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 PASSING
Zoning By-law Amendment 2026-022

TAKE NOTICE that the Council of The Corporation of the Township of Clearview passed **By-law 26-75** to amend the Township's comprehensive Zoning By-law 06-54 on November 9, 2026, pursuant to Section 34(10) of the Planning Act, R.S.O. 1990, c. P.13 as amended. This Notice of Passing is issued pursuant to Section 34(18) of the Planning Act.

Purpose & Effect

The purpose of the application is for a site-specific amendment to rezone a portion of the subject lands from a Residential Multiple Low Density Exception Hold (RS3-4 (H12)) Zone to a dual Residential Multiple Medium Density Exception Hold and Institutional (RS3-4 & IN)(H12)) Zone and Residential Multiple Medium Density Exception Hold (RS5-9)(H12)) Zone and a Holding (H36) provision. The RS5-9(H12) exceptions permit a 'Share/Common Parking Area' and 'Accessory Residential Unit' as additional permitted uses as well as alter additional provisions of the Zoning By-law.

The effect of the application is to facilitate a concurrent draft plan of subdivision redline revision application to reconfigure a 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 shared school block.

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.

Material Available for Review

A copy of the Zoning By-law Amendment and supporting documentation are available for inspection on the Township of Clearview website and in person at the Township Administration Centre (217 Gideon Street, Stayner).

Written & Oral Submissions

Prior to passing of the Zoning By-law Amendment, a statutory Public Meeting was held on July 29, 2026, in accordance with the Planning Act.

Staff Recommendation Report **PB-048-2026** details how all written and oral submissions made regarding the Zoning By-law Amendment have been reviewed and dually considered.

Appeal Rights & Contact Information

Pursuant to s. 34(19) of the Planning Act the applicant, a specified person, a public body, or the registered owner of any land to which the by-law would apply may appeal the decision to the Ontario Land Tribunal.

Last date for filing a Notice of Appeal: **December 2, 2026**

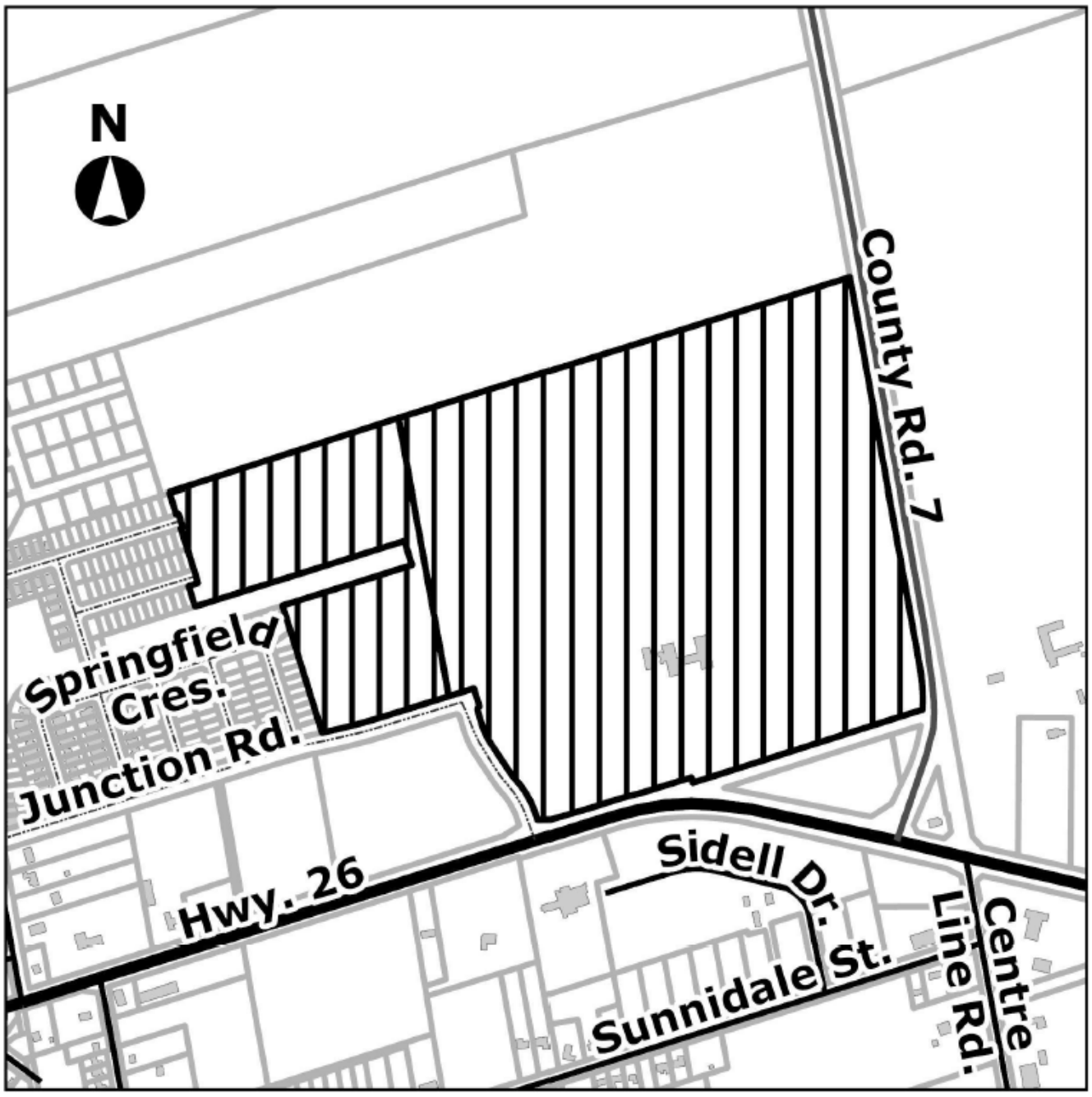
No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

The expiry date and time for filing a notice of appeal to the Ontario Land Tribunal is referenced above. Appeals filed after 4:30 pm on the last date for filing an appeal is deemed to have been received the next business day. The Township has consented to all notices of appeal being filed through the **OLT e-portal** by selecting Clearview (Township) as the approval authority. A notice of appeal must set out the reasons for the appeal, and must be accompanied by the required fee payable through the OLT e-portal or by cheque made payable to the Minister of Finance. The Ontario Land Tribunal should be consulted for more information on the appeal process. If the OLT e-portal is down, notices of appeal may be provided to plan@clearview.ca.

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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 **November 12, 2026**.

KEY MAP


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County Rd. 7
Springfield Cres.
Junction Rd.
Hwy. 26
Sidell Dr.
Sunnidale St.
Centre Line Rd.