

**BY-LAW NUMBER 16-82**

**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 7005 County Road 9, Stayner, and legally described as West Part of Lot 9, 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

**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 "A" of Zoning By-law 06-54 is hereby amended by changing the zoning on lands located at West Part of Lot 9, Concession 2 formerly in the Township of Nottawasaga, from the Agricultural (AG) Zone, Environmental Protection (EP) Zone and Hazard Land Overlay (FP) Zone to the Agricultural (AG) Zone, Agriculturally Related Commercial Exception (AGC-7) Zone, Environmental Protection (EP) Zone and Hazard Land Overlay (FP) as shown on Schedule "1" attached hereto.
2. That Section 3.3.3 Agriculturally Related Commercial Zone Exceptions to By-law 06-54 be amended by adding a new exception (AGC-7) as follows:

"AGC-7

Additional Uses:

- Agriculturally Related Machine Repair Shop

Additional Accessory Uses

- Accessory Display

Prohibited Uses:

- Single detached dwelling
- Residential Uses

Prohibited Accessory Uses:

- Accessory and Primary Outdoor Storage
- Accessory Outdoor Sales Area

**Altered Provisions:**

- Minimum Lot Area for Agriculturally Related Commercial Use shall be 4.0 ha;
- Number of Parking Spaces Required 71;
- Loading spaces may be located in Rear Side Yard;
- Minimum Distance Separation I shall be maximum of 450m to 7164 County Road 9, Clearview (432901000112300);
- Minimum Distance Separation I shall be maximum of 215m to 7131 County Road 9, Clearview (432901000111900);
- Minimum Distance Separation I shall be a maximum of 225m to 7005 County Road 9, Clearview (432901000105300);

**Altered Provisions for Accessory Display:**

- Will be located in front yard and exterior side yard setback a minimum 7.25m from the front property line and a minimum 8m from the exterior side yard;
- This accessory display will be shown on the implementing site plan;
- Accessory Display Area to be no larger than 485m<sup>2</sup>;
- Shall meet the maximum height provisions applicable to buildings and structures;

**Altered Provisions for Landscaping:**

- Landscape buffer shall be required a minimum of 1.5m in width from property lines;
- Minimum of 90 trees shall be planted on the site;
- No landscaping is required for parking, loading or truck spaces;
- Treed berm will be placed from the south west corner following 50m along west property line and 50m along south property line, originating at the south west corner; and
- Berm will be 2m in height and 1.5m in width and will be treed."

3. That Section 4 Definitions to By-law 06-54 be amended by adding the following new definition:

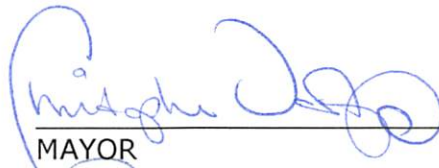
"Agriculturally Related Machine Repair Shop - shall be defined as a building, structure, and/or clearly defined space on a lot that is used for the servicing, repair and maintenance of such machinery and equipment, including but not limited to trucks, self-propelled equipment, tractor trailers, tractors, harvesters, combines and tillage equipment, and the sale of related parts and products for the agricultural and business community."

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. That Schedule "1" forms part of this by-law.

6. This By-law shall come into force and take effect on the date of final passing.

**By-law Number 16-82 read a first, second, and third time and finally passed this 3<sup>rd</sup> day of October, 2016.**

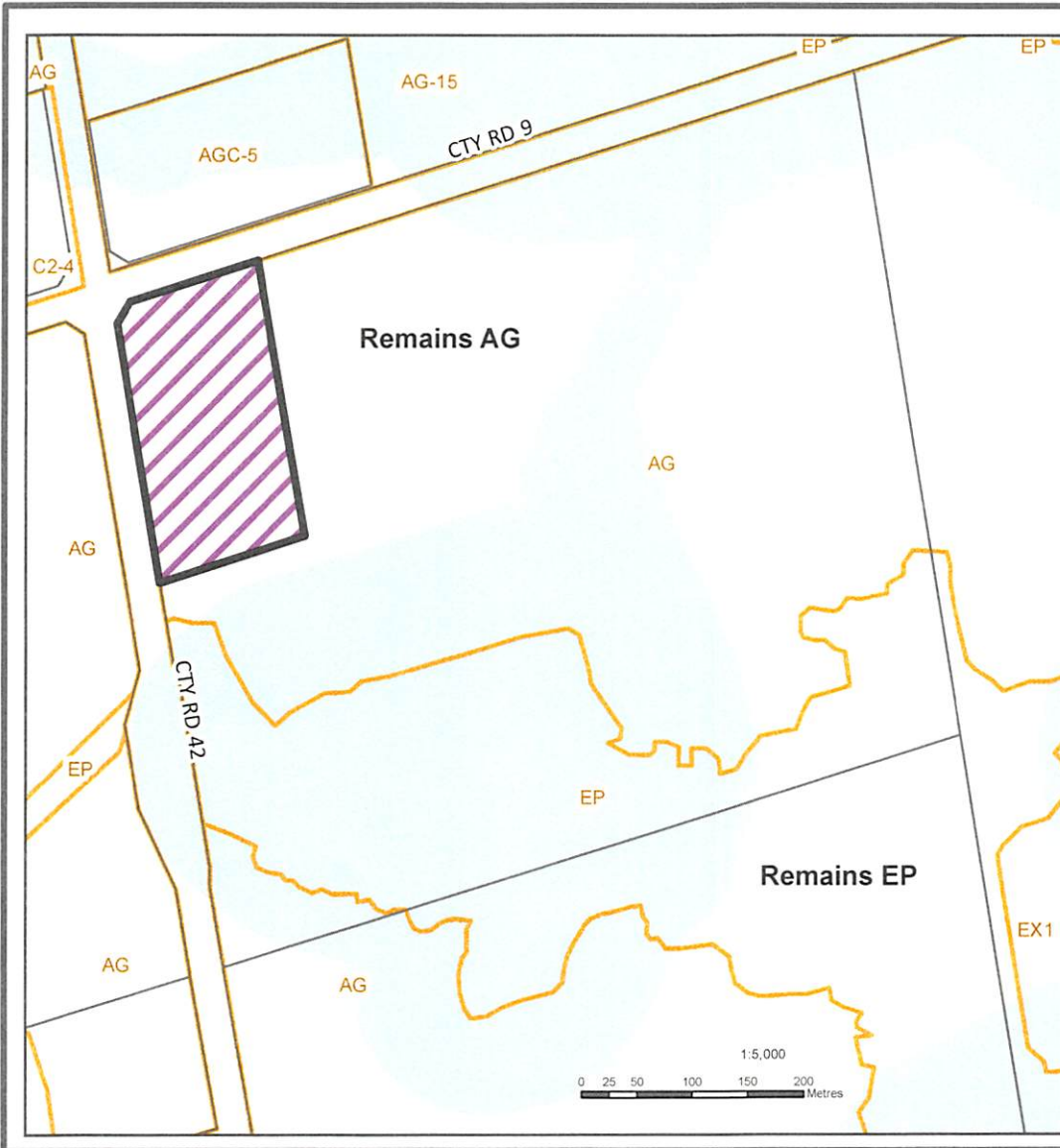


MAYOR




DIRECTOR OF LEGISLATIVE SERVICES/CLERK



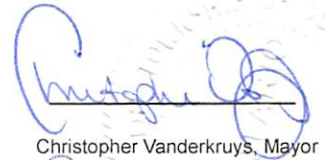


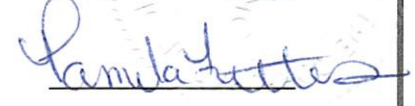
**SCHEDULE '1'**

**BY-LAW NO. 16 - 82**

 Area to be rezoned from Agricultural (AG) Zone to Agriculturally Related Commercial Exception (AGC-7) Zone.

This is Schedule '1' to Zoning By-Law No. 16-82. Passed this 3 day of October, 2016.

  
Christopher Vanderkrus, Mayor



Pamela Fettes,  
Director of Legislative Services/Clerk

-  Road Centerline
-  Assessment Parcels
-  Current Zone Boundary
-  Remains FP Hazard Land Overlay

- AG AGRICULTURAL
- AGC AGRICULTURALLY RELATED COMMERCIAL
- C2 HIGHWAY COMMERCIAL
- EP ENVIRONMENTAL PROTECTION
- EX1 EXTRACTION INDUSTRIAL ABOVE THE WATER TABLE EXTRACTION ZONE



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