrastructure, providing housing choice, and developing sustainable and complete communities.

Policy 2.1.6 requires planning authorities to support the achievement of complete communities by providing a range and mix of land uses including housing options and institutional uses such as schools to meet long-term needs. The Application will facilitate a new school site and increase the range in housing options through the introduction of townhouses and ADU's.

Policy 2.3 directs growth to settlement areas where infrastructure and services are available. The subject property is located within the Stayner settlement area. Section 2.3.1.2 of the PPS indicates that land use patterns within settlement areas should be

based on densities and a mix of land use which efficiently use land and resources and optimize existing and planned infrastructure and public service facilities.

Section 2.3.1.3 directs municipalities to support general intensification and redevelopment to support the achievement of complete communities. Complete communities include a range and mix of housing options and institutional uses. The Application supports intensification as defined in the PPS and with the introduction of a school site and townhouses and ADU's contributes to a complete community and enhances the range of housing options within the subdivision and the broader community.

Section 2.2 of the PPS addresses the housing policies. Municipalities are required to provide for a range and mix of housing options to meet the existing and future needs of the community. Housing options are required to meet the social, health, economic and well-being requirements of current and future residents. The Application contributes to housing diversity in Stayner by adding townhouses to the housing supply mix.

The Application is consistent with the PPS as it directs growth to a settlement area, diversifies housing options for current and future residents, provides for a required school site, and makes efficient use of land, infrastructure, and public service facilities. The PPS promotes intensification through efficient development and land use patterns and the provision of a range and mix of residential types within settlement areas. Settlement areas shall be the focus of growth and development. New housing is to be directed to areas where appropriate levels of infrastructure are or will be available, and new housing must efficiently use land, resources, and infrastructure.

It is my opinion that the Application is consistent with the PPS. The subject lands are within a settlement area where municipal infrastructure (water, wastewater, and stormwater) will be available to serve the proposed development. The Application will support a complete community with a new school site and range of housing options and will make efficient use of planned infrastructure.

County of Simcoe Official Plan (Office Consolidation February 2023)

The subject lands are designated Settlements as shown on Schedule 5.1 to the County of Simcoe Official Plan ("County Official Plan"). Part 3, Growth Management Strategy sets out four themes which provide the foundation for the County's growth policies:

3.1 Strategy

The planning strategy of this Plan is based on four themes:

- *Direction of a sizable portion of growth and development to settlements where it can be effectively serviced, with a particular emphasis on primary settlement areas.*
- *Enabling and managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation.*
- *Protection and enhancement of the County's natural heritage system and cultural features and heritage resources, including water resources.*

- *Development of communities with diversified economic functions and opportunities, and a diverse range of housing options.*

Section 3.2.12 of the County Official Plan indicates that the establishment of boundaries and land use designations within settlement areas is the responsibility of the local municipalities. Conformity with the Township Official Plan is further addressed below.

Section 3.3.1 provides policies regarding lot creation. In the Settlement designations, lots for residential including “second units” and institutional purposes are permitted in the County Official Plan. Section 3.3.2 permits the subdivision of land by plan of subdivision or consent, or plans of condominium, for the land uses permitted in the designation or that maintain the intent of the Plan's objectives and policies.

Section 3.5 provides specific policies for Settlements. Settlements are intended to be the focus for population and employment growth in an efficient form with full municipal services. Settlements are expected to promote development forms and patterns which minimize land consumption and servicing costs and promote healthy and complete communities.

The Application is on lands located within a designated settlement area and is in keeping with the overall objectives and policies of the County Official Plan. Land use within Settlement Areas is left to the local municipalities to determine. Creation of the lots in this case for residential and institutional purposes within the approved plan of subdivision conforms with Sections 3.3.1 and 3.3.2.

The Application conforms to the County Official Plan.

Township of Clearview Official Plan (“Township Official Plan”)

The subject lands are within the Urban Settlement Area of Stayner. Stayner is one of two Urban Settlement Areas in the Official Plan (Stayner and Creemore) as identified on Schedule A (Municipal Structure). Policies for Urban Settlement Areas are contained in Section 2.2.1 of the Official Plan. Urban Settlement Areas are focal points for development and centres for community activity (i.e., community hubs). Urban Settlement Areas are expected to accommodate a substantial portion of the Township's growth through intensification, infill, and redevelopment.

Schedule B-12 of the Official Plan is the Land Use Plan for Stayner. The subject lands are designated “Residential”. Policies for the Residential designation are found within Section 4.2 of the Official Plan. Permitted uses within the Residential designation include a range of residential uses including a full range of dwelling types and sizes. Additional residential units and institutional uses are also permitted uses within this designation.

Section 4.4.2 provides policies regarding institutional uses. The intent of the Official Plan is to integrate institutional uses into the community rather than separated or isolated. Institutional uses are generally encouraged to locate in Urban Settlement

Areas. Section 4.4.2.4 specifically permits schools as a use permitted within the Residential designation.

The Application conforms to the Township Official Plan.

Township of Clearview Zoning By-law 06-54

The lands subject to the Application are presently zoned Residential Multiple Low Density Exception (RS3-4(H12)). The parent RS3 Zone permits single-detached, semi-detached, and duplex dwellings. However, the RS3-4 Exception restricts permitted uses to single-detached dwellings.

The implementing Zoning By-law is subject to a Holding Provision (i.e., H12). The conditions for removal of the Holding Provision require the registration of the plan of subdivision and approval of development phasing pursuant to the subdivision agreement.

The red-line revisions to accommodate townhouses will require a rezoning. Accessory dwelling units are permitted under Section 2.5 of the Zoning By-law, subject to the general provisions under Section 2.5.1. Although a school is not expressly permitted within the RS3-4 Zone, Section 2.34 of the Zoning By-law permits "Public Uses" in all zones. Public Use is defined in the Zoning By-law as:

"PUBLIC USE

Means a building, structure or lot used by the Corporation or the County other than a waste transfer station or waste recycling facility owned or operated by the County; a building, structure or lot used by any Local Board of either the Corporation or the County; or any Conservation Authority established by the Government of Ontario; any Ministry or Commission of the Government of Ontario or Canada; and, any telephone, telecommunication, natural gas, electric transmission or distribution company."

The Application will require an amendment to the Zoning By-law for the proposed townhouses. The proposed red-line changes, including provision for a new school block comply with the current Zoning By-law.

Planning Opinion

The Application is consistent with the PPS and conforms to the County Official Plan and Township Official Plan. The Application has appropriate regard matters of Provincial interest pursuant to Section 2 of the *Planning Act* which includes the adequate provision of a full range of housing and educational facilities. The Application also has appropriate regard for matters pursuant to Section 51(24) including conformity to the official plan and adjacent plans of subdivision, the dimensions and shapes of the proposed lots and the adequacy of school sites.

The introduction of townhouses to the subdivision through a rezoning contributes to the mix of housing options within the subdivision and in the Township. The ground-oriented

townhouses provide a built form that in my opinion is compatible with the planned single-detached lots/dwellings and the proposed school block. The townhouses will contribute to a complete community. The red-line revisions for lot line adjustments for the single-detached lots and to accommodate a school block comply with the current Zoning By-law. The red-line revisions largely maintain the subdivision design and corresponding road layout. The Simcoe County School Board in a letter dated August 14, 2025 has indicated its support for the school block layout as illustrated on **Appendix 2**.

A draft Zoning By-law is included as **Appendix 3** to this report. The draft By-law introduces a new site-specific zone category (RS5-XX) for the proposed townhouses in conjunction with the existing H12 Holding Provision. The proposed RS5-XX Zone permits townhouses up to ten (10) units per building. Due to the age of the Zoning By-law and the current MacPherson designs, the draft Zoning By-law provides for various exceptions which are as follows:

- A decrease in minimum lot area from 200 square metres to 190 square metres.
- An increase in the maximum lot coverage from 50% to 60%.
- A minimum front yard setback of 6 metres.
- Provision for a common entryway for the ADU's with the "principle" dwelling unit.
- Encroachment increases/setback decreases for porches and decks.
- Provision for the ADU parking space to be provided off-site within a common parking area.
- Relief from permitted locations for parking areas and the 1.0 metre driveway setback from an interior side yard for shared driveways.

The proposed school block and single-detached lots as modified would remain in the RS3-4 Zone with the H12 Holding Provision.

A Servicing & Stormwater Management Memorandum prepared by C.F. Crozier & Associates Inc. ("Crozier") dated May 7, 2026 describes the servicing strategy for the subdivision and any modifications arising from the proposed red-line changes. Crozier has confirmed that the red-line changes with additional residential units would not alter the original servicing strategy for the subdivision. The watermain along Prescott Drive would be eliminated with an additional watermain connection to the north of the subdivision, maintaining looping along McKenzie Drive. The townhouse dwelling units including ADU's may increase the expected domestic and fire flow demands. This increase will be further addressed at the detailed design stage. The sanitary servicing strategy will also largely follow the previous design and can accommodate the additional sewage demands of the proposed school block and additional residential units. The stormwater management strategy will remain the same. Sufficient water quality and quantity controls are available to accommodate the red-line changes proposed to the draft plan of subdivision.

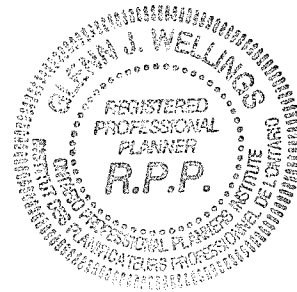
Conclusions and Recommendations

In conclusion, it is my professional planning opinion that consideration of the Application is appropriate and constitutes good planning. The red-line revisions and townhouses will result in compatible development that is consistent with the PPS and conforms to the County and Township Official Plans. Crozier has confirmed that the red-line changes to the subdivision coupled with the ADU's can be adequately serviced. It is my recommendation that the Township endorse the red-line revisions and support the rezoning for the proposed townhouses. A draft Zoning By-law for the Township's review and consideration is appended as **Appendix 3**. The previously noted exceptions to the RS5 Zone requested in the draft Zoning By-law are reasonable, minor in nature and appropriate based on the townhouse designs proposed by MacPherson.

Yours truly,
WELLINGS PLANNING CONSULTANTS INC.



Glenn Wellings, MCIP RPP



- c. Russ Higgins/Joseph Mirabella/Amanda Stellings, MacPherson Builders (Stayner) Ltd.
Jon Proctor/Jessie Elder/Nicholas Sproule, C.F. Crozier & Associates Inc.

Appendix 1

GENERAL NOTE:

THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF MAINLINE PLANNING SERVICES INC. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE PERMISSION OF MAINLINE PLANNING SERVICES INC. AND UNLESS SEALED AND SIGNED BY THE ARCHITECT/ENGINEER. REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF MAINLINE PLANNING SERVICES INC. IS STRICTLY PROHIBITED.

DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO: MAINLINE PLANNING SERVICES INC.

LEGEND:

- PARK AREAS/SWM POND
- 3m PASSING BRIDGE
- 4m min. PEDESTRIAN PATH
- NEW REGIONAL FLOOD LINE

ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51 OF THE ONTARIO PLANNING ACT, R.S.O. 1990, c.P.13 (AS AMENDED APRIL, 1997).

- a) AS SHOWN
- b) AS SHOWN
- c) SEE LAND USE SCHEDULE
- d) AS SHOWN
- e) AS SHOWN
- f) AS SHOWN
- g) AS SHOWN
- h) MUNICIPAL WATER SUPPLY AVAILABLE
- i) SANDY
- j) AS SHOWN
- k) MUNICIPAL SANITARY AND STORM SEWERS
- l) AS SHOWN



LAND USE SCHEDULE

TOTAL AREA TO BE SUBDIVIDED	726,885.5 sm (100.00%)
Detached Lots	282,103.88 sm (38.8%)
Lots 1 to 613	170,721.44 sm (23.5%)
Roads: Streets A to U	18,798.82 sm (2.6%)
Semi-detached Lots: Blocks 1-31	2,917.99 sm (0.4%)
Street Townhouse Blocks 32-35	68,443.42 sm (9.4%)
Medium Density Residential: Blocks 36-38	41,222.16 sm (5.7%)
Park Dedication: Blocks 53	
Blocks 44-43 = Pedestrian Path	
Mowat Road Widening: Block 56	3,221.80 sm (0.4%)
Future Road Dedication: Blocks 68-69	1,538.93 sm (0.2%)
Q.M. Reserve: Blocks 59-67	681.56 sm (0.1%)
Lands To Be Retained: Block 39-41	74,713.85 sm (10.3%)
Block 39 (Commercial / Residential)	70,670.36 sm
Block 40 (6 Semis & 3 Townhomes)	3,240.13 sm
Block 41 (2 Detached Homes)	803.36 sm
Hay #26 Widening: Block 57	2,350.45 sm (0.3%)
County Road 7 Widening: Block 58	4,339.98 sm (0.6%)
SWM Pond - Blocks 54, 55, 70-73	55,831.22 sm (7.7%)
TOTAL NUMBER OF DWELLINGS	= 995
Medium Density Residential	= 308
Total Street Townhouse Homes	= 12
Total Semi-detached Homes	= 62
Total Detached Homes	= 613

Existing Zoning: Agricultural

Proposed Zoning: Residential, Commercial

Medium Density: Townhomes/Apts = max 45 units / NET Ha.

Low Density: Single Detached = max 12 units / GROSS Ha.

Semi Detached = max 15 units / GROSS Ha.

	Street Townhouse	Semi-Detached Homes	Detached Homes
Min Lot Depth	30.0m	30.0m	30.0m
Min Lot Frontage	6.10m	9.00m	13.5m
Min Lot Area	201.0 sm	270.0 sm	405.0 sm

Existing Official Plan: 'Residential', 'Future Residential'

Proposed Use of Land: 'Residential', 'Commercial'

Adjacent Use of Land: See Plan

NOTE: ALL SURVEY INFORMATION TAKEN FROM A PLAN OF SURVEY BY BENNETT YOUNG LIMITED, ONTARIO LAND SURVEYOR, 1040 MARTINGROVE ROAD, TORONTO, ONTARIO.

NO.	DATE	DESCRIPTION	BY
10	07-10	Revised Per City Staff Comments	J.P.P.
9	01-09	Revised Per Staff Comments	J.P.P.
8	12-08	Revised Per Staff Comments	J.P.P.
7	9-08	Revised Per Staff Comments	J.P.P.
6	8-08	Revised Per Staff Comments	J.P.P.
5	4-08	Revised Per Staff Comments	J.P.P.
4	10-07	Simcoe/ NYCA Comments	J.P.P.
3	1-07	Revised per Staff Comments	J.P.P.
2	10-06	Revised per Staff Comments	J.P.P.
1	6-06	Submitted for Draft Plan Approval	J.P.P.
NO.	DATE	DESCRIPTION	BY

mainline planning services inc.

PH (905) 893-0046 FAX (905) 893-5446

P.O. BOX 319, Kleinburg, ONTARIO, L4J 1C0

DRAWING TITLE

PLAN OF SUBDIVISION

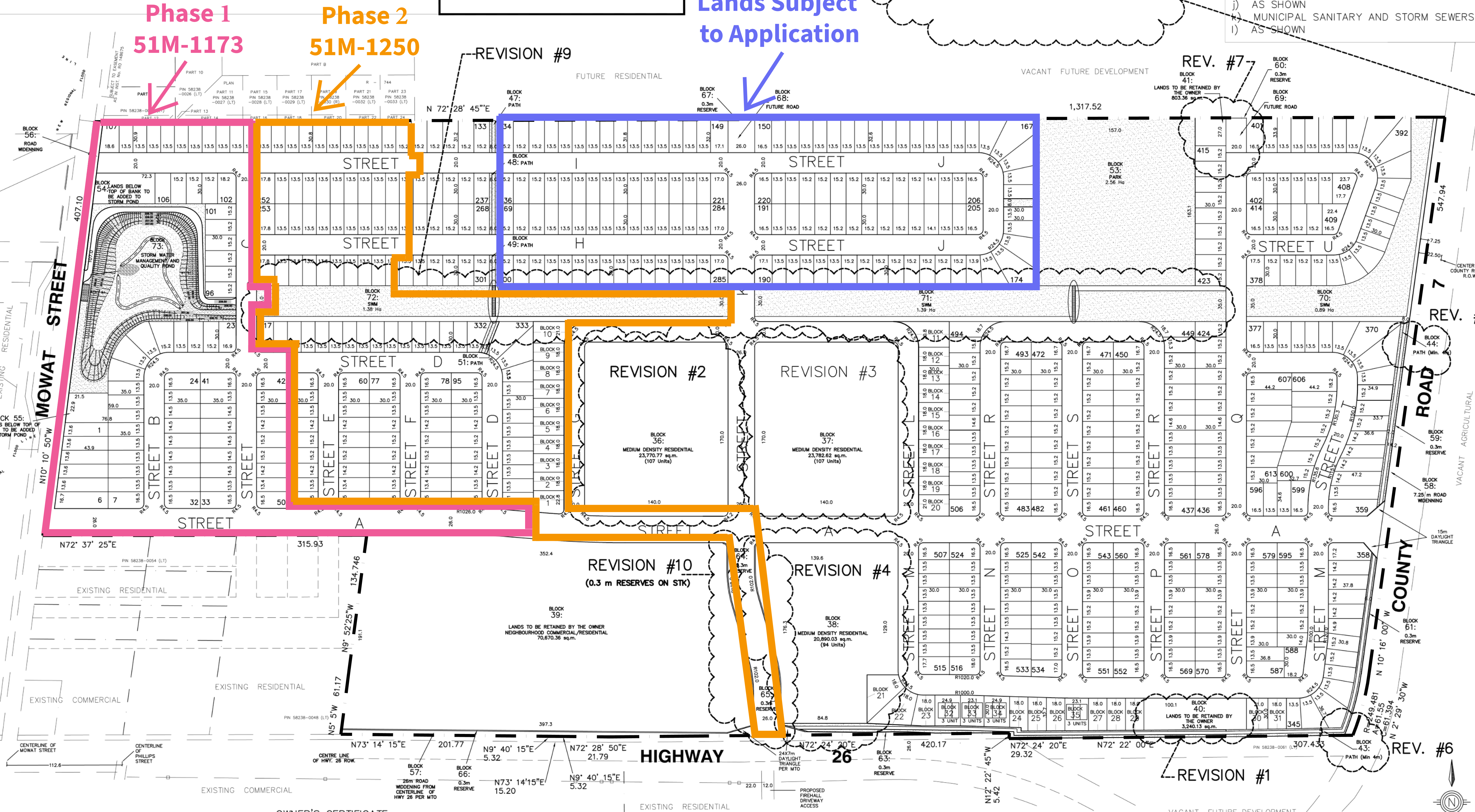
PROJECT

GRAND CLEARVIEW ESTATES

DEVELOPER/OWNER

DANCOR Construction Development

DRAWN	CHECKED	SCALE	DWG. NO.
J.P.P./MAX	J.P.P.	1 = 2000	SP1
DATE	ISSUED	JOB NO.	
01-09	J.P.P.	DANCOR1	



OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MAINLINE PLANNING SERVICES INC. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION.

THE ESTATES OF CLEARVIEW INC.
6 MELANIE DRIVE, SUITE 101
BRAMPTON, ONTARIO L6T 4K9

Sean P. Ford

SEAN P. FORD JUN 5, 2006

SURVEYOR'S CERTIFICATE

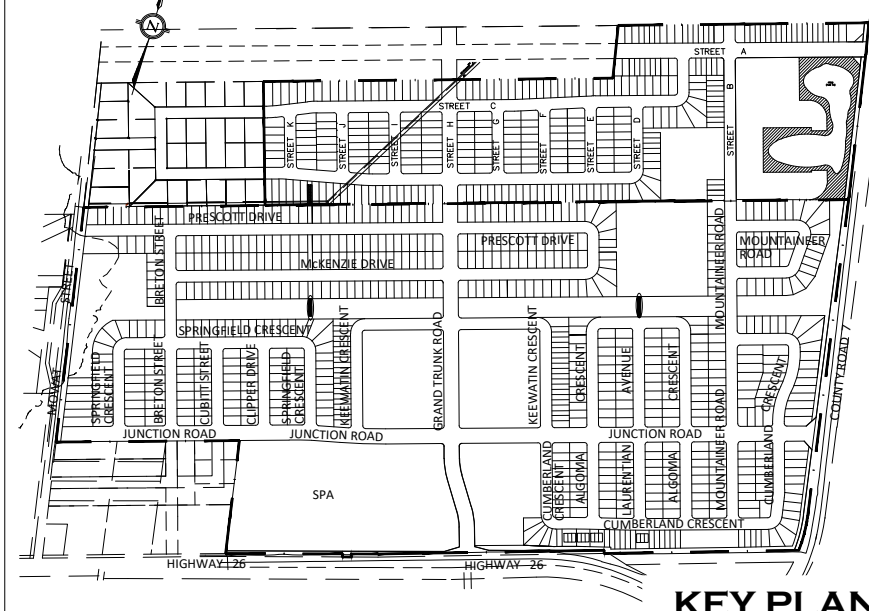
I HEREBY CERTIFY THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY SHOWN.

Rodney H. Geyer

RODNEY H. GEYER, OLS DEC 15, 2008
STEL + GEYER LAND SURVEYORS

LEGAL DESCRIPTION

PART OF LOT 25, CONCESSION 1 AND PARK LOTS 1 TO 4 INCLUSIVE. NORTH OF FIRST RANGE, PARK LOTS 1 TO 3 INCLUSIVE, NORTH OF SECOND RANGE. PART OF PARK LOTS 3 AND 4, SOUTH OF FIRST RANGE. PLAN 197 FIRST RANGE, SECOND RANGE AND UNNAMED ROAD BY PLAN 197 GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA, NOW IN THE TOWNSHIP OF CLEARVIEW COUNTY OF SIMCOE

KEY PLAN
SCALE: N.T.S.

LAND USE SCHEDULE

TOTAL AREA TO BE SUBDIVIDED

Detached Lots	726,885.5 sm (100.00%)
Lots 1 to 565	253,789.88 sm (34.9%)
Semi-detached Lots: Blocks 1-31	18,798.82 sm (2.6%)
Street Townhouse Blocks 32-35 & 68-76	16,385.99 sm (2.3%)
Medium Density Res.: Blocks 36-38	68,443.42 sm (9.4%)
School Block: Block 77	18,512.00 sm (2.5%)
Lands To Be Retained: Block 39-41	74,713.85 sm (10.3%)
Block 39 (Commercial / Residential)	70,670.36 sm
Block 40 (Residential)	3,240.13 sm
Block 41 (Residential)	803.36 sm
Park Dedication: Block 63, BLOCK 43-44	41,222.16 sm (5.7%)
= Pedestrian Path	
SWM Pond: Blocks 54, 55, 70-73	55,831.22 sm (7.7%)
Roads: Streets A to U	167,065.44 sm (23.0%)
Mowat Road Widening: Block 56	3,221.80 sm (0.4%)
Hwy #26 Widening: Block 57	2,350.45 sm (0.3%)
County Road 7 Widening: Block 58	4,339.98 sm (0.6%)
0.3m Reserve: Blocks 59-67	681.56 sm (0.1%)
Future Road Dedication: Blocks 68-69	1,538.93 sm (0.2%)

TOTAL NUMBER OF DWELLINGS

Medium Density Residential	= 308
Medium Street Townhouse Homes	= 66
Total Semi-detached Homes	= 62
Total Detached Homes	= 565

Existing Zoning: Development Area

Proposed Zoning: Residential, Commercial, Stormwater Management Facilities, Institutional Residential, Recreation Lands, Development Area

Medium Density: Townhomes/Apts = max 45 units/ NET Ha.

Low Density: Single Detached = max 12 units/ GROSS Ha.

Semi Detached = max 15 units/ GROSS Ha.

	Street Townhouse	Semi-Detached Homes	Detached Homes
Min Lot Depth	30.0m	30.0m	30.0m
Min Lot Frontage	6.10m	9.00m	13.5m
Min Lot Area	201.0 sm	270.0 sm	405.0 sm

Existing Official Plan: 'Residential', 'Commercial'

Proposed Use of Land: 'Residential', 'Commercial'

Adjacent Use of Land: See Plan

NOTE:

ALL SURVEY INFORMATION TAKEN FROM A PLAN OF SURVEY BY BENNETT YOUNG LIMITED, ONTARIO LAND SURVEYOR, 1040 MARTINGROVE ROAD, TORONTO, ONTARIO.

LEGAL DESCRIPTION

PART OF LOT 25, CONCESSION 1 AND PARK LOTS 1 TO 4 INCLUSIVE, NORTH OF FIRST RANGE, PARK LOTS 1 TO 3 INCLUSIVE, NORTH OF SECOND RANGE, PART OF PARK LOTS 3 AND 4, SOUTH OF FIRST RANGE.

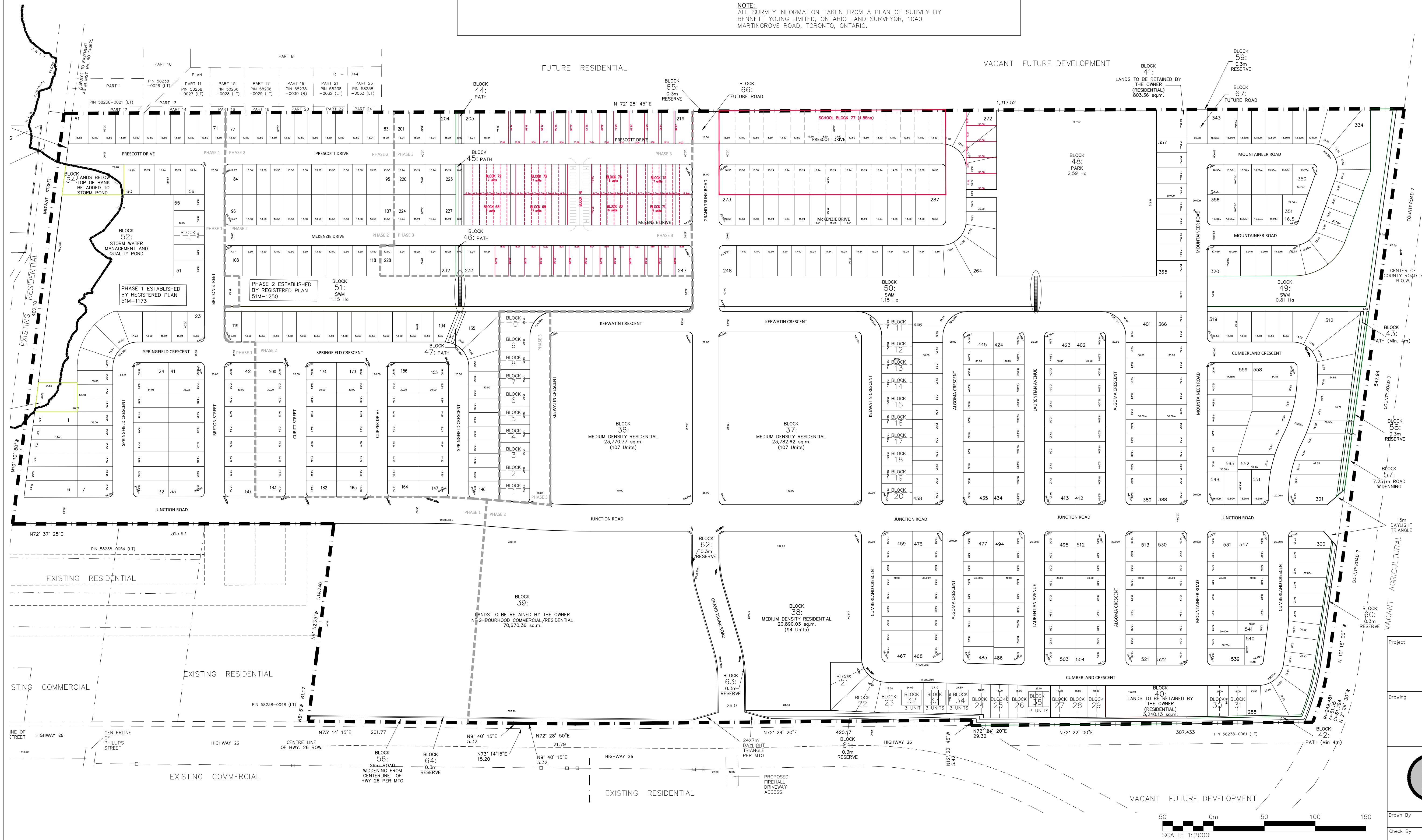
PLAN 197

FIRST RANGE, SECOND RANGE AND UNNAMED ROAD BY PLAN 197

GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA,

NOW IN THE TOWNSHIP OF CLEARVIEW

COUNTY OF SIMCOE



1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS

BM#1- TOP NUT OF HYDRANT AT NW CORNER OF BRETON AND PRESCOTT DRIVE (SOUTH) INTERSECTION. ELEV. 210.830.
 BM#2- TOP NUT OF HYDRANT AT STATION 0+325 ON NORTH SIDE OF JUNCTION ROAD (LOT 18/19). ELEV. 212.511.

No.	ISSUE	DATE: MM/DD/YYYY
0	ISSUED FOR 1st SUBMISSION	01/30/2026

Engineer

Engineer

FOR REVIEW
 NOT TO BE USED FOR CONSTRUCTION

NOTTAWASAGA STATION
TOWNSHIP OF CLEARVIEW

RED LINE DRAFT PLAN



ADMIRAL BUILDING
 1 FIRST STREET, SUITE 200
 COLLINGWOOD, ON L9Y 1A1
 705-446-3510 T
 705-446-3520 F
 WWW.CFCROZIER.CA
 INFO@CFCROZIER.CA

Drawn By	B.B.	Design By	B.B.	Project	721-4240
Check By	R.W.	Check By	J.P.	Scale	1:2000
				Drawing	DRAFT

By-law Number 26-XX

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 described as East and West Parts of Lot 25, Concession 1, Nottawasaga, Clearview

(Zoning By-law Amendment)

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 'B6' of Zoning By-law 06-54 be amended by rezoning part of lands municipally described as East and West Parts of Lot 25, Concession 1, Nottawasaga, from 'Residential Multiple Low Density Exception' (RS3-4(H12)) Zone to a 'Residential Multiple Medium Density Exception' (RS5-XX(H12)) Zone as shown on Schedule '1' attached hereto and forming part of this By-law.
2. That the RS5-XX(H12)) Zone in By-law 06-54, as amended shall be subject to the RS5 and H12 Zone provisions and the following Exception:

RS5-XX

East and West Parts of Lot 25, Concession 1, Nottawasaga, Township of Clearview (Nottawasaga Station)

Altered Provisions:

- Minimum Lot Area – 190 m² per residential unit.
- Maximum Lot Coverage – 60%.

- Minimum Front Yard Setback – 6 metres.
 - Notwithstanding Section 2.5.1 d) of Zoning By-law 06-05, a shared common entryway is permitted for the principle and accessory dwelling units.
 - Notwithstanding Section 2.7.1 of Zoning By-law 06-05, the following Encroachments into Required Yards are permitted:
 - i) Porch Encroachment into Front Yard - maximum 3 metre projection into the required Front Yard.
 - ii) Steps to a porch in a Front Yard - minimum 1.5 metre setback from the front lot line.
 - iii) Steps to a deck in a Rear Yard – minimum 2 metre setback from the rear lot line.
 - Notwithstanding Section 2.14.2.1 of Zoning By-law 06-05, the minimum one (1) parking space per Accessory Dwelling Unit is permitted within an off-site common parking area.
 - Notwithstanding Section 2.15.3 of Zoning By-law 06-05, no setback is required between driveways to interior side lot lines when the interior side lot line is on a shared wall.
 - The provisions of Section 2.15.4 of Zoning By-law 06-05 do not apply.
3. 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 26-XX read a first, second and third time and finally passed this day of , 2026.

Douglas Measures, Mayor

Sasha Helmkey-Plater, Director of Legislative Services/Clerk