

BY-LAW NUMBER 17-28

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 230, 232, 234 and 236 Huron Street and 217 Ontario Street, and legally described as CON 2 PT LOT 24 Township of Clearview.

WHEREAS pursuant to Section 34 of the Planning Act R.S.O., 1990, c.P.13, as amended, the Council of the Township of Clearview has passed By-law 06-54 being the comprehensive Zoning By-law for the Township of Clearview;

AND WHEREAS pursuant to Section 34(17) of the Planning Act, R.S.O., 1990, c. P.13, as amended, Council determines that no further notice is required in respect of the proposed By-law;

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

AND WHEREAS the Council of the Corporation of the Township of Clearview, wishes to amend By-law 06-54;

NOW THEREFORE the Council of the Corporation of the Township of Clearview **HEREBY ENACTS** as follows:

1. That Schedule 'B8' of Zoning By-law 06-54 is hereby amended by changing the zoning on part of the lands located at 230, 232, 234 and 236 Huron Street and 217 Ontario Street, Township of Clearview, from the General Commercial (C1) Zone to the General Commercial Exception Six (C1-6) Zone as shown on Schedule '1' attached hereto, and forming part of this By-law.
2. That Section 3.23.3 "General Commercial Zone Exceptions" be amended by the addition of the following exception:

"C1-6

Part Lot 24, Concession 2, Parts 8 to 10 Plan 51R-25413 (217 Ontario Street 020-001-15160)

Part Lot 24, Concession 2, Part 1 Plan 51R-38467 (230, 232 and 234 Huron Street 020-001-15140)

Part Lot 24, Concession 2 (Part 2 Plan 51R-38467 020-001-15143)

Additional Permitted Uses:

- light custom workshop

Additional Zone Provisions:

Garage or overhead bay doors are not permitted to face Ontario or Huron Street."

3. That the C3-4 Zone within Section 3.27.2 "Service Commercial Zone Exceptions" be amended by adding "light custom workshop" as an additional permitted use and to add the following altered or additional provision: "Garage or overhead bay doors are not permitted to face Huron Street."
4. That the C3-5 Zone within Section 3.27.2 "Service Commercial Zone Exceptions" be amended by adding "light custom workshop" as an additional permitted use and to add the following altered or additional provision: "Garage or overhead bay doors are not permitted to face Huron Street".
5. That Section 4 "Definitions" be amended by replacing the definition for "custom workshop" in its entirety with the following definitions:

"CUSTOM WORKSHOP, HEAVY

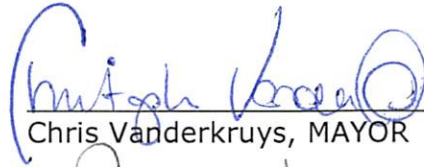
A building or part of a building used by a trade, craft or guild for the small-scale manufacture and accessory sale of custom made articles, such as carpentry, metal working shop, welding shop, laser cutting shop and machinist shop.

CUSTOM WORKSHOP, LIGHT

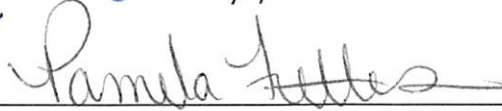
A building or part of a building used by a trade, craft or guild for the small-scale manufacture and accessory sale of custom made articles, having little noise and nuisance effects, such as upholstery, electrical shop, plumbing shop, appliance and small engine repair but does not include motor vehicle service or repair."

6. 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.
7. This By-law shall come into force and take effect in accordance with the provisions of the Planning Act R.S.O, 1990 c.P.13, as amended.

By-law Number 17-28 read a first, second and third time and finally passed this 10th day of April, 2017.



Chris Vanderkruys, MAYOR

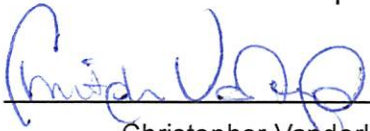


Pamela Fettes, DIRECTOR OF LEGISLATIVE SERVICES/CLERK

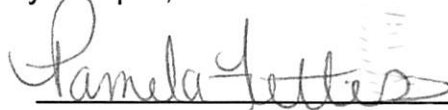


Township of Clearview Schedule '1'

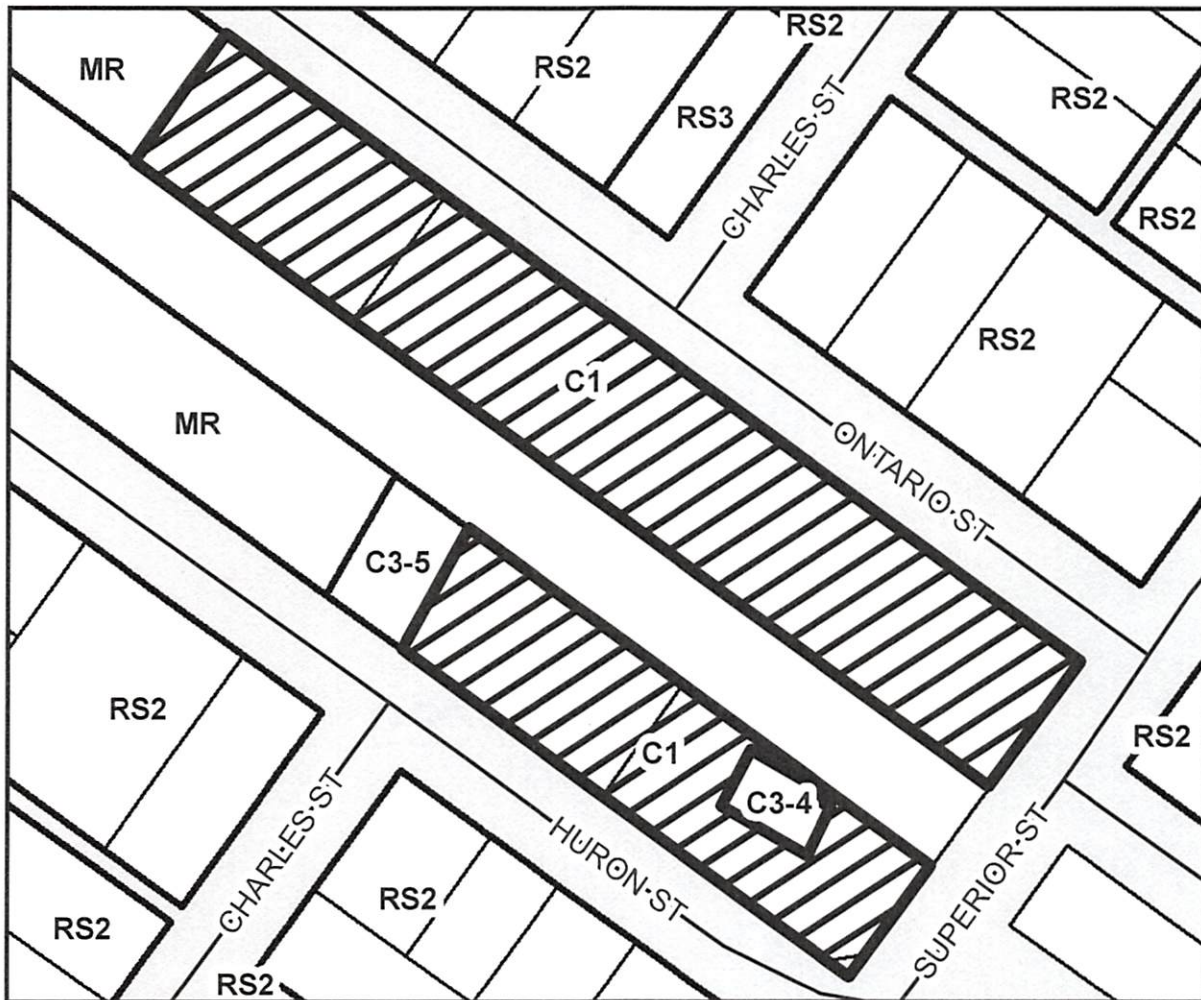
This is Schedule '1' to Zoning By-law No. 17-28,
passed this 10th day of April, 2017.



Christopher Vanderkruys,
Mayor



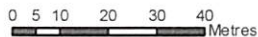
Pamela Fettes,
Director of Legislative Services/Clerk






Area to be rezoned from General Commercial (C1) Zone to General Commercial Exception Six (C1-6) Zone.



1:1,500



-  Road Centerline
-  Assessment Parcels
-  Zone Boundary

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