

## **By-law Number 23-96**

### **The Corporation of the Township of Clearview**

**Being a By-law to regulate the use of land and the character, location and use of buildings and structures on lands municipally known as 9783 6/7 Sideroad Nottawasaga, Clearview, and legally described as North Part of Lot 6, Concession 12, formerly Nottawasaga, now in Clearview**

(Zoning By-law Amendment – 9783 6/7 Sideroad Nottawasaga)

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**Whereas** pursuant to Section 34 of the Planning Act R.S.O., 1990, c.P.13, as amended, Council of the Corporation 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** Council deems it desirable and necessary 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 a portion of the lands located at 9783 6/7 Sideroad Nottawasaga, Clearview, from 'Agriculture' (AG) and 'Environmental Protection' (EP) to 'Agriculture Exception' (AG-26) and 'Environmental Protection' (EP) as shown on Schedule "1" attached hereto and forming part of this By-law.

2. That Section 3.1.5 'Agricultural Zone Exceptions' be amended by adding the following:

"AG-26

Permitted Uses Limited to:

- Single-detached dwelling
- Passive recreation uses
- Conservation uses

Accessory uses:

- Accessory Bed and Breakfast
- Accessory Dwelling Unit
- Home Industry
- Home Occupation

Altered or Additional Provisions:

- Single-Detached Dwelling maximum setback from Accessory Dwelling Unit or Farm Help Accommodation Building: 783 m
- Maximum Proposed Building Site: 500 m<sup>2</sup>
- Minimum setback from the Environmental Protection (EP) Zone: 2.5 m
- An accessory dwelling unit in an accessory building is permitted provided it is located within the Proposed Building Site.

Notwithstanding Section 4 'Definitions' the following definition applies to the Agricultural Exception (AG-26) Zone:

'Proposed Building Site' means that portion of the lot required to be altered to facilitate construction where construction of the primary building, accessory building or detached accessory dwelling unit can occur, but does not include driveways, laneways, on-site sewage system(s) and passive recreation use areas.

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.

**By-law Number 23-96 read a first, second and third time and finally passed this 13<sup>th</sup> day of November 2023.**

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Douglas Measures, Mayor

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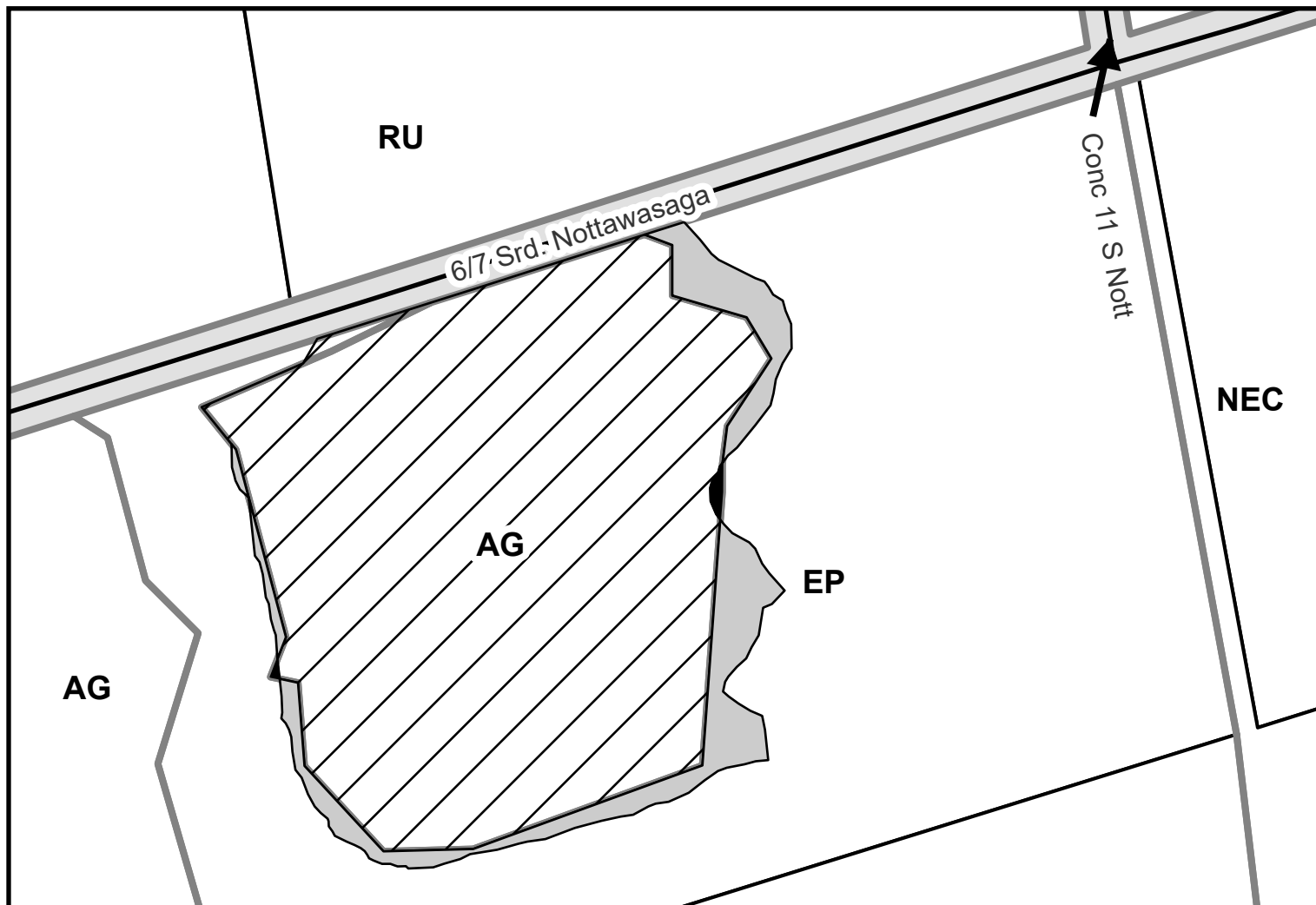
Sasha Helmkey, Director of Legislative Services/Clerk

# Township of Clearview Schedule '1'

This is Schedule '1' to Zoning By-law No. 23-96,  
passed this 13th day of November , 2023.

Douglas Measures,  
Mayor

Sasha HelmKay,  
Director of Legislative Services/Municipal Clerk



Area to be rezoned from Agricultural (AG) Zone to Agricultural Exception ( AG-26) Zone



Area to be rezoned from Environmental Protection (EP) Zone to Agricultural Exception ( AG-26) Zone



Area to be rezoned from Agricultural (AG) Zone to Environmental Protection (EP) Zone

— Road Centerline

■ Building Footprints

□ Assessment Parcels

▬ Zone Boundary

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