

By-law Number 26-45

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 5 Caddo Drive, and legally described as CON 11 N PT LOT 42 RP 51R448; PART 23 formerly Nottawasaga, now in the Township of Clearview

(Zoning By-law Amendment – 5 Caddo Drive)

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 Rural West' of Zoning By-law 06-54 is hereby amended by changing the zoning on the lands located at 5 Caddo Drive, Clearview from 'Rural' (RU) Zone and 'Environmental Protection' (EP) Zone, to 'Rural Exception'(RU-22(H35), and 'Environmental Protection' (EP(H35) Zone as shown on Schedule '1' attached hereto and forming part of this By-law.
2. That Section 3.5.3 "Rural Zone Exception" be amended by the addition of the following zone exceptions:

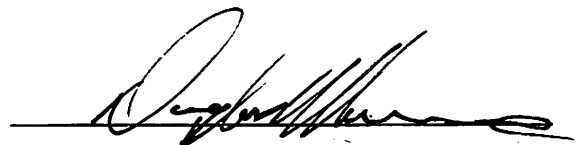
"RU-22

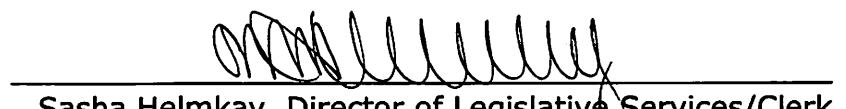
Additional or Altered Provisions:

- Minimum Lot Area: 0.28 ha
- Minimum Lot Frontage: 27 m
- Section 2.1 'Absolute Minimum Development Standards – Vacant Lots': permits a minimum lot area of: 0.28 ha
- Remove this CON 11 N PT LOT 42 RP 51R448; PART 23 (5 Caddo Drive), from the definition of Section 4.0 – 'Lot of Record'

3. That the Removal of the Holding Symbol 35 (H35) shall not be removed until the following requirements have been met:
 - a) The Owner shall complete technical analysis to accurately delineate the limits of the hazard areas and demonstrate that there is a development envelope outside of the natural hazard area, to the satisfaction of the Nottawasaga Valley Conservation Authority.
 - b) The final limits of the Environmental Protection (EP) Zone shall be confirmed based on the approved technical analysis, and the zoning schedules shall be updated accordingly as part of the lifting of the Holding, to the satisfaction of the Nottawasaga Valley Conservation Authority.
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.

By-law Number 26-45 read a first, second and third time and finally passed this 13th day of July 2026.


Douglas Measures, Mayor

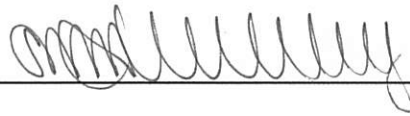

Sasha Helmky, Director of Legislative Services/Clerk

Township of Clearview Schedule '1'

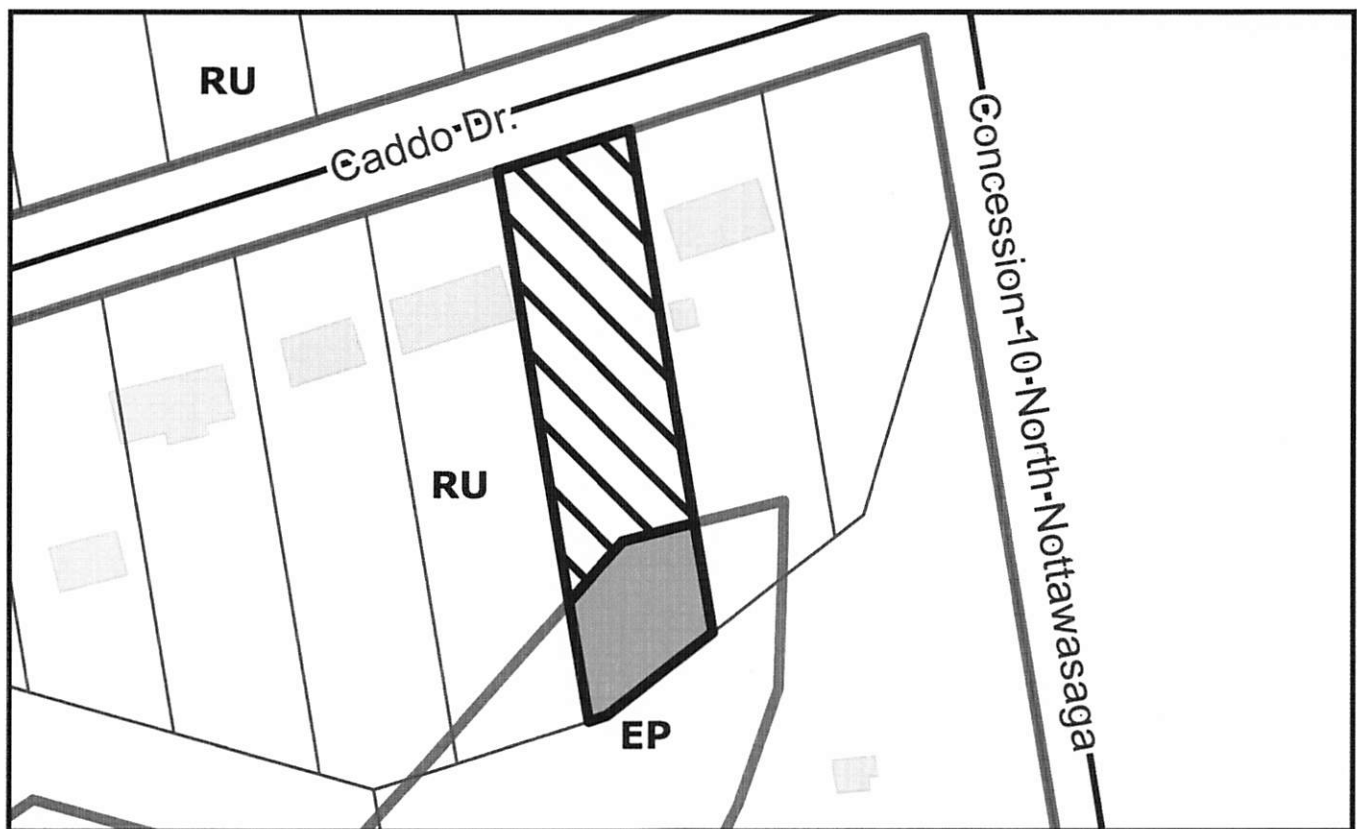
This is Schedule '1' to Zoning By-law No. 26-45,
passed this 13th day of July, 2026.



Douglas Measures,
Mayor



Sasha Helmkey,
Director of Legislative Services/Municipal Clerk



Area to be rezoned from 'Rural' (RU) Zone to 'Rural Exception Hold'
RU-22(H35) Zone



Area to be rezoned from 'Environmental Protection' (EP) Zone to
'Environmental Protection Hold' EP(H35) Zone



1:1,500

0 10 20 40 60 80 Metres

— Road Centreline

■ Building Footprints

□ Assessment Parcels

■ Zoning

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