

BY-LAW NUMBER 16-17
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 2629 Concession 6 Nottawasaga South and legally described as Part of Lot 11, Concession 6, 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

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 Part of Lot 11, Concession 6 formerly in the Township of Nottawasaga, from the Agricultural (AG) Zone to Agricultural Exception (AG-14) Zone.
2. That Section 3.1.5 Agricultural Zone Exceptions to By-law 06-54 be amended by adding a new exception (AG-14) as follows:

"AG-14

Permitted Uses Restricted to:

- Single detached dwelling
- Produce farm
- Conservation use
- Passive recreation uses
- Forestry and maple syrup production
- Greenhouse and plant nursery (no retailing from subject lands)

Accessory Uses Restricted to:

- Accessory Buildings
- Accessory agricultural open storage
- Accessory farm office

- Garden suite subject to a temporary use by-law
- Following Home Occupations (no public to attend the subject lands):
 - Professional Offices
 - Arts and Crafts (artists, jewelers etc.)
 - Business Services (secretarial, word processing etc.)
- Following Home Industries (no public to attend the subject lands):
 - Trade Businesses (contractors, trades etc.)
 - Catering and Food Preparation

Altered Provisions:

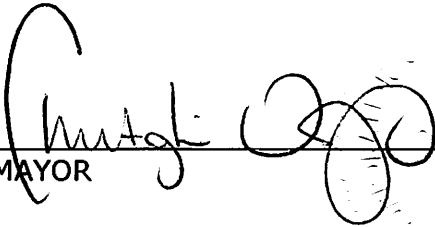
- Minimum Lot Area shall be .8ha
- Minimum Lot Frontage shall be 0m
- Setbacks from all lot lines 3m
- Maximum Lot Coverage 20%
- Maximum Height of Buildings 13m
- Maximum Height of Accessory Buildings 8m
- Maximum Number of Accessory Buildings No limit
- Maximum Gross Floor Area of All Accessory Buildings No limit

Notwithstanding the provisions of Section 2.6.10 (Frontage on a Public Street) the existing lot is permitted to have the rights of a lot with frontage on a year round maintained road.

No alteration to the existing lot configuration is permitted unless frontage is established in accordance with the general provisions of the by-law specifically Section 1.13.4 (Minimum Frontage) and 2.6.10 (Frontage on a Public Street). "

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. That Schedule "1" forms part of this by-law.
5. This By-Law shall come into force and take effect on the date of final passing.

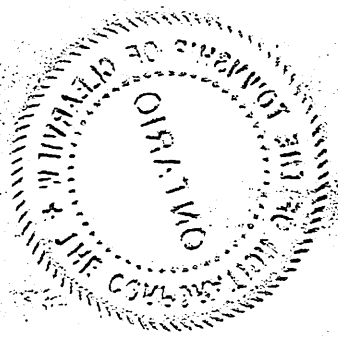
By-Law Number 16-17 read a first, second and third time and finally passed this 29th day of February, 2016.

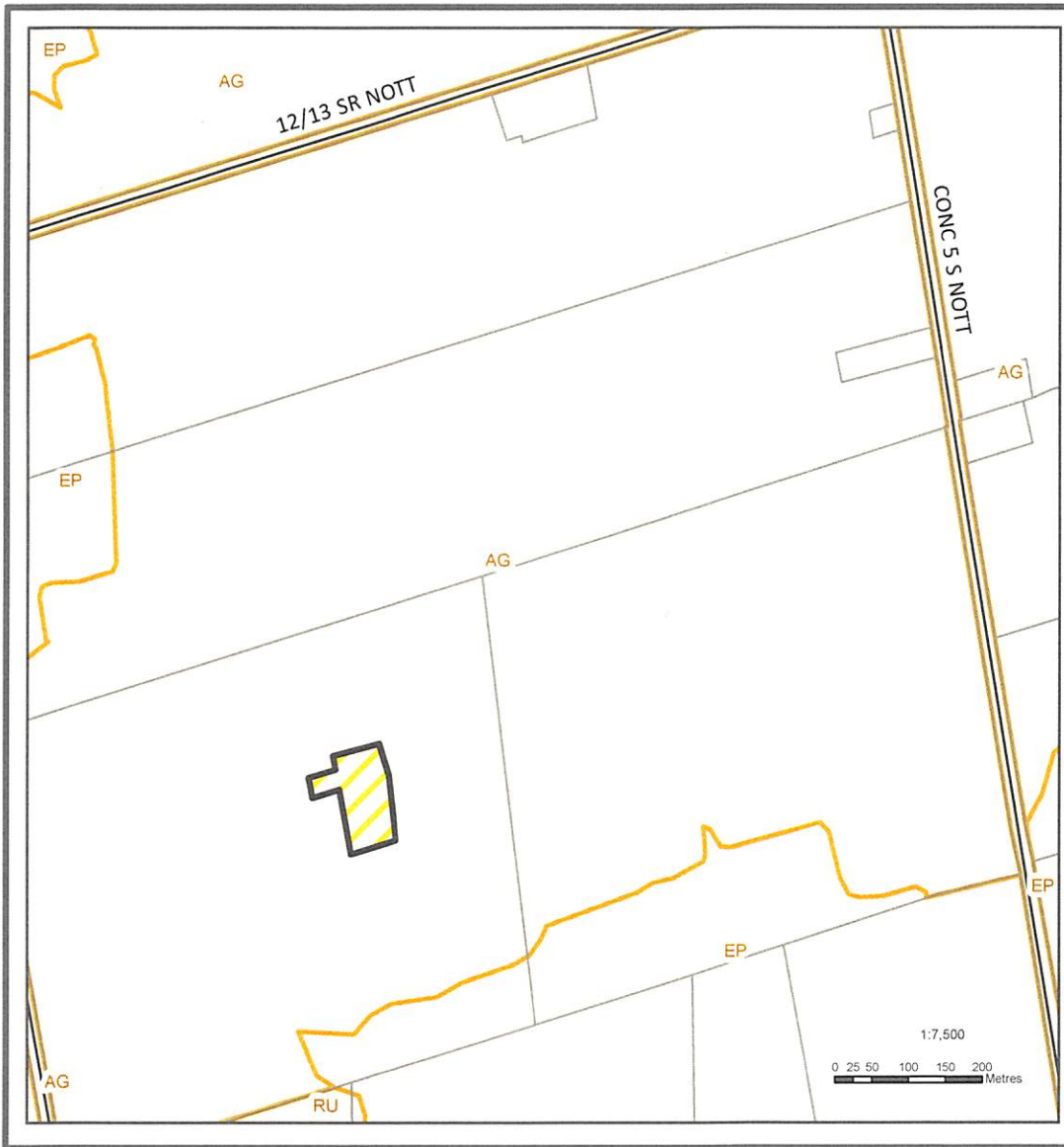


 MAYOR

Pamela Lutes
DIRECTOR OF LEGISLATIVE SERVICES/CLERK







SCHEDULE
'1'

BY-LAW
NO.
16-17



Area to be rezoned from Agricultural (AG) Zone to Agricultural Exception (AG-14) Zone.

This is Schedule '1' to Zoning By-Law No. 16-17, Passed this 29th day of February, 2016.

Christopher Vanderkruys, Mayor

Pamela Fettes, Clerk

- Road Centerline
- Assessment Parcels
- Current Zone Boundary



AG AGRICULTURAL
EP ENVIRONMENTAL PROTECTION
RU RURAL



CLEARVIEW

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