



ZONING BY-LAW AMENDMENT NOTICE OF COMPLETE APPLICATION & PUBLIC MEETING

Township of Clearview Council has received an application to amend Comprehensive Zoning By-law 06-54. The amendment is being considered under the requirements of the *Planning Act RSO 1990 c.P.13 as outlined in O.Reg 140/20* and applicable regulations. The purpose of this notice is to invite you to engage in the public process if you wish.

Public Meeting Information:

When: Wednesday May 25, 2022 at 6:30 pm

Where: **Online via the Zoom online platform during the Covid-19 Emergency.** You can watch the Public Meeting live on YouTube. The site link can be found on the Township's website at www.clearview.ca/YouTube. If you wish to participate in the Zoom meeting please complete the request form on the website www.clearview.ca/Public-Meeting-Participation by **Monday, May 23rd, 2022 at 12:00 pm**. Written comments will be accepted and must be received by **Monday, May 23rd, 2022 at 12:00 pm**.

The Proposal:

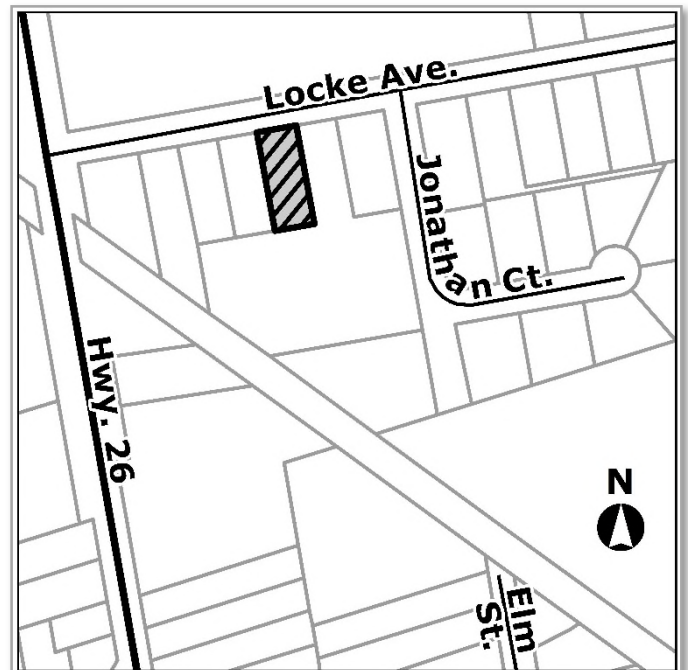
Project No.: 2022-030-ZB

The purpose of the application is to amend the zoning on the subject lands from 'Residential Large Lot' (RS1) to 'Residential Multiple Low Density Exception (RS3-XX). The proposed exception would consider a reduction in the minimum lot frontage.

The effect of the application is to permit a variety of housing as well as to facilitate a proposed severance of the subject lands. The owner has also submitted concurrently a consent application, to server the lot in half.

The subject application concerns lands municipally known as 11 Locke Avenue, Stayner and legally described as CONCESSION 2 W PT LOT 26 (Roll No: 432901000210601).

A key map has been provided showing the subject lands.



The lands are also subject to Consent application 22-B10.



CLEARVIEW

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Your Rights to Appeal:

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Township of Clearview before the by-law is passed, the person or public body:

- i) is not entitled to appeal the decision of the Township of Clearview Council to the Ontario Land Tribunal; and
- ii) 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 do so.

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:

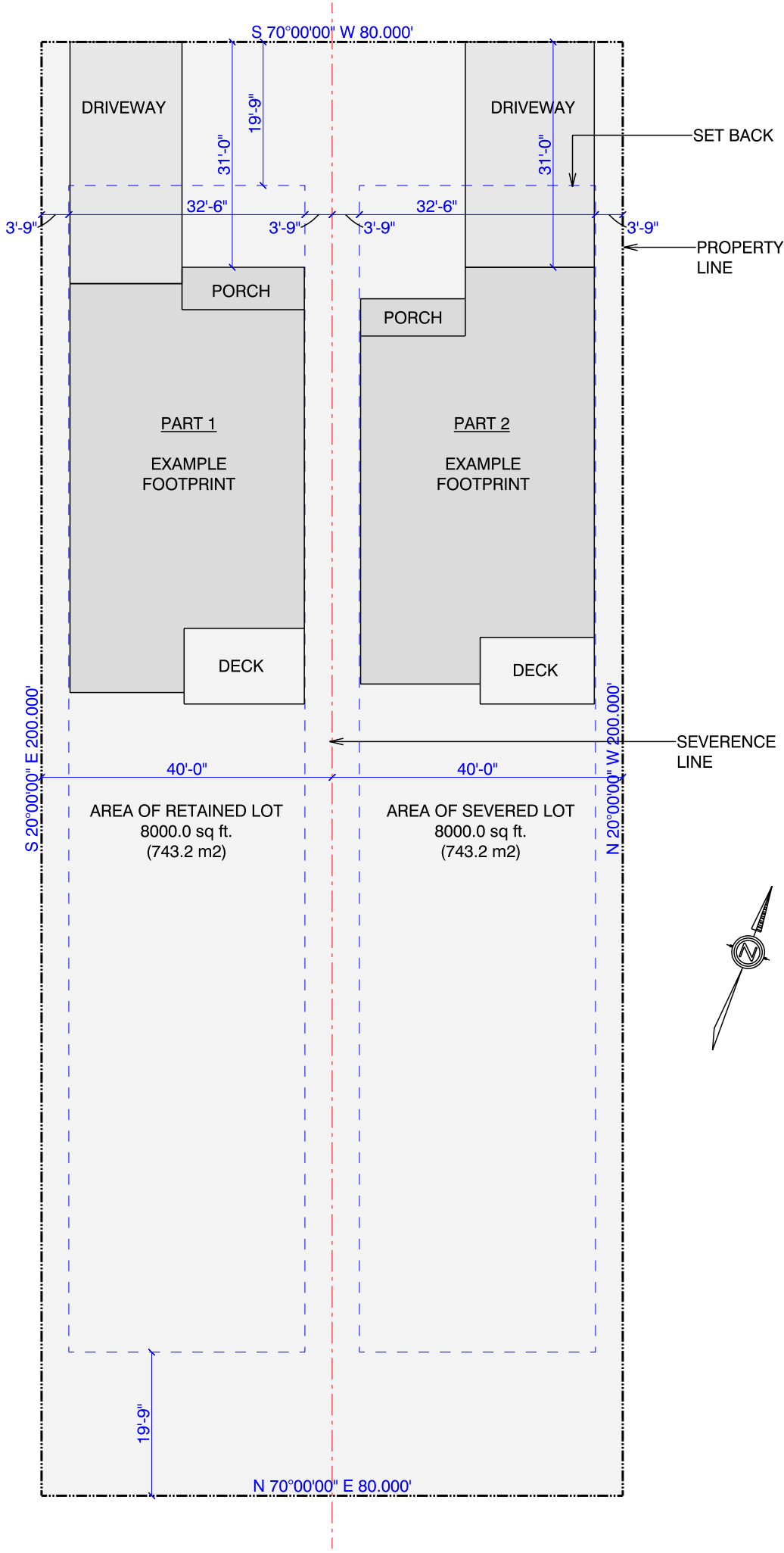
Rossalyn Workman, Community Planner
rworkman@clearview.ca
705-428-6230 ext. 248

We invite you to comment on this application and to engage in the process with us. If you wish to receive future notices concerning this file, please submit your request in writing to the Planner assigned to this file using the information above. Please be advised that your comment or request to be notified will form part of the public record; your communication and any personal information therein will be made available to the public (i.e. e-mail address), unless you expressly request its removal.

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: 5 May 2022

LOCKE AVE.



ZONING ANALYSIS

RS3 Single Detached Provisions	Allowance	Proposed Allowances
Minimum Lot Area:	400 m2	400 m2
Minimum Lot Frontage:	13.5 m	12.2 m Less 1.3m
Minimum Front Yard:	6 m	6 m
Minimum Rear Yard:	6 m	6 m
Minimum Interior Side Yard:	1.1 m	1.1 m
Minimum Exterior Side Yard:	4 m	4 m
Maximum Lot Coverage:	60%	60%
Maximum Height of Principal Buildings and Structures:	10 m	10 m
Maximum Height of Accessory Buildings:	4.5 m	4.5 m
Maximum Number of Accessory Buildings:	2 per residential unit	2 per residential unit
Maximum Gross Floor Area of All Accessory Buildings:	52 m2	52 m2

SITE

SCALE: 1" = 20'-0"