



CLEARVIEW  
TOWNSHIP

# Working Session

Comprehensive Zoning By-law  
Review

# Notice and Circulation

- Notice of the comprehensive Zoning By-law Review has been given in accordance with the *Planning Act*.

When: September 9, 2025

How: Digital News Release, Advertisement in Creemore Echo,  
Signs Posted at Small Halls

- Details of the Zoning By-law Review and supporting materials:
  - Have been made [available](#) to the public; and
  - Have been circulated to the relevant commenting agencies.

# Public Comments

- If comments were received by October 22, 2025, they have been published as part of the Working Session Agenda.
- We are still collecting comments through [this form](#), or you may find paper copies from Colin.
- All comments will be published as part of the Public Meeting Agenda, at a future date.

# Purpose & Effect

The purpose of these changes is to bring our Zoning By-law into conformity with Provincial Policy and our new Official Plan.

The effect is to create a new Zoning By-law for the whole Township.

Visit our website at [www.clearview.ca/ZBLReview](http://www.clearview.ca/ZBLReview).

# Purpose of Working Session

We originally planned to hold our Statutory Public Meeting today, as per the requirements of the *Planning Act*. However, due to strong community input, we want to spend more time reviewing our draft Zoning By-law before bringing it to our Statutory Public Meeting.

We will use today as a Working Session to get feedback from the public and direction from Council for several 'Hot Topic' policies in the draft Zoning By-law.

We invite members of the public to provide us their comments for each Hot Topic.

# Environmental Protection (EP) Update



We are collecting and reviewing every comment received about the Draft Zoning By-law, and many people are concerned about the EP zones.

Please submit our [survey form](#) to provide feedback about the EP zones and your property.

We will not address the EP zones in this session. At this time, we are collecting feedback and will provide updated zoning and mapping at a future date.

# The Review Process

Milestone	Date
Official Plan 2024 passed by Simcoe County	November 12, 2024
Zoning By-law Review Initiated	December 2, 2024
Draft Zoning By-law Received	June 5, 2025
Open House	September 24, 2025
<b>Working Session</b>	<b>October 29, 2025</b>
<b>Public Comment Period</b>	<b>Until November 5, 2025</b>
Public Meeting	To Be Determined (TBD)
Recommendation Report to Council	TBD
Notice of Passing	TBD

# Topics for the Working Session



- Additional Residential Units (ARUs)
- On-Farm Diversified Uses (OFDUs)
- Home Businesses
- Use of Shipping Containers
- Residential Lot Fabric
- Parking Requirements
- Archaic Plans
- Requirements for Cluster Development
- Private Servicing – Using Cisterns



# Topics for the Working Session

We will start discussion on each Hot Topic with a presentation, and then ask Council and the public for input on each topic.

Each presentation will include key recommended provisions for discussion, and provide a brief explanation of what has changed from the current Zoning By-law.

For a comparison between current and proposed zoning provisions, please refer to the Staff Report for this meeting.

# Additional Residential Units (ARUs)

## Recommended Provisions:

- *Limit ARUs to 1 per lot outside of settlement areas*
- *Limit ARUs to 2 per lot within settlement areas*
- *Limit ARUs to within the Farm Building Cluster on an Agricultural or Rural property*

## Explanation:

The proposed Zoning expands permission for detached ARUs (formerly 'Accessory Dwelling Units') to all residential zones, and permits 2 ARUs for all areas with municipal services. It removes the GFA limit for ARUs, although lot coverage requirements are maintained.

# On-Farm Diversified Uses (OFDUs)



## Recommended Provisions:

- *Limit OFDUs to 2% lot coverage*
- *Permit many uses as-of-right, when accessory to Agricultural use*
- *Permit many uses as-of-right as stand-alone uses in Rural zone*

## Explanation:

The proposed Zoning establishes policy for OFDUs based on the Official Plan, which was previously absent from the By-law. The Official Plan defines the uses which are permitted as-of-right, accessory to an agricultural use. It also defines the uses which are permitted as stand-alone OFDUs in the Rural zone. The proposed Zoning implements these policies, and also imposes some site and building regulations.

# Home Businesses

## Recommended Provisions:

- *Permit home business to be located in an accessory building*
- *Limit the GFA of a home business to 25% of the dwelling unit or 40 m<sup>2</sup>, whichever is greater.*
- *Limit the maximum storage area for a home business to 4 m<sup>3</sup>*
- *Limit the maximum number of patrons/clients/students to 3 at a given time*

## Explanation:

The proposed Zoning maintains many of the current requirements for Home Businesses (formerly 'Home Occupations'). It expands the permitted location to include accessory buildings, permits 1 commercial vehicle associated with the business use, and imposes limits for the amount of storage space for the business and the number of clients/patrons/students.

# Use of Shipping Containers

## Recommended Provisions:

- *Continue to prohibit Shipping Containers for all purposes*

## Explanation:

No change is proposed in the draft Zoning By-law for the Township's approach to the use of shipping containers. Shipping Containers are prohibited for any use. Shipping Containers are prohibited for storage or human habitation in all zones.

Moving containers are permitted for temporary storage for the purpose of moving services, for a period not exceeding fourteen (14) days.

# Residential Lot Fabric

## Recommended Provisions:

- *Permit a more urban type of lot area and frontages in the Urban Settlement Areas (Stayner and Creemore)*

## Explanation:

The RS2/R2 zone covers much of Stayner and Creemore. The proposed R2 zone reduces minimum requirements for lot area and frontage, and side yard setbacks. Additionally, this zone adds permitted residential forms to the lower-density zones, in particular in Stayner and Creemore. This change would support a more urban lot fabric in the two urban settlement areas.

# Residential Lot Fabric (RS2)

Provision	Current Zoning By-law (RS2)	Proposed Zoning By-law (R2)
Minimum Lot Area	750 m <sup>2</sup> (single-detached)	330 m <sup>2</sup> (single-detached) 225 m <sup>2</sup> (semi-detached) 165 m <sup>2</sup> (townhouse)
Minimum Frontage	18.5 m	11 m (single-detached) 7.5 m (semi-detached) 6.0 m (townhouse)

# Residential Lot Fabric (RS2)

Provision	Current Zoning By-law (RS2)	Proposed Zoning By-law (R2)
Minimum Interior side yard setback	1.5 m	1.2 m
Minimum Exterior side yard setback	6 m	4.5 m
Minimum Front and Rear setbacks	6 m	6 m
Maximum Lot Coverage	45%	50%
Maximum Height	10 m	10 m

# Residential Lot Fabric (RS3)

In many respects, the new R2 zone is very similar to the existing RS3 zone, and the RS4 zone for townhouse dwellings. These zones are also present in Stayner and Creemore to a more limited extent.

Other proposed Residential zones further reduce the minimum provisions. For instance, one of the smallest required frontages for a single-detached dwelling is 9 m, in the R3 zone.



# Residential Lot Fabric (RS3)

<b>Provision</b>	<b>Current Zoning By-law (RS3 &amp; RS4)</b>	<b>Proposed Zoning By-law (R2)</b>
Minimum Lot Area	400 m <sup>2</sup> (single-detached) 230 m <sup>2</sup> (semi-detached) 200 m <sup>2</sup> (townhouse (RS4))	330 m <sup>2</sup> (single-detached) 225 m <sup>2</sup> (semi-detached) 165 m <sup>2</sup> (townhouse)
Minimum Frontage	13.5 m (single-detached) 7.6 m (semi-detached) 6.1 m (townhouse (RS4))	11 m (single-detached) 7.5 m (semi-detached) 6.0 m (townhouse)



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# Residential Lot Fabric (RS3)

<b>Provision</b>	<b>Current Zoning By-law (RS3 &amp; RS4)</b>	<b>Proposed Zoning By-law (R2)</b>
Minimum Interior side yard setback	1.2 m 2.0 m (townhouse (RS4))	1.2 m
Minimum Exterior side yard setback	4 m 6 m (townhouse (RS4))	4.5 m
Minimum Front and Rear setbacks	6 m	6 m
Maximum Lot Coverage	50% (single-detached) 60% (semi-detached) 60% (townhouse (RS4))	50%
Maximum Height	11 m	10 m

# Parking Requirements

## Recommended Provisions:

- *Maintain parking minimums for residential uses*
- *Reduce parking minimums for commercial uses*
- *Somewhat reduce parking minimums for institutional and industrial uses*
- *Use GFA for more calculations, instead of use-specific numbers like “number of classrooms”*

## Explanation:

The current Zoning often uses a combination of GFA and the number of seats, staff, classrooms, or other use-specific numbers, while the proposed Zoning uses Gross Floor Area (GFA) for more of the calculations.

# Archaic Plans

## Regulation Options:

- *No change to lots in Archaic Plans of Subdivision*
- *A ‘Future Development’ (FD) zone or a Holding Symbol (H) could be used for the archaic plans*
- *An Application to Establish a Buildable Lot may be applied for in some specific cases*

## Explanation:

Archaic Plans of Subdivision include, for example, the Schell Farm/Mighton Court, the former Town of Sudbury plan (Regent Street), Caddo Drive, etc.). These lots remain ineligible for development as per the definition of a “Lot of Record”.

This definition, in addition to section 5.6.4 “Existing Lots with lesser Area or Frontage” prevents the issuance of any building permit for a lot within the Archaic Plans.

# Requirements for Cluster Development



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Cluster Development includes multiple single-detached dwellings, semi-detached dwellings, or townhouse (cluster) dwellings on a single lot. The proposed Zoning By-law establishes requirements for this form.



# Requirements for Cluster Development

## Recommended Provisions:

- *A minimum of 5 m<sup>2</sup> of amenity area per dwelling unit,*
- *A minimum 1.5 m walkway from the street to each entrance of each dwelling unit,*
- *Any private streets also require setbacks, as required by the relevant zone, and*
- *Where development proceeds as a plan of condominium, all zoning standards shall be confirmed against the residential zoned area, not each individual parcels of tied land (POTL).*

## Explanation:

Cluster Development is a newer form of residential development, and the proposed Zoning By-law establishes provisions for this form.

# Private Servicing – Using Cisterns

## Recommended Provisions:

- *No change to where development on private services (e.g. well & septic) can occur.*
- *Both the existing and proposed Zoning By-law do not speak to whether cisterns may be used to supply lots with private water services.*

## Explanation:

This item was originally included in the Hot Topics, but staff do not think this is a zoning issue. This item is best left to other regulatory mechanisms.

# Attend the Public Meeting

We invite all members of the public to come back to our Public Meeting. We will set a date for the Public Meeting after we have taken the time to thoroughly review all comments and revise our Draft Zoning By-law and mapping.

Please submit [this survey form](#) to be notified when we set a date for the Public Meeting.

# Thank you for your input.

This information will inform the next draft of the Zoning By-law.

We are still collecting comments through [this form](#), or you may find paper copies from Colin.

# Contact Information

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