

BY-LAW NUMBER 17-80

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 251 Margaret Street, Stayner, and legally described as Part Lot 23, Concession 2, formerly in Township of Nottawasaga, 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 and 39 of the Planning Act, R.S.O., 1990, c. P.13, as amended, Council may authorize the temporary use of land, building or structures for any purpose set out therein that is otherwise prohibited by the by-law for up to a period of not more than three years;

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 'B7 South East Stayner Area' of Zoning By-law 06-54 is hereby amended by changing the zoning on the lands located at (251 Margaret Street, Stayner, described as Part 23, Concession 2 formerly Township of Nottawasaga, now in the Township of Clearview, from Development Area Exception (DA-1) to Residential Low Density Exception (RS3-7) as shown on Schedule '1' attached hereto, and forming part of this By-law.
2. That Section 3.11.4 Residential Low Density Zone Exceptions to By-law 06-54 be amended by adding a new exception (RS3-7) as follows:

RS3-7

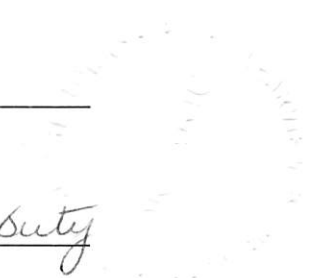
Temporary Uses Permitted

- Two (2) Model Homes and a parking area established in accordance with the model home or residential sales office provisions in Section 2.39 of By-law 06-54; and
 - The temporary use shall only be permitted for a period of 3 years from the date that By-law 17-80 came into effect, where after this subsection shall be deemed to be deleted from the By-law 06-54 and the zoning then reverting back to the Development Area (DA-1) zone.
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. 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 17-80 read a first, second and third time and finally passed this 11 day of September, 2017.

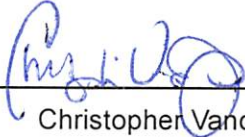

MAYOR


DIRECTOR OF LEGISLATIVE SERVICES/CLERK

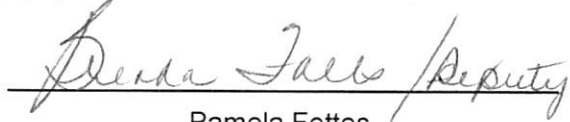


Township of Clearview Schedule '1'

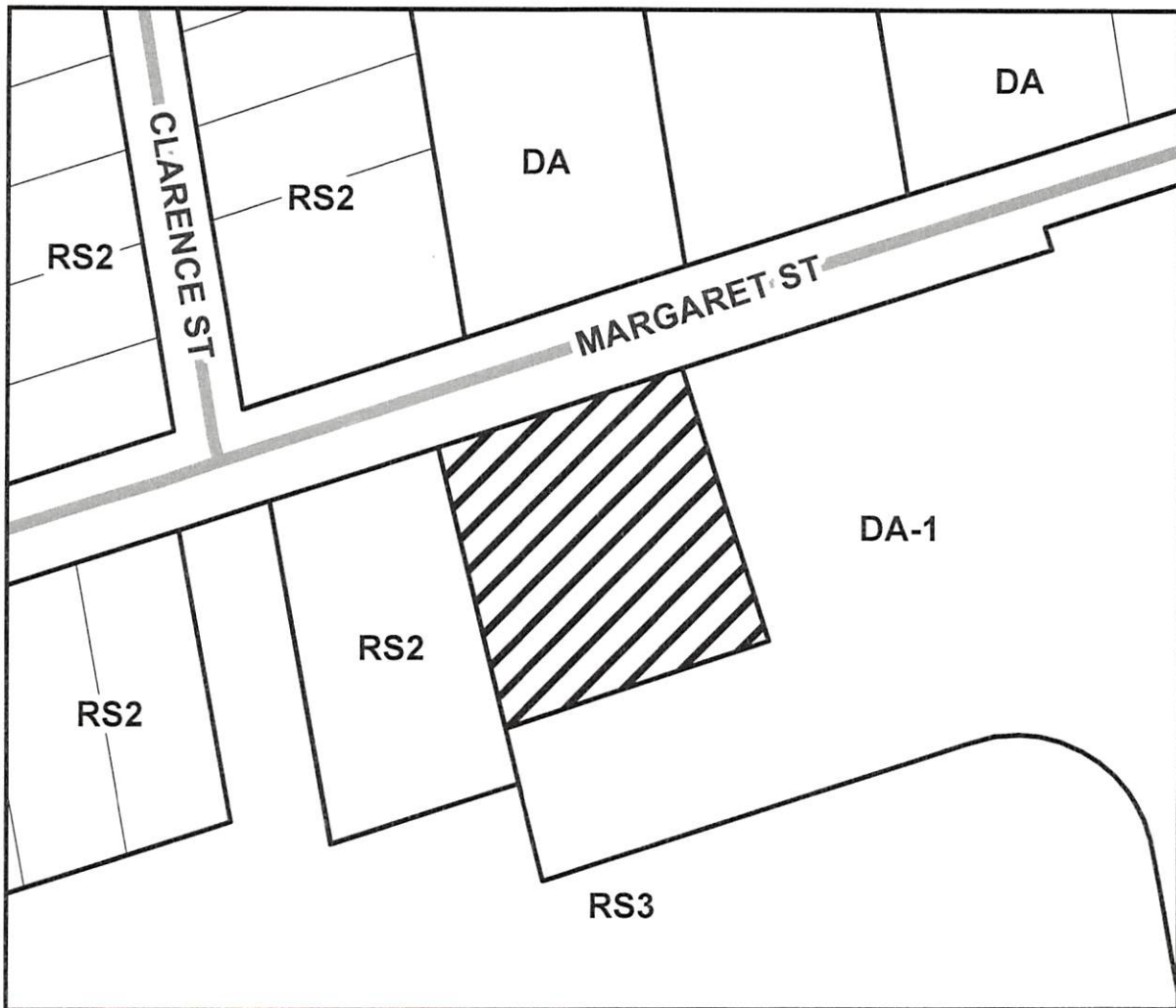
This is Schedule '1' to Zoning By-law No. 17-80,
passed this 11th day of September, 2017.



Christopher Vanderkruys,
Mayor



Pamela Fettes,
Director of Legislative Services/Clerk






Area to be rezoned from Development Area Exception 1 (DA-1) Zone to Residential Low Density Exception 7 (RS3-7) Zone.



1:1,500

0 10 20 40 60 80 Metres

-  Road Centerline
-  Assessment Parcels
-  Zone Boundary

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