

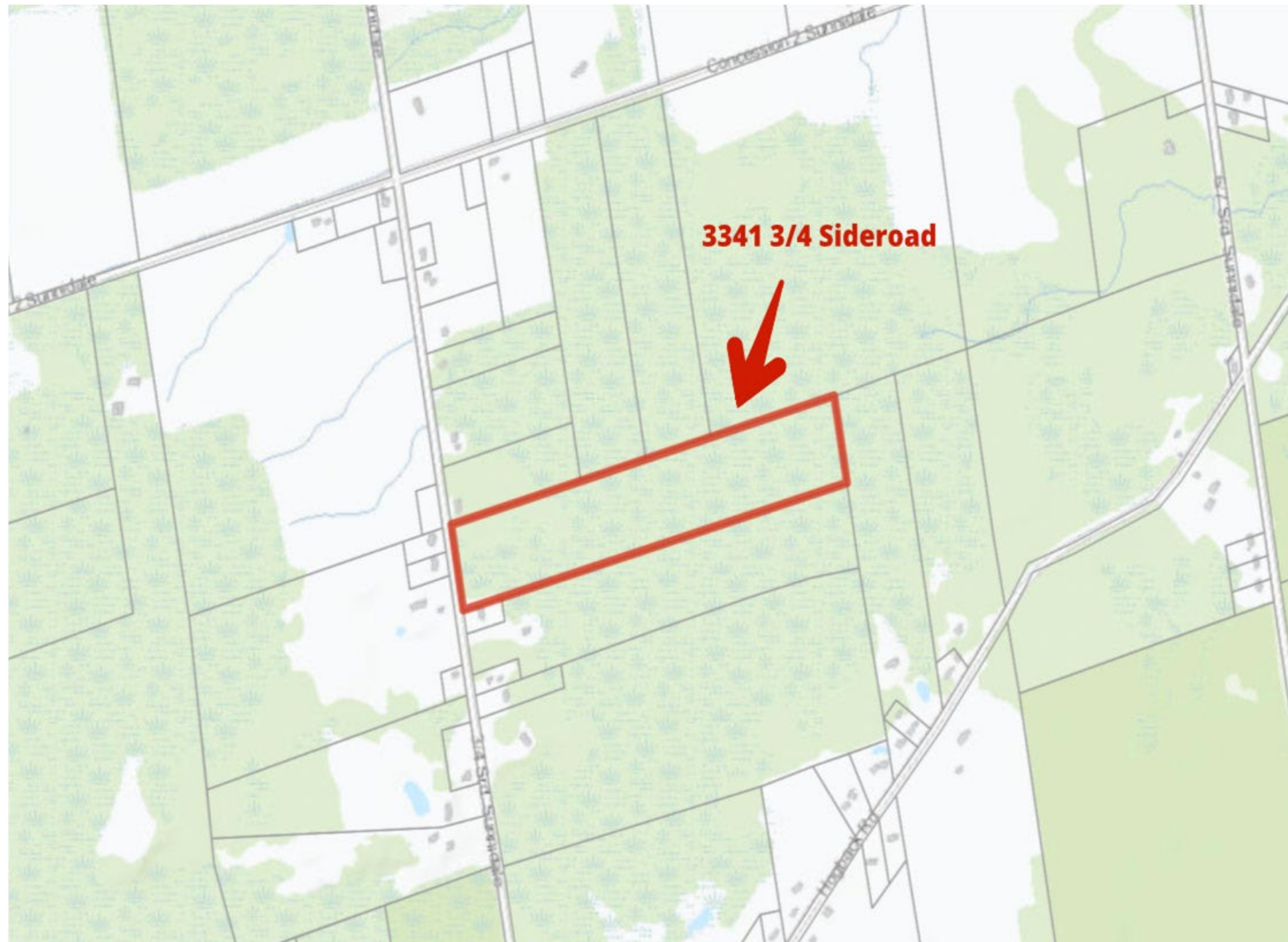


Zoning By-law Amendment
3341 3/4 Sideroad Sunnidale
Township of Clearview
Frank Renz

October 4, 2021

Presentation By: Marissa Handley, Planner Skelton Brumwell and Associates Inc.

Subject Lands



- The subject lands are located at 3341 3/4 Sideroad in Clearview. The property is approximately 15.3 ha in size. The property has a frontage of approximately 170 m on 3/4 Sideroad and a depth of approximately 900 m.
- The subject lands are designated Rural and Greenland (Natural Heritage and Wetland Areas) in the Official Plan and Rural and Environmental Protection in the Zoning By-law. This property currently does not contain any dwelling units and is wooded.
- The portion of the lands that is subject to the proposed Zoning By-law Amendment and potential future development is situated in the Rural designated area. The Greenland portions of the property are unaffected by the proposal.

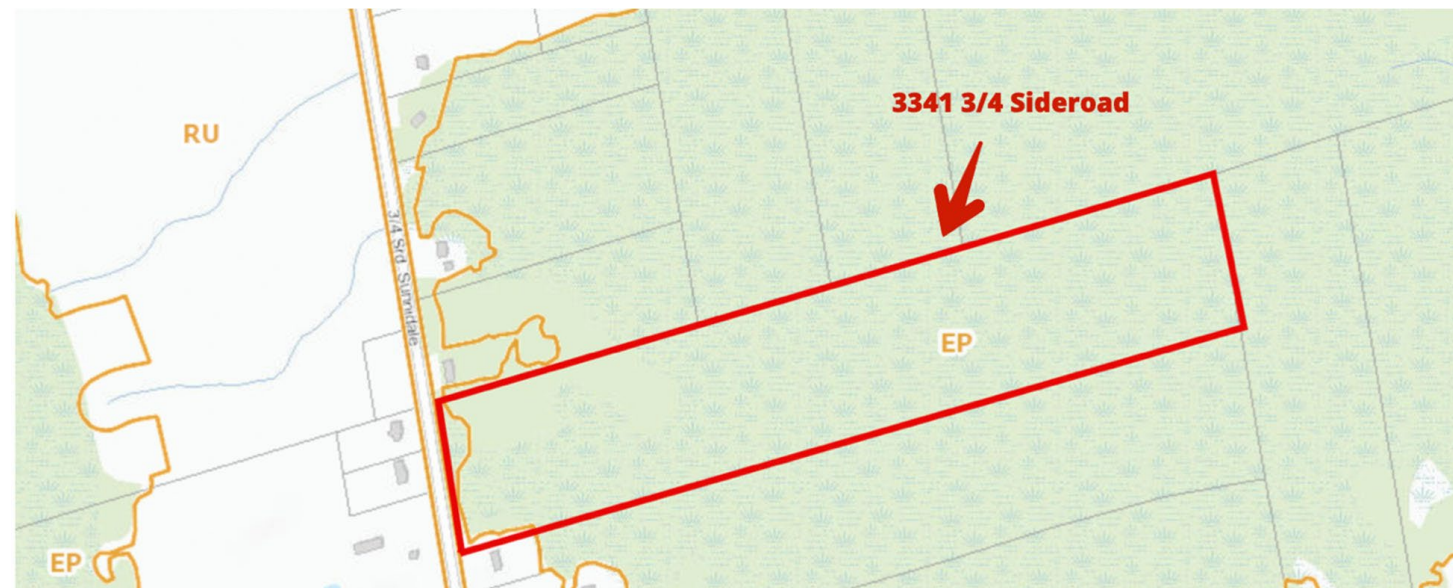
Surrounding Lands



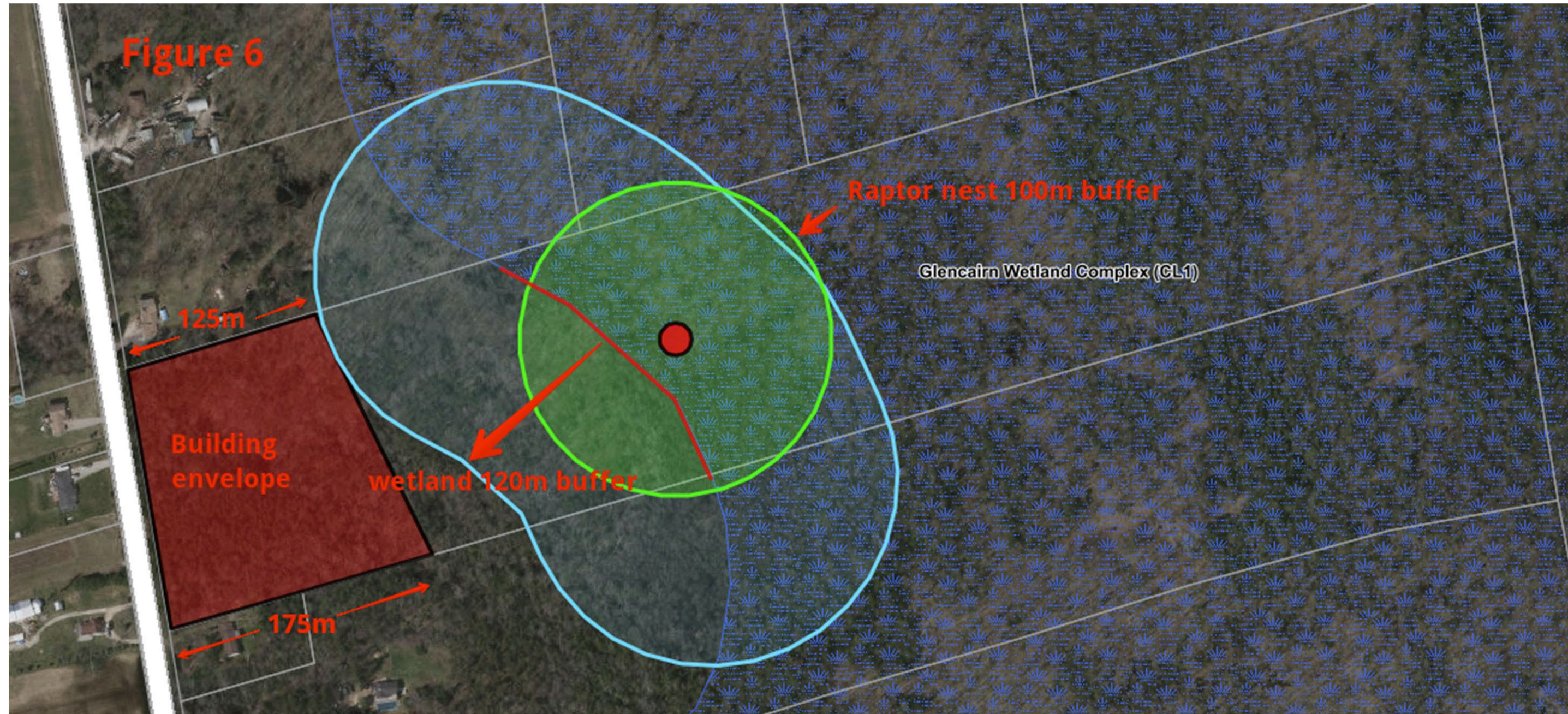
- North: Rural and Environmental Protection designated lands. Single detached residential dwellings.
- East: Rural and Environmental Protection designated lands. Single detached residential dwellings.
- South: Rural and Environmental Protection designated lands. Single detached residential dwellings.
- West: Rural and Environmental Protection designated lands. Single detached residential dwellings.

Description of Application

The subject lands are partially, but inadequately, zoned Rural (RU) in the Zoning By-law. Permitted uses include a single-detached dwelling. The proposed Zoning By-law Amendment would appropriately expand the Rural zone to encompass lands appropriately designated as Rural in a manner consistent with the recommendations of a separately submitted Environmental Impact Study.



Environmental Impact Study



Prime Agricultural Lands and MDS



- Based on preliminary comments indicating that a prime agricultural land analysis and MDS analysis may be required, the Township was contacted to request whether or not they were aware of any agricultural structures in the vicinity of the proposal which would require an MDS analysis and no response was received. The Township was also advised that the lands are designated Rural and that provincial mapping of Prime Agricultural Lands indicates that the subject lands are not considered prime agricultural lands or candidate prime agricultural lands.
- An MDS analysis has not been provided as there are no livestock structures requiring such analysis in the proximity of the building envelope

Conclusion

In our professional opinion the Zoning By-law Amendment and subsequent rural development permitted in accordance with the designation and zoning is a minor change to the subject lands and will have no effects on the surrounding land uses.

To ensure no harm comes to the natural heritage features and functions of this lot, and Environmental Impact Study was completed. A 120 m buffer was put around the Glencairn Wetland Complex on the rear portion of the property in order to protect the area. Any other sensitive areas were also protected in determining the boundary of the revised Rural zone. The Zoning By-law Amendment requested will not impact significant environmental features or functions of the subject lands.

The Zoning By-law Amendment are consistent with and conform to the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;

- The Zoning By-law Amendment conforms to the policy directions of the County of Simcoe Official Plan and the Clearview Official Plan;
- The proposed development conforms to the intent Zoning By-law and represents a mapping correction to appropriately reflect the applicable land use designations and the extent of environmental features meriting protection;
- The Zoning By-law Amendment is consistent and compatible with adjacent properties;
- The proposed identification of a building envelope in a rural setting maintains the rural character of Clearview and appropriately protects natural features.

Q&A