

**BY-LAW NUMBER 17-57**

**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 6630 30/31 Side Road, and legally described as CONS 5 AND 6 E PT LOTS 31 AND 32, formerly Nottawasaga Township, now in the 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 COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW HEREBY ENACTS AS FOLLOWS:**

1. That Schedule 'A1' of Zoning By-law 06-54 is hereby amended by changing the zoning on the lands located at 6630 30/31 Side Road, CONS 5 AND 6 E PT LOTS 31 AND 32, formerly Nottawasaga, now in the Township of Clearview, from 'Agricultural' (AG) Zone and 'Environmental Protection' (EP) Zone to the 'Airport Industrial Exception 2' (MA-2), 'Airport Industrial Exception 3' (MA-3), 'Airport Industrial Exception 4' (MA-4), and 'Stormwater Management Facility' (SM) Zones as shown on Schedule '1' attached hereto, and forming part of this By-law.
2. That Schedule 'A1' of Zoning By-law 06-54 is hereby amended by adding two zoning overlays on the lands located at 6630 30/31 Side Road, CONS 5 AND 6 E PT LOTS 31 AND 32, formerly Nottawasaga, now in the Township of Clearview, being 'Minimum Distance Separation A (overlay)' (MDS-A) and 'Minimum Distance Separation B (overlay)' (MDS-B) as shown on Schedule '2' attached hereto, and forming part of this By-law.
3. That Schedule E 'Hold Exceptions and Conditions for Removal' be amended by the addition of the following hold provision:

**"H17**

Conditions of Removal of the Holding (H17) Symbol:

- Site Plan Approval has been given by the Township and a Site Plan Agreement has been entered into with the Township.
  - Final Approval of the Plan of Subdivision has been given by the Township.
  - That the development phase in which the lands are located have been released for development pursuant to the development agreement.
  - A species at risk assessment has been completed and any necessary approvals to permit development have been obtained from the Ministry of Natural Resources.
  - That an agreement for compensation for any other environmental features be approved or the features be avoided to the Township and the Nottawasaga Valley Conservation Authorities satisfaction.
  - Water servicing capacity has been allocated to the lands, and sewage treatment capacity has been allocated to the lands.
  - Adequate stormwater services and facilities are available to serve the development.
  - Final Township approval of a study that establishes street oriented design; establishes architectural control requirements; and provides an integrated landscaping plan."
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. 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 17-57 read a first, second and third time and finally passed this 26 day of June, 2017.**

DEPUTY

MAYOR

DIRECTOR OF LEGISLATIVE SERVICES/CLERK

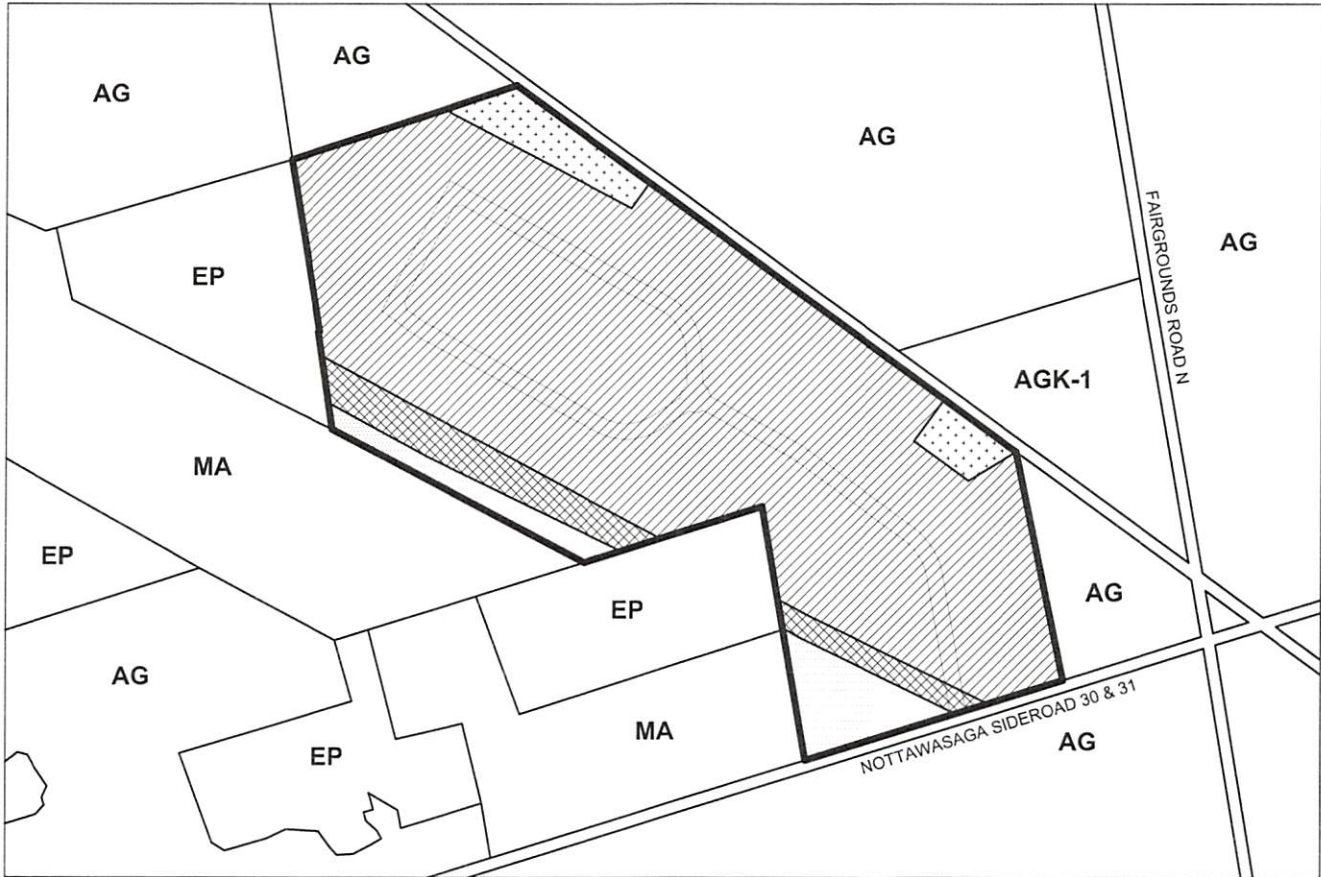
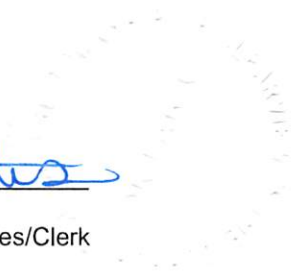


# Township of Clearview Schedule '1' - Rezoning

This is Schedule '1' to Zoning By-law No. 17-57  
passed this 26th day of June, 2017.

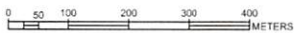
*Barry Burton*  
Christopher Vanderkruys  
Deputy Mayor

*Pamela Fettes*  
Pamela Fettes,  
Director of Legislative Services/Clerk



Areas to be rezoned from Agricultural (AG), Environmental Protection (EP) and Airport Industrial (MA) zone to:

-  Airport Industrial Exception 2 (MA-2(H17)) Zone
-  Airport Industrial Exception 3 (MA-3(H17)) Zone
-  Airport Industrial Exception 4 (MA-4(H17)) Zone
-  Stormwater Management Facility (SM) Zone

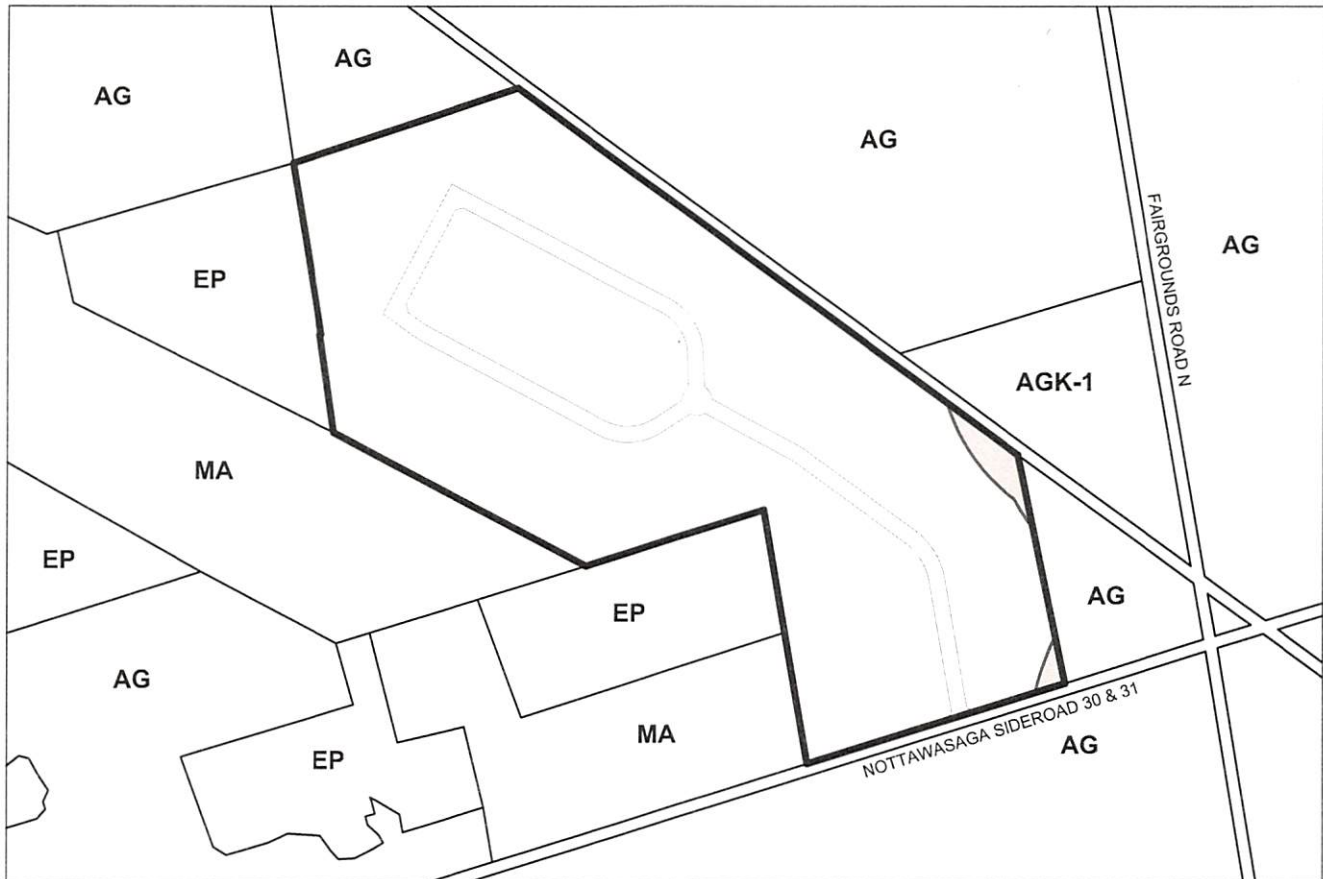


# Township of Clearview Schedule '2' - Rezoning

This is Schedule '2' to Zoning By-law No. 17-57  
passed this 26th day of June, 2017.

  
Christopher Vanderkrus  
Deputy Mayor

  
Pamela Fettes,  
Director of Legislative Services/Clerk



New Zoning Overlay:

 MDS 'B' (Overlay)



0 50 100 200 300 400 METERS