

By-law Number 2023-____

The Corporation of the Township of Clearview

Being a By-law to amend Comprehensive
Zoning By-law No. 06-54, as amended

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 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. Schedule A1 of By-law No. 06-54, as amended, is hereby further amended by rezoning a portion of the lands known municipally as 9783 6/7 Sideroad and described as North Part of Lot 6, Concession 12 (Nottawasaga), Township of Clearview (Roll No. 432901001127900) from the Agricultural (AG) Zone to the Agriculturally Related Commercial – XX (AGC-XX) Zone as shown on Schedule 1 attached hereto and forming part of this By-law.
2. Section 3.3.3 of By-law No. 06-54, as amended is hereby further amended by adding the following exception:

AGC – XX
(North Part of Lot 6, Concession 12 (Nottawasaga))

Permitted Uses:

- I. All uses permitted in the Agricultural (AG) Zone
- II. All uses permitted in the Agriculturally Related Commercial (AGC) Zone
- III. On-farm diversified uses including agri-tourism, the production of value-added agricultural products, accessory farm produce retail (max. 500 m2), small scale processing and packaging of local produce/foods, cooking classes focussed on local foods, cafe/small restaurant (max. 93 m2 for seating/entertainment), special events, farm office and farm labour accommodation
- IV. Uses, buildings and structures accessory to the uses noted above

General Provisions and Zone Regulations:

- V. Except as specifically provided for below, all buildings and structures shall be located in accordance with the General Provisions and Zone Regulations, as applicable.
 - VI. A single primary farm dwelling house and accessory uses, buildings and structures may be constructed more 50.0 metres from the farm help accommodation premises/building provided the single primary farm dwelling is situated substantially in accordance with Schedule 2.
3. Schedules A1 and A2 are hereby declared to form part of this By-law.
 4. 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 this By-law comes into effect.
 5. This By-law shall come into force and take effect on the date of final passing.

By-law Number 23-xx read a first, second and third time and finally passed this xxst day of xxxxx, 2023.

MAYOR

CLERK

Schedule A1



Schedule A2

