



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 January 18, 2021

By-law No.: 21-07

Last Date of Appeal: Thursday February 11, 2021

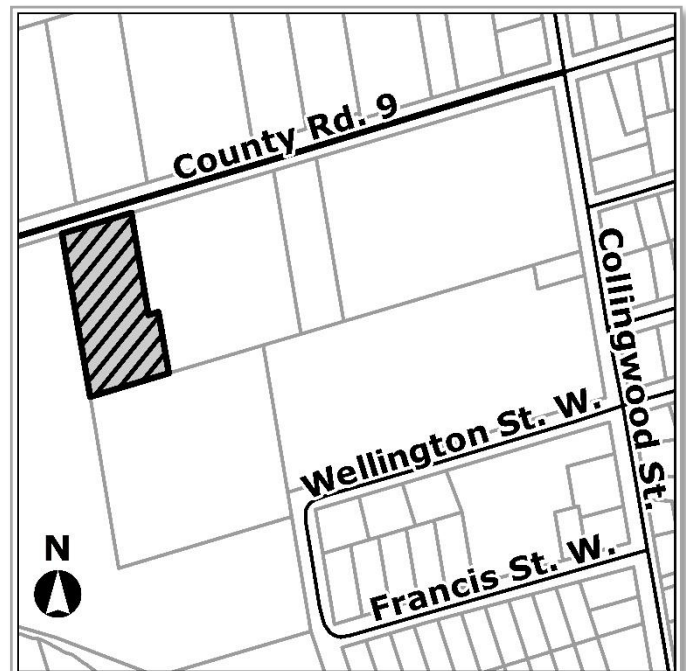
The Proposal:

Project No.: 2020-059

The purpose of the application is to amend the zoning on a portion of the subject lands from 'Institutional' (IN) to 'Restricted Industrial Exception Hold' (MR-8(H22)). In addition, the amendment will consider site specific zoning provisions with the Exception eight (8). The Hold (H22) is being placed on the subject lands and will be lifted when there is a site plan approval and agreements have been entered with the Township. The effect of the application is to reflect the current zoning on the entire property and to recognize the setbacks and provisions of the existing buildings.

The subject application concerns lands municipally known as 7685 County Road 9, Creemore and legally described as CONCESSION 5 PT LOT 9 (Roll No: 432903000137303).

A key map has been provided showing the subject lands.



There is a site plan file associated with this application. File number: 2006-007-SP.



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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: 22 January 2021

Description of Application:

Subject Property - 7685 County Road 9, outlined in red below in the airphoto.

On the subject property, the proposal is to zone the bottom south-eastern corner from Institutional (IN) to Restricted Industrial Exception Hold (MR-9(H1)). In addition, the amendment will consider site specific zoning provisions with the Exception eight (8). The Hold (H1) is being placed on the subject lands and will be lifted when there is a registered site plan agreement.



BY-LAW NUMBER 21-07

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 7685 County Road 9, Creemore and legally described as CON 5 PT LOT 9, being Parts 1 and 2, 51R-41231 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 'B14' and 'B15' Zoning By-law 06-54 is hereby amended by changing the zoning on the lands located at 7685 County Road 9, Creemore and legal described as CON 5 PT LOT 9, being Parts 1 and 2, 51R-41231, formerly Creemore, now in the Township of Clearview, from Institutional (IN) Zone and Restricted Industrial Exception Hold (MR-8(H1) Zone to Restricted Industrial Exception Hold (MR-8(H22) Zone as shown on Schedule "1" attached hereto, and forming part of this By-law.
2. That Section 3.27.3 "Restricted Industrial Zone Exception" be amendment by adding additional provisions to the Restricted Industrial Exception Hold MR-8(H22) after the permitted use "Metals recycling transfer station" as follows:

"Notwithstanding the uses and provisions of the Restricted Industrial (MR) Zone and the Restricted Industrial Exception (MR-8) Zone, and

general provision of Section 2 to the contrary, where lands are zoned MR-8 the following apply:

Zone Provisions or Additional or Altered Provisions

Minimum Rear Yard:	3 m
Minimum Interior Side Yard (West):	0 m for the existing buildings on the west property line
Minimum Interior Side Yard (West):	2 m for all other buildings
Minimum Interior Side Yard (East):	7.5 m
Maximum Lot Coverage:	75%
Number Parking Spaces:	8
Barrier Free Parking Spaces:	1
Loading Spaces:	1

- Primary outdoor storage will have no setback requirements from the property lines of the subject property;
- Primary outdoor storage shall not be permitted to be closer to the front lot line than the front wall of the primary building, and will be required to be located behind a 2 m high solid board or metal fence or gate;
- A minimum 2 m high solid board or metal fence or gate will be required around the perimeter of the property, except the front yard;
- The fence along the front yard, will be setback behind the front wall of the primary building;
- The recycling bins, when stacked will not be higher than the perimeter fence located around the property;
- An industrial use is permitted to be located within 15 m to an institutional building;
- Snow storage will not be required on site and will be permitted to be hauled off site;
- Metal recycling transfer station will be permitted to occur inside buildings and outdoors behind the required fencing and behind the front wall of the primary building;
- Landscaping on site will be satisfied by the minimum 2 m high solid board or metal fence which will be placed around the perimeter of

the site, except along the front yard where fencing will be placed behind the front wall of the primary building;

- Development is permitted to occur on partial/private services; and
- Driveway permitted to be a minimum of 9 m and maximum 36 m in width.”

3. That the Removal of Hold (H22) Symbol shall not be removed until the following requirements have been met:
 1. 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 21-07 read a first, second and third time and finally passed this 18th day of January 2021.

Original signed by _____

Doug Measures, MAYOR

Original signed by _____

Pamela Fettes, DIRECTOR OF LEGISLATIVE SERVICES/CLERK

Township of Clearview Schedule '1'

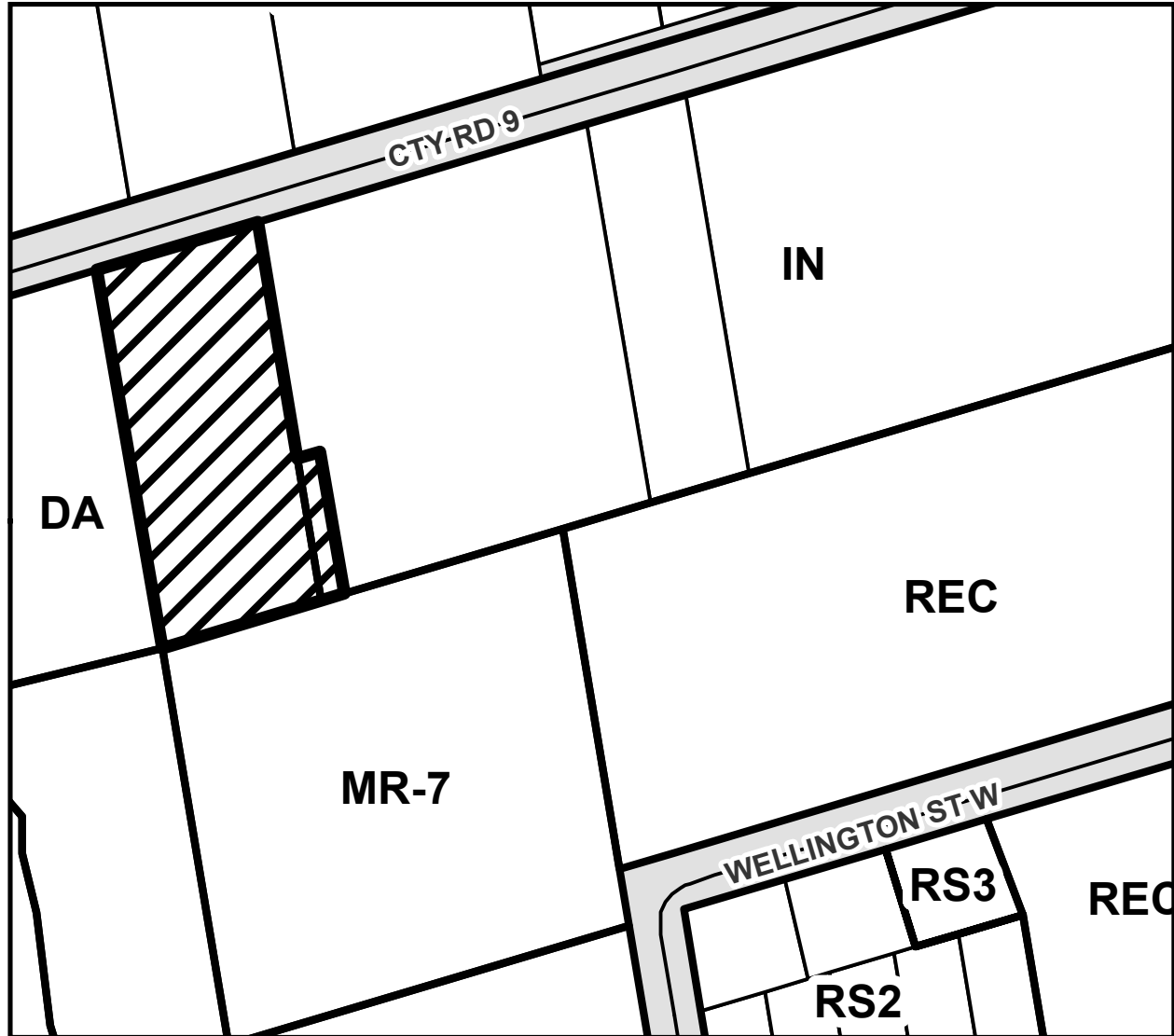
This is Schedule '1' to Zoning By-law No. 21-07,
passed this 18th day of January, 2021.

Original signed by _____

Doug Measures,
Mayor

Original signed by _____

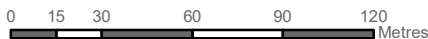
Pamela Fettes,
Director of Legislative Services/Clerk



Area to be rezoned from Institutional (IN) Zone and
Restricted Industrial Exception Hold (MR-8(H1)) Zone to
Restricted Industrial Exception Hold (MR-8(H22)) Zone.



1:2,500



— 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.