



CLEARVIEW

DRAFT PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT

NOTICE OF PUBLIC MEETING

The Township of Clearview has received complete applications for a proposed plan of subdivision and for a Zoning By-law amendment. The applications are being considered under the requirements of the *Planning Act RSO 1990 c.P.13* and applicable regulations. The purpose of this notice is to let you know that complete applications have been received by the Township and that a public meeting has been scheduled.

Public Meeting Information:

When: Monday May 10, 2021 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 **Friday, May 7th, 2020 at 12:00 pm**. Written comments will be accepted and must be received by **Friday, May 7th, 2021 at 12:00 pm**.

The Proposal:

Project No.: 2019-024 & 2019-025

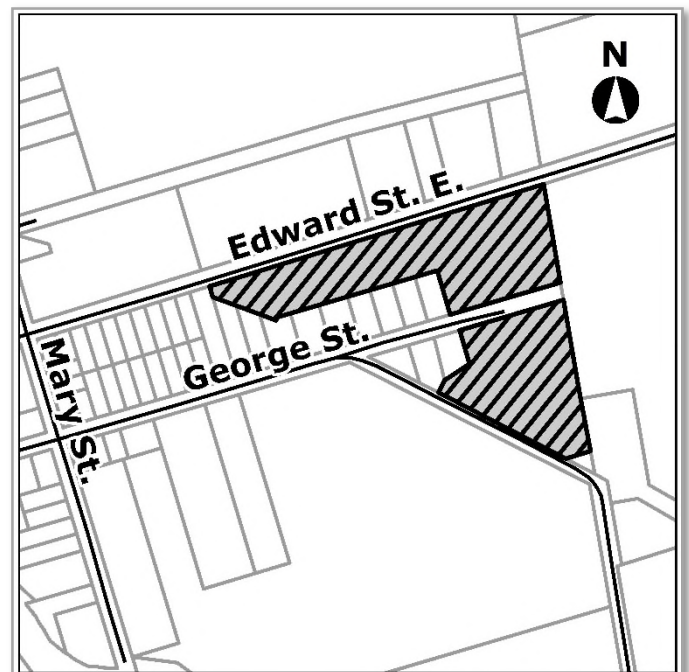
The proposed plan of subdivision (101 Edward Street E.) will be comprised of a total of 20 residential lots for single-detached dwelling units and 6 future blocks for 30 townhouse units. For a total of 50 units. The proposed plan of subdivision (111 George Street) will be comprised of 7 residential lots for single-detached dwelling units and stormwater management. A total of 57 dwelling units are proposed.

The purpose of the Zoning By-law amendment application is to amend the zoning on the subject lands from 'Development Area' (DA) to Residential Low Density Exception Hold (RS2-XX(H-X), Residential Multiple Medium Density Exception Hold (RS5-XX(H-X) and Stormwater Management Facilities (SM). The effect of the Zoning By-law Amendment application is to allow for the development of 57 dwelling units, comprised of 27 single detached dwellings and 30 townhouse units.

The Hold (H-X) will be lifted when there are adequate municipal services and a subdivision agreement has been entered into with the Township.

The subject application concerns lands municipally known as 101 Edward Street East and 111 George Street, Creemore and legally described as PLAN 315 N PT LOTS 35 & 36, PT LOT 43, LOT 44 (Roll No: 432903000102600, 432903000101702).

A key map has been provided showing the subject lands.



There are no associated applications.



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NOTICE OF PUBLIC MEETING

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 regarding the proposed subdivision or Zoning By-law amendment, the person or public body:

- i) is not entitled to appeal the decision(s) of the Township of Clearview Council to the Local Planning Appeal Tribunal; and
- ii) may not be added as a party to the hearing(s) of an appeal before the Local Planning Appeal 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 these applications.

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

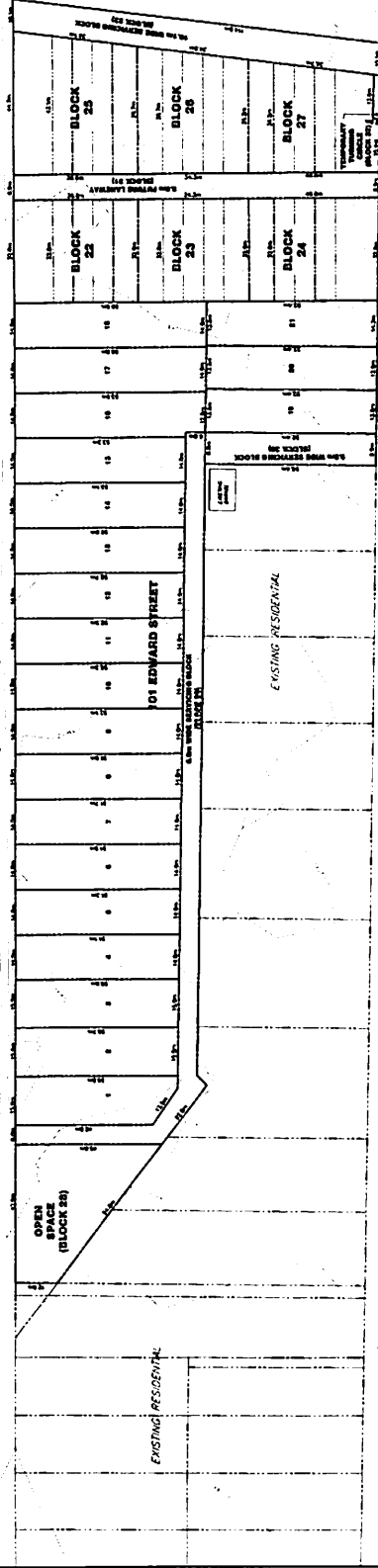
We invite you to comment on these applications and to engage in the process with us. If you wish to be notified of the decisions of the Corporation of the Township of Clearview regarding the proposed plan of subdivision and/or Zoning By-law Amendment, please submit your request in writing to the Planner 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: 20 April 2021



EDWARD STREET
(20.0m ROW)



GEORGE STREET
(20.0m ROW)

CONCESSION ROAD J
(175.0m ROW)

AGRICULTURAL/RURAL

101 EDWARD STREET

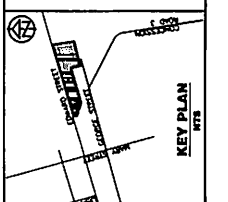
LAND USE	AREA (M ²)
RESIDENTIAL	1.56
TEMPORARY TRADING CENTER	0.03
OPEN SPACE	0.13
TOTAL	1.72

UNIT TYPE	# OF UNITS
DETACHED (LOTS 1 TO 21)	21
TOTAL	21

STABILITY = 31 UNITS/2.82ha
= 11.0 UNITS/ha

DECLARATION AND COPYRIGHT
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NOTES
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DRAFT PLAN OF PROPOSED SUBDIVISION
 PART LOTS 25 & 26 OF EDWARD STREET, PART 1
 PARTS 2, 3, 4, 5, 6, 7, 8, 9 & 10 OF EDWARD STREET, PART 1
 SIMCOE COUNTY, ONTARIO
 TOWNSHIP OF CLEARVIEW
 COUNTY OF SIMCOE
 2019

No.	REVISION DESCRIPTION	DATE
1	FOR SUBMISSION	18/10/19

SUBDIVISION'S CERTIFICATE
 I, the undersigned, being the registered owner of the subject lands, hereby authorize the preparation of this plan and the subdivision of the subject lands into the lots, blocks, and units shown thereon, and I hereby declare that the information contained in this plan is true and correct.

DATE: _____
 SIGNATURE: _____
 NAME: _____

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 50(1) OF THE PLANNING ACT
 A 50(1) CERTIFICATE AS REQUIRED BY SECTION 50(1) OF THE PLANNING ACT IS REQUIRED FOR THIS SUBDIVISION.

LEGEND:
 --- UNIMPROVED PROPERTY LINES
 --- EXISTING PROPERTY LINES
 --- LOT LINES (OTHER THAN LOT LINES)

LOFT!
 1400 GERRARD STREET EAST, SUITE 100
 TORONTO, ONTARIO M4M 1B7
 TEL: 416-491-1111
 WWW.LOFTENGINEERING.COM

TATHAM
 ENGINEERING

DESIGN NO.	DATE	SCALE
DFT-1	18/10/19	1:250

