

# THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW

## ZONING BY-LAW NO. 15-82

Being a by-law to regulate the use of land and the character, location and use of buildings and structures on lands municipally known as 2741 County Road 42 and legally described as West Part of Lot 10, Concession 2, formerly Nottawasaga Township, now in the Township of Clearview.

**WHEREAS** By-law 06-54 is the comprehensive Zoning By-law for the Township of Clearview;

**WHEREAS** the Council of the Corporation of the Township of Clearview, of which the former Township of Nottawasaga is part by virtue of the County of Simcoe Act, wishes to amend By-law 06-54, as amended; and

**WHEREAS** authority is granted under Section 34 of the Planning Act to enact this By-law; and

**AND WHEREAS** the amendment is in conformity with the Township of Clearview Official Plan; and

**NOW THEREFORE** the Council of the Corporation of the Township of Clearview, hereby enacts as follows:

1. That Schedule "A1" to By-law 06-54 is hereby amended by changing the zoning on lands located at West Part of Lot 10, Concession 2 formerly in the Township of Nottawasaga, from the Agricultural (AG) Zone, Environmental Protection (EP) Zone and Hazard Land Overlay (FP) to Agricultural Exception (AG-15) Zone, Agriculturally Related Commercial Exception (AGC-5) Zone, Environmental Protection (EP) Zone and Hazard Land Overlay (FP).
2. That Section 3.1.5 Agricultural Zone Exception to By-law 06-54 be amended by adding a new exception (AG-15) as follows:

"AG-15

Altered Provisions:

- Minimum Lot Area shall be 34.5 ha"

3. That Section 3.3.3 Agriculturally Related Commercial Zone Exceptions to By-law 06-54 be amended by adding a new exception (AGC-5) as follows:

"AGC-5

Prohibited Uses:

- Single detached dwelling
- Residential Uses

Additional Permitted Uses:

- Primary Outdoor Display and Sales
- Primary Outdoor Storage

Altered Provisions:

- Minimum Lot Area for Agriculturally Related Commercial Use shall be 3.2 ha
- Minimum Distance Separation I shall be maximum of 290m to 7005 County Road 9 (Roll 4329010001053000)
- Minimum Distance Separation I shall be maximum of 375m to 7131 County Road 9 (Roll 432901000111900)
- Number of Parking Spaces Required 31
- Number of Barrier Free Parking Spaces Required 2
- Loading spaces may be located in Interior Side Yard and Rear Side Yard

The provisions of Section 2.17 Outside Display and Sales and the Section 2.18 Outdoor Storage shall not apply.

Altered Provisions for Primary Outdoor Display and Sales and Outdoor Storage:

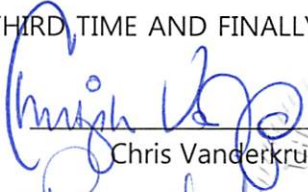
- May occur in all yards
- Minimum Front Yard Setback 6m
- Minimum Exterior Side Yard 7m
- Minimum Rear Yard 3m
- Shall be included in the maximum lot coverage


Altered Provisions for Landscaping:

- Landscape buffer shall be required a minimum of 1.5m in width from property lines, no other landscape screen or buffer is required
- Minimum of 11 trees shall be planted on the site
- No landscaping is required for parking or loading spaces

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 on the day of passing by Council subject to the provisions of the Planning Act.
6. That Schedule "1" forms part of this by-law.

BY-LAW 15-82 READ A FIRST, SECOND, AND THIRD TIME AND FINALLY PASSED THIS THE 9<sup>th</sup> DAY OF **NOVEMBER**, 2015.

  
 Chris Vanderkruys, Mayor

  
 Pamela Fettes, Clerk

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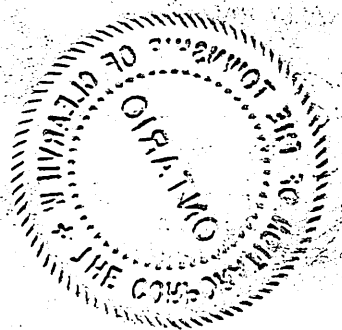
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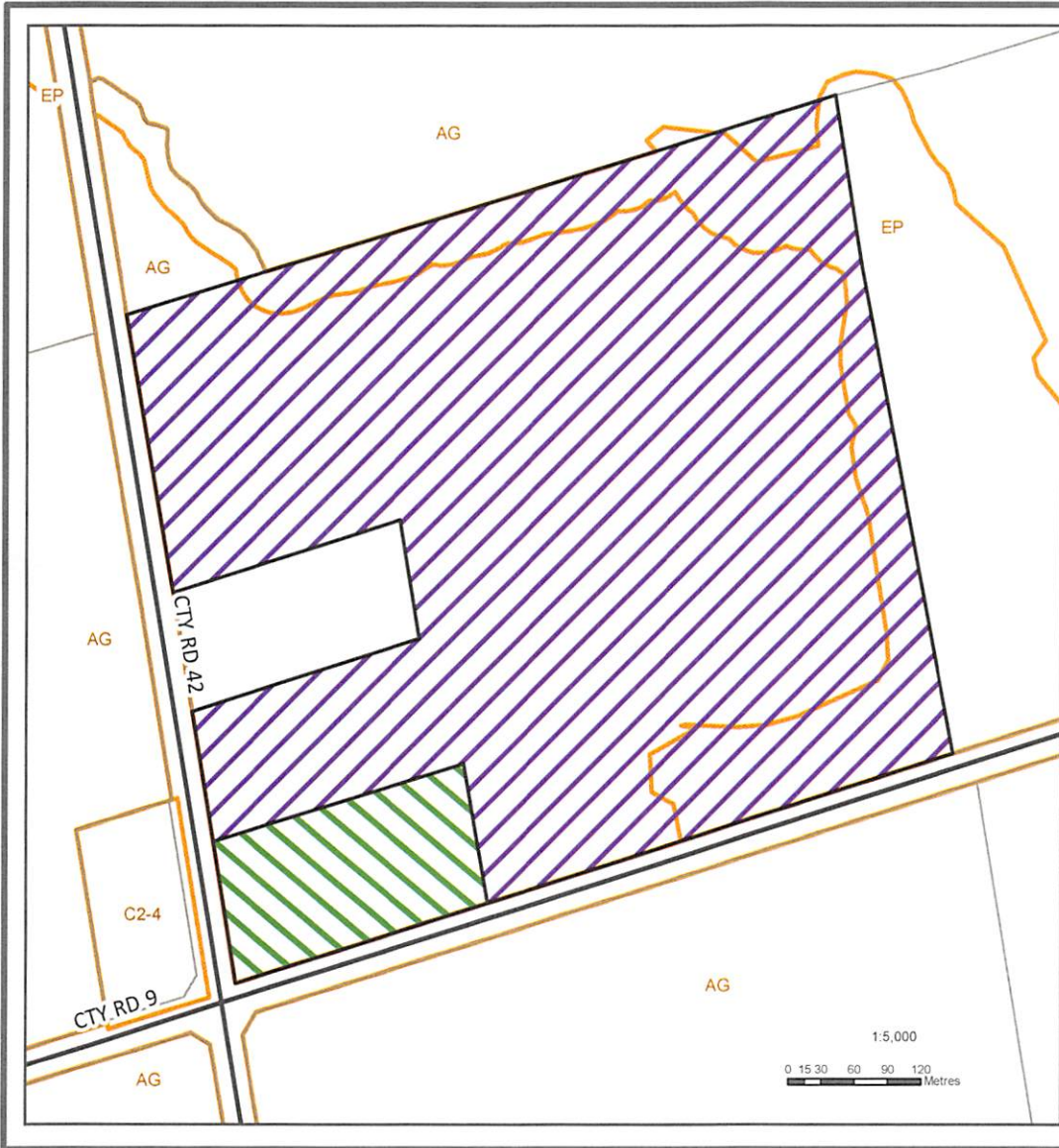
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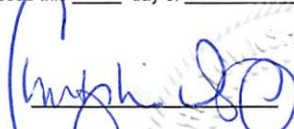





**SCHEDULE '1'** BY-LAW NO. 15-82

-  Area to be rezoned from Agricultural (AG) Zone and Environmental Protection (EP) Zone to Agricultural Exception (AG-15) Zone.
-  Area to be rezoned from Agricultural (AG) Zone to Agriculturally Related Commercial Exception (AGC-5) Zone.

This is Schedule '1' to Zoning By-Law No. 15-82. Passed this \_\_\_\_ day of \_\_\_\_\_, 2015.

  
 Christopher Vanderkruids, Mayor

  
 Pamela Fettes, Clerk

-  Road Centerline
-  Assessment Parcels
-  Current Zone Boundary

AG AGRICULTURAL  
 C2 HIGHWAY COMMERCIAL  
 EP ENVIRONMENTAL PROTECTION



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