

# THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW

## ZONING BY-LAW NO. 16-04

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 3815 County Road 124 and legally described as North Part of Lot 33, Concession 8, 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

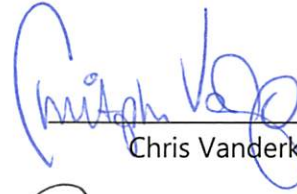
**WHEREAS** authority is granted under Section 34 of the Planning Act to enact this By-law; and

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

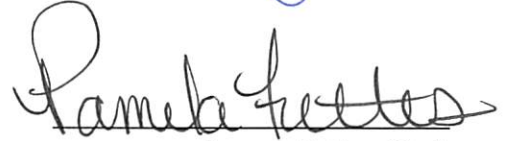
**NOW THEREFORE** the Council of the Corporation of the Township of Clearview, hereby enacts as follows:

1. That Schedule "A1" to By-law 06-54 is hereby amended by changing the zoning on lands located at North Part of Lot 33, Concession 8 formerly in the Township of Nottawasaga, from Highway Commercial (C2-1) and Hazard Land Overlay (FP) to Agriculturally Related Commercial Exception (AGC-6) and Hazard Land Overlay (FP).
2. That Section 3.3.3 Agriculturally Related Commercial Zone Exceptions to By-law 06-54 be amended by adding a new exception (ACG-6) as follows:  
"AGC-6  
Altered Provision:
  - No additional landscaping will be required in the parking lot;
  - No additional curbs or wheel stops required for parking or loading spaces; and
  - No additional tree planting required.
3. 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.
4. 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.
5. That Schedule "1" forms part of this by-law.

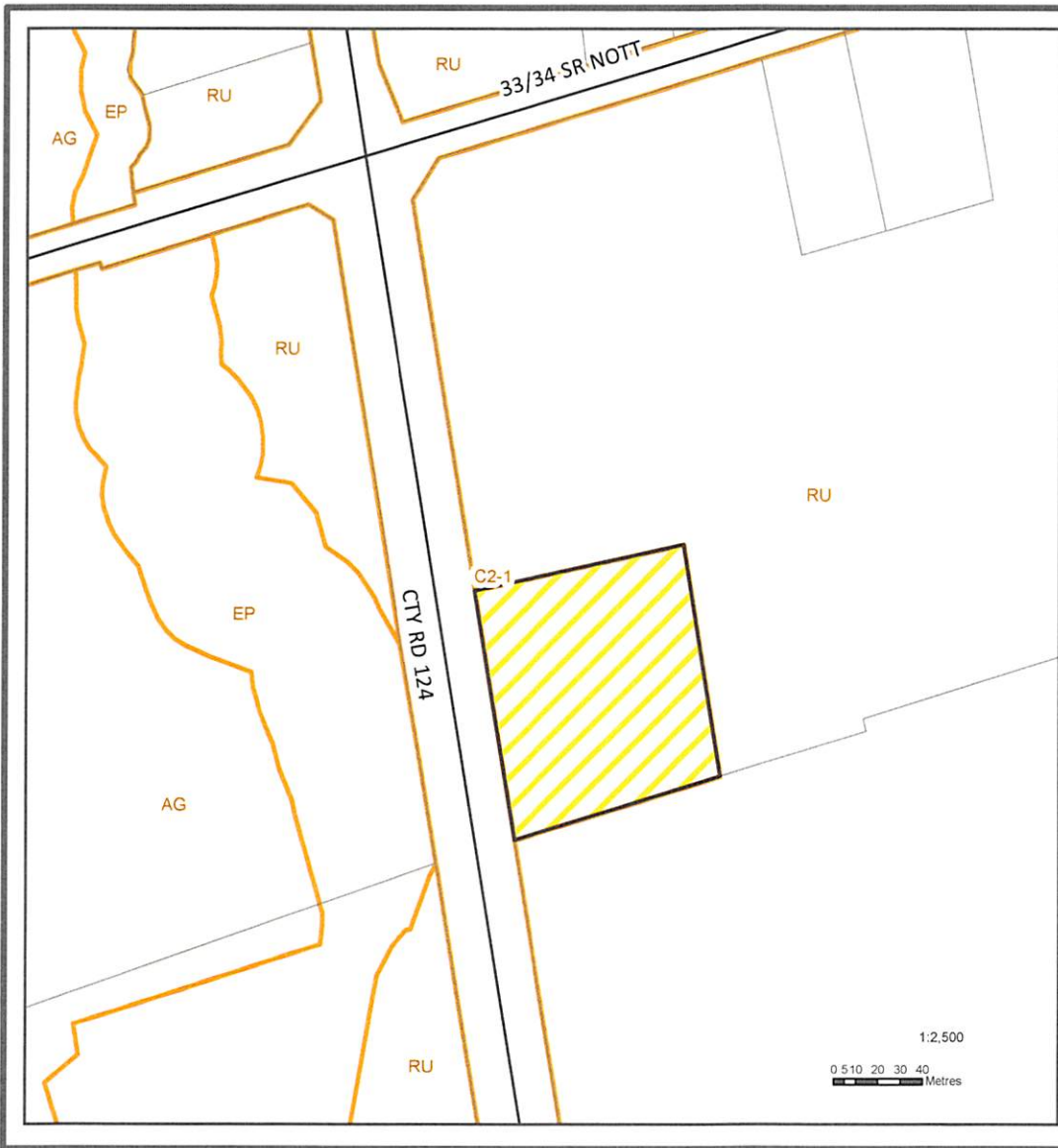
BY-LAW 16-04 READ A FIRST, SECOND, AND THIRD TIME AND FINALLY PASSED  
THIS THE **11<sup>th</sup>** DAY OF **JANUARY**, 2016.




Chris Vanderkruys, Mayor



Pamela Fettes, Clerk



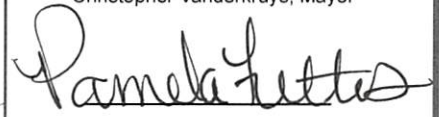
**SCHEDULE '1'** BY-LAW NO. 16-04

 Area to be rezoned from Highway Commercial Exception 1 (C2-1) Zone to Agriculturally Related Commercial Exception (AGC-6) Zone.




This is Schedule '1' to Zoning By-Law No. 16-04. Passed this 11 day of January, 2016.



Christopher Vanderkruys, Mayor



Pamela Fettes, Clerk

-  Road Centerline
-  Assessment Parcels
-  Current Zone Boundary



AG AGRICULTURAL  
 C2 HIGHWAY COMMERCIAL  
 EP ENVIRONMENTAL PROTECTION  
 RU RURAL

1:2,500  
 0 5 10 20 30 40 Metres



**CLEARVIEW**

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