



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 June 14, 2021

**By-law No.: 21-61**

Last Date of Appeal: Monday July 12, 2021

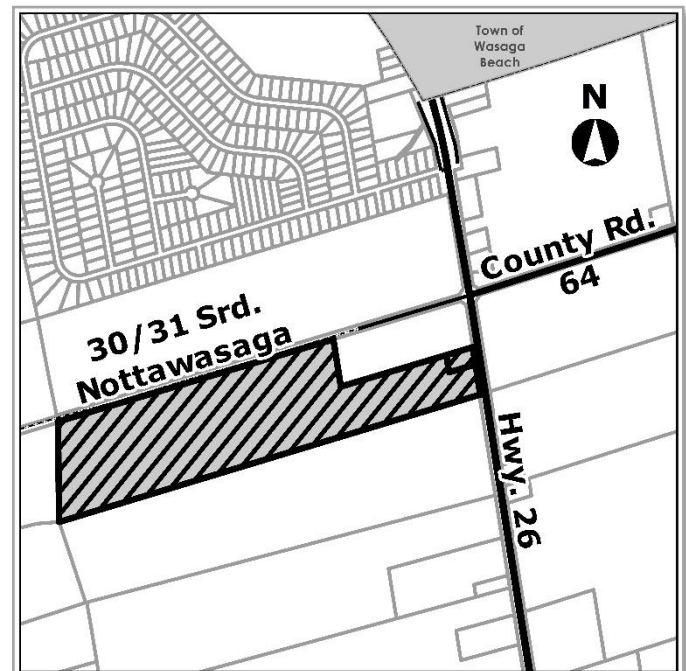
## The Proposal:

### Project No.: 2021-034-ZB

The purpose of the application is to amend the zoning on the subject lands (8077 Hwy 26) from 'Agricultural' (AG) and 'Environmental Protection' (EP) to 'Agricultural - Residential Use Exception' (AG-ER-7) and 'Environmental Protection' (EP) AND (8073 Hwy 26) 'Agricultural' (AG) to 'Agricultural Exception' (AG-24). The effect of the application is to permit a boundary adjustment and recognize the deficiencies in the new lot configurations, recognize the existing self-storage use and prohibit any new residential uses.

The subject application concerns lands municipally known as 8077 & 8073 Highway 26, formerly Nottawasaga and legally described as CONCESSION 3 N PT LOT 30 AND RP 51R13044 PART 1 (Roll No: 43290100219501, 432901000219502).

A key map has been provided showing the subject lands.



There 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](http://www.clearview.ca)

Contact the Planner assigned to this file:

Rossalyn Workman, Community Planner  
[rworkman@clearview.ca](mailto: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: 21 June 2021**

**BY-LAW NUMBER 21-61**

**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 8073 and 8077 Highway 26 and legally described as North Part of Lot 30 and North ½ Lot 30, Concession 3, RP; 51R13044 Part 1, formerly Nottawasaga, now in the Township of Clearview.**

**WHEREAS** pursuant to Section 34 of the Planning Act R.S.O., 1990, c.P.13, as amended, 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, c. P.13, as amended, 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 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 'A1' of Zoning By-law 06-54 is hereby amended by changing the zoning on the lands located at 8073 and 8077 Highway 26, and legally described as North Part of Lot 30 and North ½ Lot 30, Concession 3, RP; 51R13044 Part 1, formerly Nottawasaga, now in the Township of Clearview from Agricultural (AG) to Agricultural Residential Use Exception (AG-ER-7), and Agricultural Exception (AG-24) Zone as shown on Schedule '1' attached hereto, and forming part of this By-law.

2. That Section 3.1.3 "Agricultural – Residential Use Exceptions" of Zoning By-law 06-54 is hereby amended by adding the following new exception (AG-ER-7) as follows:

"AG-ER-7

Altered or Additional Provisions:

- Minimum Lot Area: 30.8 ha
- Minimum Lot Frontage: 90 m."

3. That Section 3.1.5 "Agricultural Zone Exception" of the Zoning By-law 06-54 is hereby amended by adding the following new exception (AG-24) as follows:

"AG-24

In addition to the permitted uses of the AG zone the following use is also permitted:

- Commercial Self-storage Facility


Altered or Additional Provision:

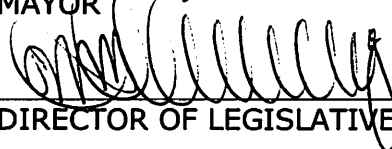
- Minimum Lot Area: 1.4 ha
- Minimum Lot Frontage: 50 m
- Existing buildings will be deemed to conform to the setbacks, on the date of the passing of the By-law."

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, as amended.

**By-law Number 21-61 read a first, second and third time and finally passed this 14<sup>th</sup> day of June 2021.**

  
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MAYOR

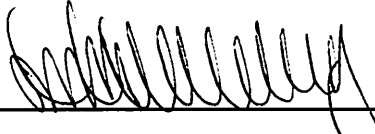
  
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DIRECTOR OF LEGISLATIVE SERVICES/CLERK

# Township of Clearview Schedule '1'

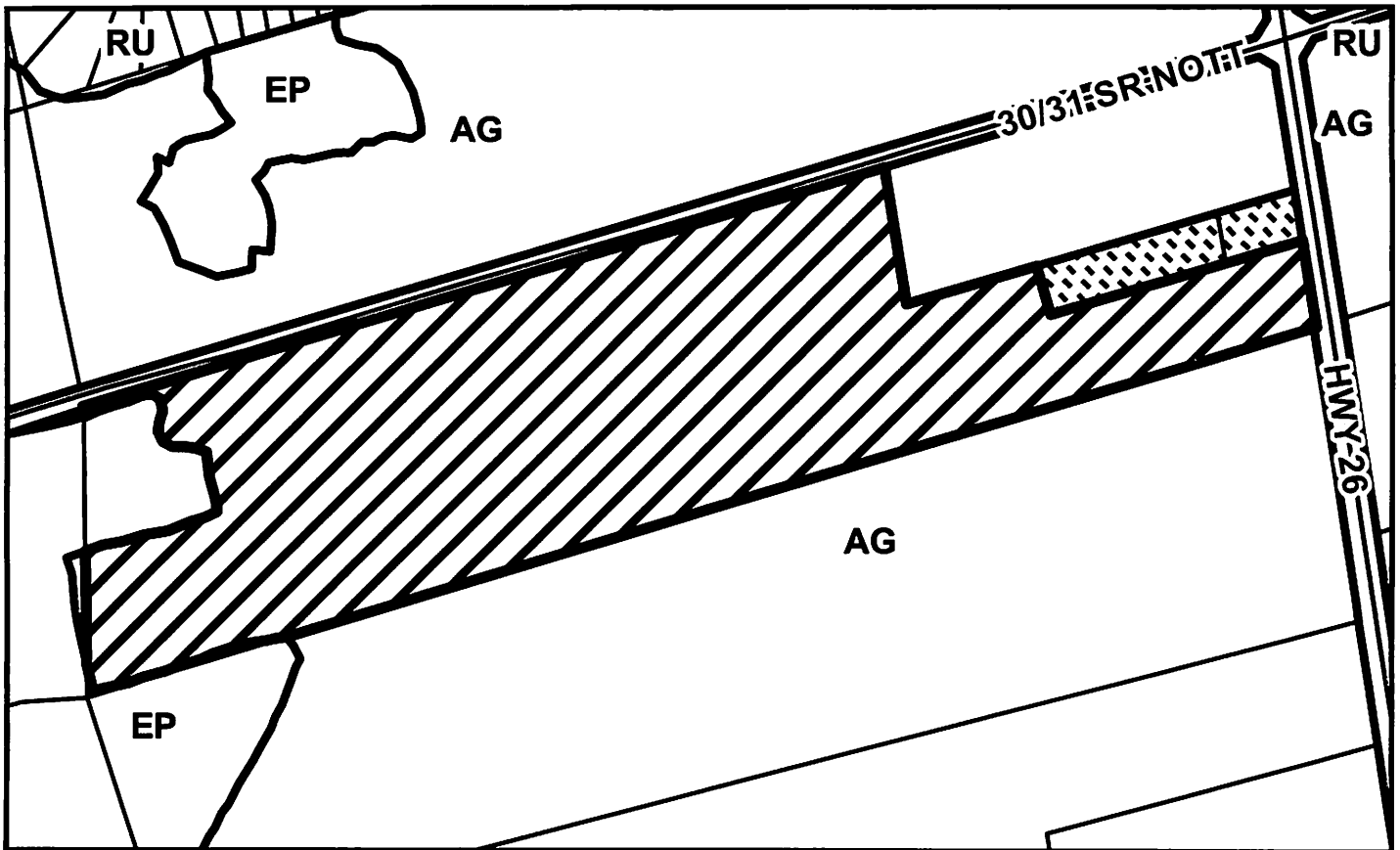
This is Schedule '1' to Zoning By-law No. 21-61,  
passed this 14th day of June, 2021.



MAYOR



DIRECTOR OF LEGISLATIVE SERVICES/CLERK



Area to be rezoned from Agricultural (AG) Zone to  
Agricultural Exception (AG-24) Zone.






Area to be rezoned from Agricultural (AG) Zone to  
Agricultural - Residential Use Exception (AG-ER-7) Zone.



1:7,500

0 50 100 200 300 400  
Metres

-  Road Centerline
-  Assessment Parcels
-  Zone Boundary

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