

By-law Number 25-xx

The Corporation of the Township of Clearview

Being a By-law to adopt Amendment No. __ to the 2024 Official Plan of the Township of Clearview

(Official Plan Amendment No.__)

Whereas Section 21 of the Planning Act R.S.O., 1990 c. P.13. as amended, provides that Council may amend its Official Plan;

And Whereas Council of the Corporation of the Township of Clearview has considered the appropriateness of amending the Official Plan in regard to various lands and land use policies located within the Township of Clearview, County of Simcoe;

And Whereas Council of the Corporation of the Township of Clearview adopted the 2024 Official Plan at its meeting held on May 27, 2024, with the County of Simcoe providing approval on November 12, 2024;

And Whereas Council deems it necessary and desirable to adopt an amendment to the Official Plans of the Township of Clearview;

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

1. That the attached explanatory text, policies and schedules that constitute Amendment Number__ to the 2024 Official Plan of the Township of Clearview, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make an application to the County of Simcoe for approval of the aforementioned Amendment Number __ to the 2024 Official Plans of the Township of Clearview.
3. This By-law shall come into force and take effect on the date of its final passing subject to approval of the County of Simcoe and in accordance with the provisions of the Planning Act R.S.O, 1990 c. P.13.

By-law Number ____ read a first, second and third time and finally passed this ____ day of ____.

Douglas Measures, Mayor

Sasha Helmkey, Director of Legislative Services/Clerk

Official Plan Amendment No. ____

to the 2024 Township of Clearview Official Plan

Applicant:	MORGAN Planning & Development
Owner:	Ed Leimgardt Holdings Inc.
Municipal Address:	144 Mary Street
Legal Description:	Part Lot 24 & 25 on Registered Plan 315
ARN:	
File No.:	
Staff Report No.:	
Completeness Date:	
Public Meeting Date:	
Township Adoption Date:	
Adopting By-law:	

Basis of the Amendment

The 2024 Township of Clearview Official Plan has been adopted by the Township of Clearview Council (May 27, 2024), approved by the County of Simcoe (November 26, 2024), and the last date of appeal being December 18, 2024. Section 17(38) of the *Planning Act* states that the plan or part of the plan that is not the subject of an appeal comes into effect on the day after the last day for filing a notice of appeal. This Official Plan Amendment is deemed to apply to the 2024 Township of Clearview Official Plan (OP2024) as OPA No. ____.

The applicant has submitted an Official Plan Amendment and Zoning By-law Amendment applications, and various technical studies in support of the proposed amendments. Prior to the amendment the lands were designated 'Transition Corridor' in OP2024.

The basis of this Amendment is contained in Staff Report _____, as adopted by Council on _____. The applicant, Ed Leimgardt Holdings Inc. has requested an amendment to the Township of Clearview Official Plan to add a Special Exception Policy to Section 4.3.2 of the Township of Clearview Official Plan (OP2024) to permit the creation of one new residential lot from the subject property.

The subject property is located east of the settlement area of Creemore. The lands are located on the southwest corner of Mary Street and Caroline Street East.

The applications and supporting documentation have been reviewed and the amendment is consistent with the Provincial Planning Statement, and conforms to Provincial Plans, County of Simcoe Official Plan, and Township of Clearview 2024 Official Plan. The applications have been circulated to the public, internal departments, and prescribed agencies. A public meeting pursuant to the Planning Act was held on _____.

The Official Plan Amendment shall be deemed to have come into force on the day it was passed, if no notice of appeal is filed pursuant to the provisions of the *Planning Act*. Notwithstanding this adoption, the County of Simcoe is the approval authority for this amendment.

The Amendment

Purpose & Effect

The purpose of the enclosed Official Plan Amendment (OPA) application is to add a Special Exception Policy to Section 4.3.2 of the Township of Clearview Official Plan (2024). The effect of the application is to permit the creation of one new residential lot from the subject property.

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OPA No. ____ to the Clearview 2024 Official Plan

The Amendment consisting of the text and schedule referred to under “Item 1 and Item 2” below constitutes Amendment No. ____ to the Official Plan of the Township of Clearview.

Item 1: Schedule Changes

- a. That the subject lands as shown in ‘Schedule A’, which is attached hereto and forms part of this amendment, re-designates the lands and amends Schedule ‘B’ of OP2024, more particularly described in Schedule ‘B-4’ the Land Use Plan for Creemore, are redesignated from “Transition Corridor” to “Special Policy Transition Corridor”

Item 2: Altered Policy Wording as ‘Special Policy 4.3.2.X’ *‘Transition Corridor’* That Section 13.2 be amended to include ‘Special Policy Area 4.3.2.X’ as follows:

The lands designated as “Specific Policy Area 4.3.2.X” on Schedule SP-~~X~~ to this Official Plan, being those lands described legally as Part Lot 24 & 25 on Registered Plan 315 and known municipally as 144 Mary Street in the Urban Settlement Area of Creemore, referred to in this section as the “subject lands”, shall be subject to the following special provisions, in addition to all other applicable policies of this Official Plan:

Notwithstanding sections 4.3.2.4, 4.3.2.17, 11.9.3.6 c), 11.9.3.8 a) and 13.2.1.3 b) and in addition to those uses permitted in the *“Transition Corridor”* land use designation, the creation of one new lot from the subject property, as it existed on the date of passing of this amendment, by way of consent, for low-density residential use, shall be permitted;

Attachments

Schedule 'A' Map illustrating amended land use designations for Official Plan Amendment No. ____ to the Township of Clearview 2024 Official Plan

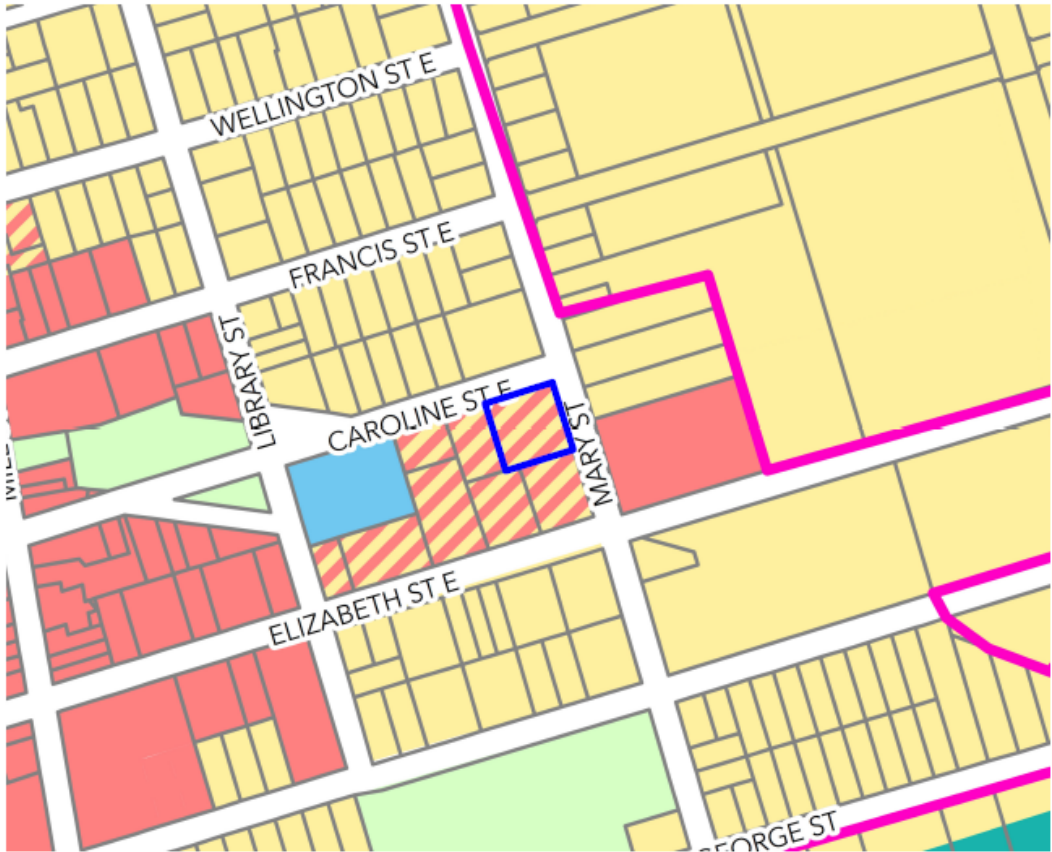
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SCHEDULE 'A'

AMENDMENT No. _____

TO THE TOWNSHIP OF CLEARVIEW OFFICIAL PLAN

SCHEDULE 'B-4' - LAND USE PLAN CREEMORE



LANDS SUBJECT TO AMENDMENT

DATE

DATE

CLERK

MAYOR