



CLEARVIEW

ZONING BY-LAW AMENDMENT NOTICE OF PASSING

The Decision:

In consideration of all written and oral submissions made relating to the subject Zoning By-law Amendment, the Township of Clearview Council has made a decision regarding an application to amend Comprehensive Zoning By-law 06-54. The amendment has been considered under the requirements of the *Planning Act RSO 1990 c.P.13* and applicable regulations. The purpose of this notice is to make you aware of Council's decision on the matter.

Date of Passing: Monday December 14, 2020

By-law No.: 20-79

Last Date of Appeal: Thursday January 07, 2021

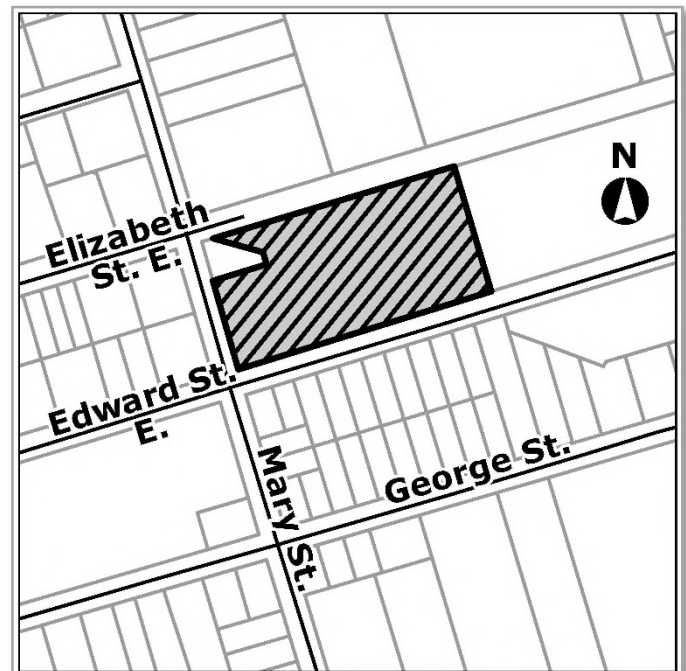
The Proposal:

Project No.: 2020-044

The purpose of the application is to zone a portion of the lands from the current 'Residential High Density Exception' (RS6-7(H5) Zone) to 'Residential High Density Exception 1' (RS6-1(H5) Zone). The effect of the application ensures the entire property will have one zone category that being Residential High Density Exception 1 (RS6-1(H5)). The effect will allow the Owner to reduce the number of proposed residential buildings from three to two. A Hold Symbol 5 will be placed on the lands to ensure certain conditions are met before it can be removed from the property. The Exception 1 will be placed on the lands to recognize proposed changes in zoning provisions.

The subject application concerns lands municipally known as 121 Mary Street, Creemore and legally described as PLAN 315 PT LOT 33 AND RP 51R5173 PT 1 (Roll No: 432903000104700).

A key map has been provided showing the subject lands.



The subject lands are also subject to a Plan of Subdivision (2005-0005-SD). are no associated applications.



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Your Rights to Appeal:

A notice of appeal must:

- i. be filed with the clerk of the municipality,
- ii. set out the reasons for the appeal, and
- iii. be accompanied by the fee required by the Local Planning Appeal Tribunal.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

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 Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information on making an appeal, please visit: <http://elto.gov.on.ca>.

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

Visit or write to the Community Services Department at the Township of Clearview Administration Centre:

Box 200, 217 Gideon St., Stayner ON L0M 1S0
Monday to Friday 8:30 AM to 4:30 PM

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: 18 December 2020

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BY-LAW NUMBER 20-79

OF

THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW

A By-law to regulate the use of land and the character, location and use of buildings and structures on lands municipally known as 121 Mary Street, Creemore and legally described as PLAN 315, PT LOT 33 RP51R5173 PT 1, formerly Creemore, now in the Township of Clearview.

WHEREAS pursuant to Section 34 of the Planning Act R.S.O., 1990, the Council 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, 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

AND WHEREAS the Council of the Corporation of the Township of Clearview, wishes to amend By-law 06-54;

NOW THEREFORE the Council of the Corporation of the Township of Clearview HEREBY ENACTS as follows:

1. That Schedule 'B16' Zoning By-law 06-54 is hereby amended by changing the zoning on the lands located at (121 Mary Street, Creemore and legal described as PLAN 315, PT LOT 33 RP51R5173 PT 1, formerly Creemore, now in the Township of Clearview, from Residential High Density Exception RS6-1(H5) and Residential High Density Exception RS6-7(H5) Zone to the Residential High Density Exception RS6-1(H5) Zone as shown on Schedule "1" attached hereto, and forming part of this By-law.
2. That Section 3.14.3 "Residential High Density Zone Exception be amendment by deleting Residential High Density Exception RS6-1(H5) and Residential High Density Exception RS6-7(H5) in it's entirely and replacing it as follows:

"RS6-1

Notwithstanding the uses and provisions of the Residential High Density (RS6), and general provision of Section 2 to the contrary, where lands are zoned RS6-1 the following apply:

Permitted Primary Uses restricted to:

- Apartment building(s) having a combined maximum of 72 dwelling units

Accessory Uses restricted to:

- Accessory buildings
- Home occupations

Zone Provisions or Additional or Altered Provisions

- Loading spaces are required to be setback a minimum of 3 m to property lines;
- An apartment building may include an underground parking structure;
- A landscape buffer having a minimum width of 16 m shall be provided along the exterior side yard (Edward Street);
- No buildings or structures are permitted within the landscape buffer except the stormwater management pond, emergency road and utility infrastructure; and
- Masonry or stone fences will be minimum height of 1 m along the southerly perimeter of all parking areas.

Minimum Lot Areas	16,000 m ²
Minimum Frontage	25 m
Minimum Front Yard (West)	55 m
Minimum Rear Yard (East)	15 m
Minimum Exterior Side Yard (North)	10 m
Minimum Exterior Side Yard (South)	65 m
Maximum Lot Coverage	20%
Minimum Landscape Open Space	60%
Maximum Number of Stories	3
Maximum Height of Buildings to Peak	16 m

Maximum Number of Accessory 7(this will include utility buildings)
Buildings

Maximum Gross Floor Area of 400 m2
Accessory Buildings

Minimum Size of Loading Space 3m x 9m"

3. That the Removal of Hold (H5) Symbol shall not be removed until the following requirements have been met:
 1. adequate sanitary, water and stormwater services and facilities, and roads are available to service the development; and
 2. Site plan approval has been obtained and any agreements have been entered with the Township.
4. That all other provisions of By-law 06-54, as amended, which are not inconsistent with the provisions of this By-law, shall continue to apply when the By-law comes into effect.
5. 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 20-79 read a first, second and third time and finally passed this 14th day of December 2020.



Doug Measures, MAYOR



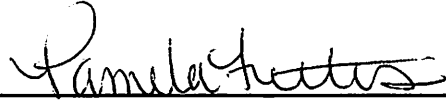
Pamela Fettes, DIRECTOR OF LEGISLATIVE SERVICES/CLERK

Township of Clearview Schedule '1'

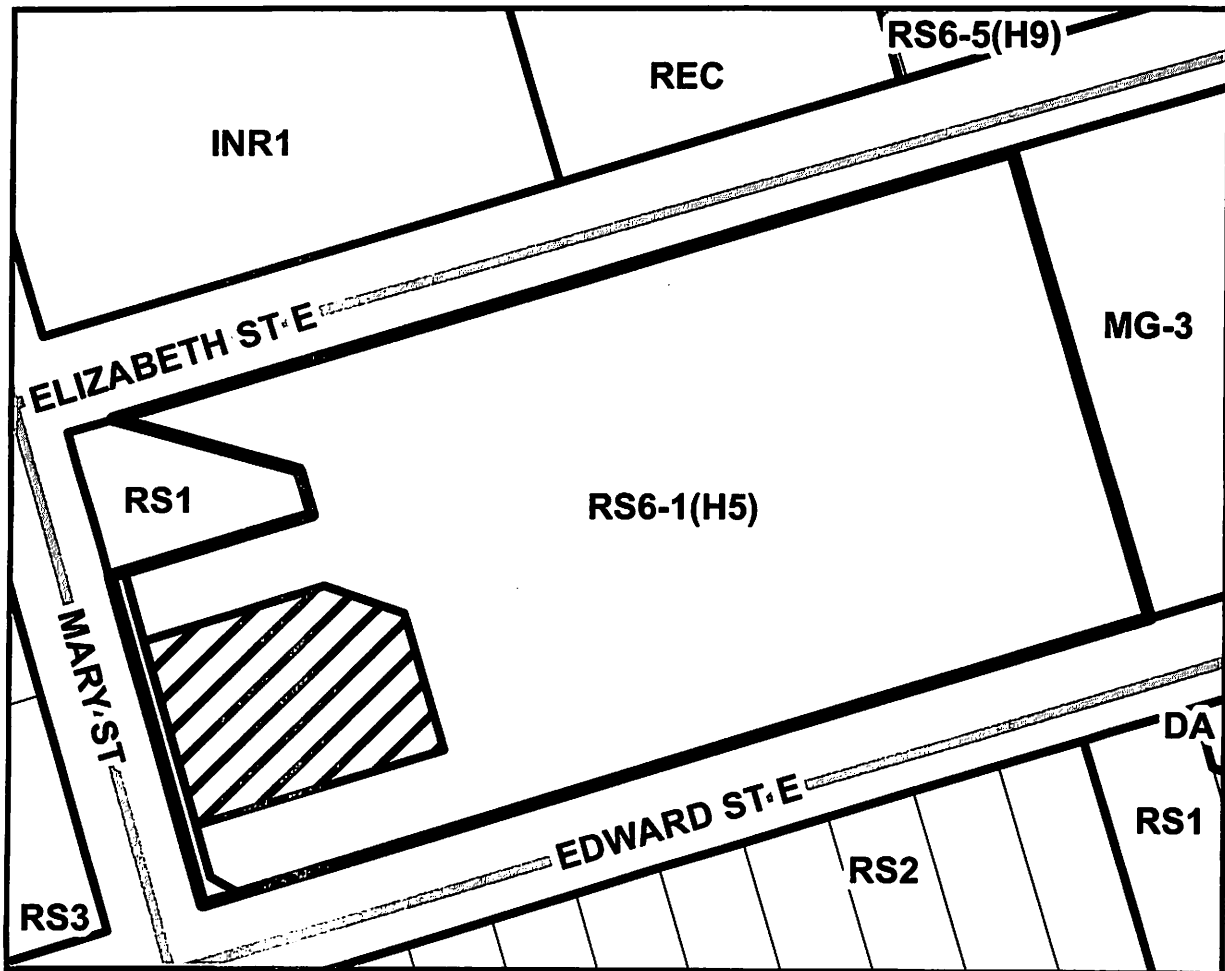
This is Schedule '1' to Zoning By-law No. 20-79,
passed this 14th day of December 2020.



Doug Measures,
Mayor



Pamela Fettes,
Director of Legislative Services/Clerk



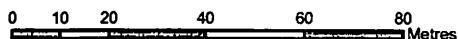
Area to be rezoned from Residential High Density Exception (RS6-7(H5)) Zone to Residential High Density Exception (RS6-1(H5)) Zone.



Subject Lands



1:1,500



 Road Centerline

 Assessment Parcels

 Zone Boundary

Produced by Clearview Township, Information Services. This map may not be reproduced, in whole or in part, without written permission by The Corporation of the Township of Clearview. Information other than zone boundaries is provided for reference only. Clearview Township assumes no liability for inaccuracies, errors, or omissions. This map is not a legal plan of survey.