

BY-LAW NUMBER 16-68
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 249 Sutherland Street S and legally described as Part of Park Lots 42 & 49, Plan 196, Blocks 43 & 44, Plan 51M-839, formerly Stayner, 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 Town of Stayner 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 "B5" to By-law 06-54 is hereby amended by changing the zoning on lands located on Part of Park Lots 42 & 49, Plan 196, and Blocks 43 & 44, Plan 51M-839, formerly Stayner, now in the Township of Clearview, from Residential Low Density (RS3) Zone to Residential Multiple Medium Density Exception Hold (RS5-1(H12)) Zone, Stormwater Management Facilities (SM), and Recreation Lands (REC) Zone.
2. That Section 3.13.3. Residential Multiple Medium Density Zone Exceptions to By-law 06-54 be amended by adding a new exception (RS5-1):

"RS5-1

Altered Provisions:

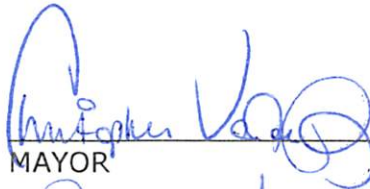
- Minimum Lot Area shall be 185 m²
- Minimum Front Yard Setback For Attached Garage shall be 8 m
- Minimum Interior Side Yard shall be 1.5 m
- Encroachment For Front Porch Into Minimum Front Yard 1 m"


H12

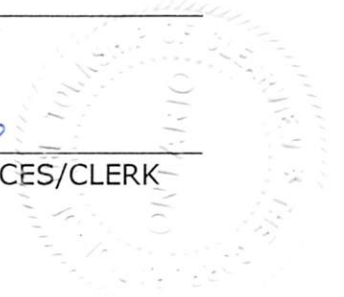
Conditions for Removal of Hold (H12) Symbol:

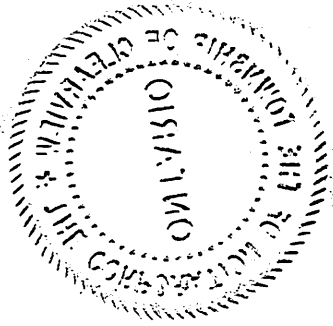
- Registration of the Plan of Subdivision
 - Approval of development phase pursuant to Subdivision Agreement
3. That all other provisions of By-law 06-54, as amended, which are not inconsistent with the provisions of this By-law, shall continue to apply when the By-law comes into effect.
 4. That Schedule "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 16-68 read a first, second and third time and finally passed this 27 day of August , 2016.


MAYOR


DIRECTOR OF LEGISLATIVE SERVICES/CLERK







SCHEDULE '1' BY-LAW NO. 16-68

- Area to be rezoned from Residential Multiple Density RS3 Zone to Residential Multiple Medium Density Exception Hold RS5-1(H12) Zone.
- Area to be rezoned from Residential Multiple Density RS3 Zone to Stormwater Management Facilities SM Zone.
- Area to be rezoned from Residential Low Density RS3 Zone to Recreation Lands REC Zone.

This is Schedule '1' to Zoning By-Law No. 16-68. Passed this 22 day of AUGUST, 2016.

Christopher Vanderkruys, Mayor

Pamela Fettes,

Director of Legislative Services/Clerk

- Road Centerline
 - WDAA Waste Disposal Assessment Area
 - Assessment Parcels
 - FPSP Hazard Land Special Policy
 - Current Zone Boundary
 - FP Hazard Land
- DA DEVELOPMENT AREA
RS2 RESIDENTIAL LOW DENSITY
RS3 RESIDENTIAL MULTIPLE LOW DENSITY
SM STORMWATER MANAGEMENT FACILITIES



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