



Planning & Building Department

Township of Clearview
Box 200, 217 Gideon Street
Stayner, Ontario L0M 1S0
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www.clearview.ca
Phone: 705-428-6230

NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING

Draft Plan of Subdivision Redline Revision and Zoning By-law Amendment

TAKE NOTICE that the Council of The Corporation of the Township of Clearview has received applications for a **Redline Revision to an existing Draft Plan of Subdivision** and an amendment to the **Zoning By-law**. The application(s) are being considered under the requirements of the Planning Act RSO 1990 c.P.13 s. 34 and 51 and Ontario Regulations 544/06 and 545/06. The purpose of this notice is to provide notice of the applications, notice of public meeting for the Zoning By-law Amendment and to provide more information on the details of both application(s).

Public Meeting Details

A public meeting is being held in consideration of the Zoning By-law Amendment application on:

July 29, 2026 at 5:30 p.m.

Council Chambers, Township of Clearview Administration Centre
217 Gideon Street, Stayner, Ontario

www.clearview.ca/YouTube

Purpose & Effect

The proposal seeks to reconfigure part of the Estates of Clearview draft plan of subdivision to add 8 townhouse blocks with 54 freehold condominium units, including 35 units with Accessory Residential Units (ARUs). It also includes a common parking block for the ARUs, minor lot fabric changes for existing single detached lots, and a new school block shared with the development to the north.

The Zoning By-law Amendment would rezone part of the lands from Residential Multiple Low Density Exception Hold (RS3-4 (H12)) to Residential Multiple Medium Density Exception Hold and Institutional (RS3-4 & IN)(H12)) and Residential Multiple Medium Density Exception Hold

(RS5-X)(H12)). The RS5-X(H12) exceptions would permit 'Share/Common Parking Area' and 'Accessory Residential Unit' as additional permitted uses and alter the following provisions:

1. Minimum Lot Area – 190 m² per residential unit.
2. Maximum Lot Coverage – 60%.
3. Minimum Front Yard Setback – 6 m
4. Minimum Exterior Side Yard – 5.5 m
5. Minimum Interior Side Yard – 1.5 m
6. Shared entryway permitted for principal and accessory dwelling units.
7. Permitted yard encroachments:
 - i. Porches: up to 3 m into the front yard.
 - ii. Porch steps: minimum 1.5 m from the front lot line.
 - iii. Deck steps: minimum 2 m from the rear lot line.
8. One parking space per ARU may be provided in an off-site common parking area.
9. No driveway setback is required from an interior side lot line located on a shared wall.
10. Section 2.15.4 does not apply.

The existing holding ('H12') symbol applying to the subject lands current zoning will continue to apply to prohibit development of the subject lands until the registration of a plan of subdivision and approval of development phase pursuant to subdivision agreement.

Application Details

Applicant: MacPherson Builders (Stayner) Limited

Owner: The Estates of Clearview Inc. (Sean Ford)

Related applications for the same lands: n/a

Subject Lands

Municipal Address: No Civic Address (subject lands are not municipally addressed at current date)

ARN: 432901000204584 & 432901000204401

Legal Description: Plan 197 Part Park Lots 2 and; 3 North Second Range Part Park; Lots 3 and 4 North First Range; Part Second Range Part Unnamed; Road North First Range RP 51R41137 & Nottawasaga Concession 1 East Part Llot;25 RP 51R41137 Part Part 1, formerly in the Township of Nottawasaga now in the Township of Clearview.

A Key Map and Redlined Draft Plan of Subdivision are attached to this notice.

Appeal Rights

If you wish to be notified of the decision of the Township on the proposed amendment(s), you must make a written request to the Township using the contact information below.

If a person or public body would otherwise have an ability to appeal the decision of the Township to the [Ontario Land Tribunal](#) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township before the proposed amendment is adopted or passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Township before the proposed amendment is adopted or passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Subsection 34(19) of the Planning Act defines the persons/public bodies that are eligible to appeal the decision of the Township to the Ontario Land Tribunal.

Where applicable, this notice must be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Contact Information

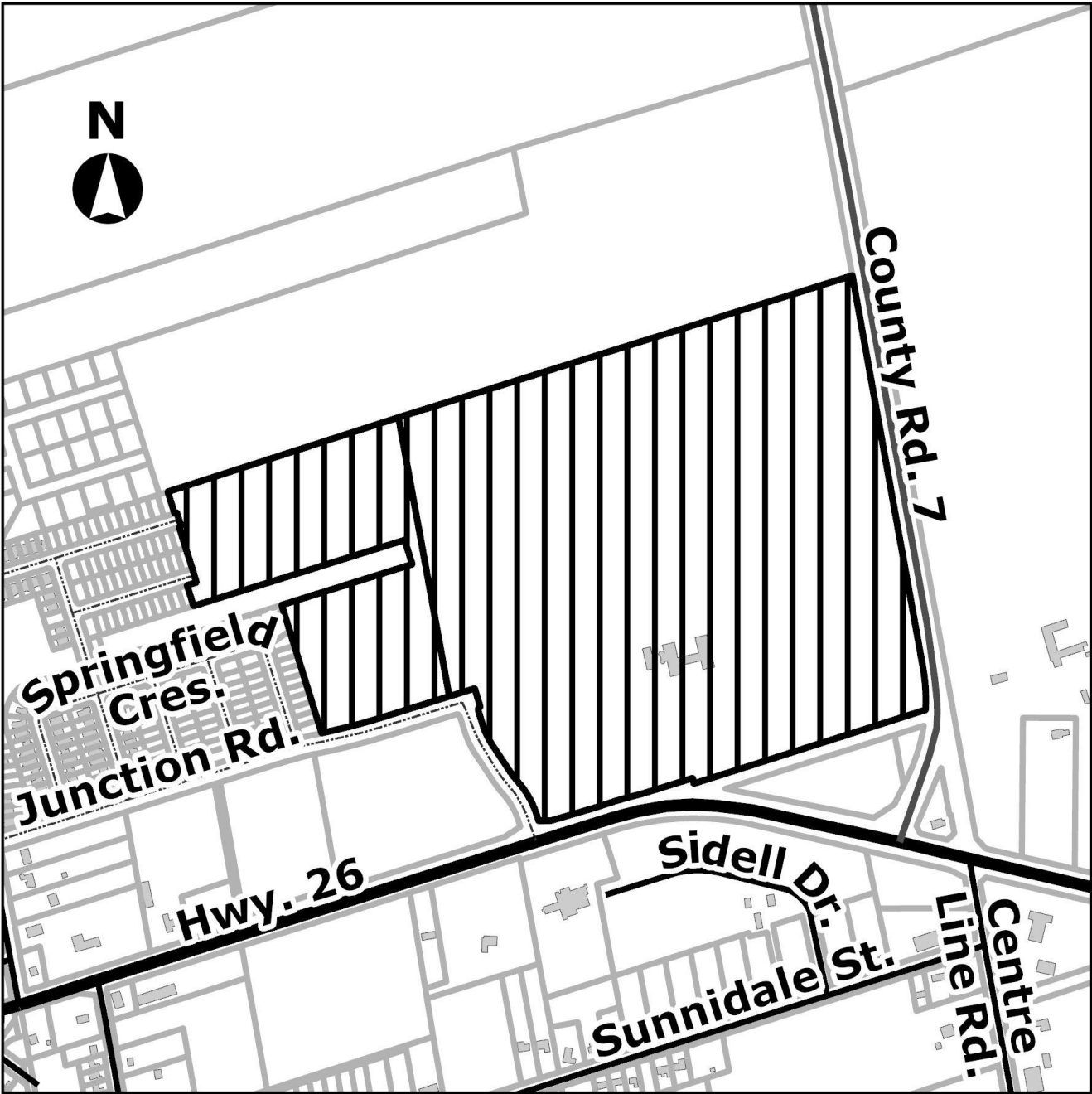
Additional information regarding the application is available to the public at the Clearview Administration Centre and on the Township of Clearview [website](#). For more information:

Planning & Building Department
Clearview Administration Centre
217 Gideon Street
Stayner, Ontario L9X 1A8
Telephone: (705) 428-6230
e-mail: plan@clearview.ca
website: www.clearview.ca/current-projects



Notice dated at the Township of Clearview on **July 7, 2026**.

KEY MAP



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