



CLEARVIEW

ZONING BY-LAW AMENDMENT NOTICE OF PASSING

The Decision:

In consideration of all written and oral submissions made relating to the subject Zoning By-law Amendment, the Township of Clearview Council has made a decision regarding an application to amend Comprehensive Zoning By-law 06-54. The amendment has been considered under the requirements of the *Planning Act RSO 1990 c.P.13* and applicable regulations. The purpose of this notice is to make you aware of Council's decision on the matter.

Date of Passing: Monday November 13, 2023

By-law No.: 23-96

Last Date of Appeal: Monday December 11, 2023

The Proposal:

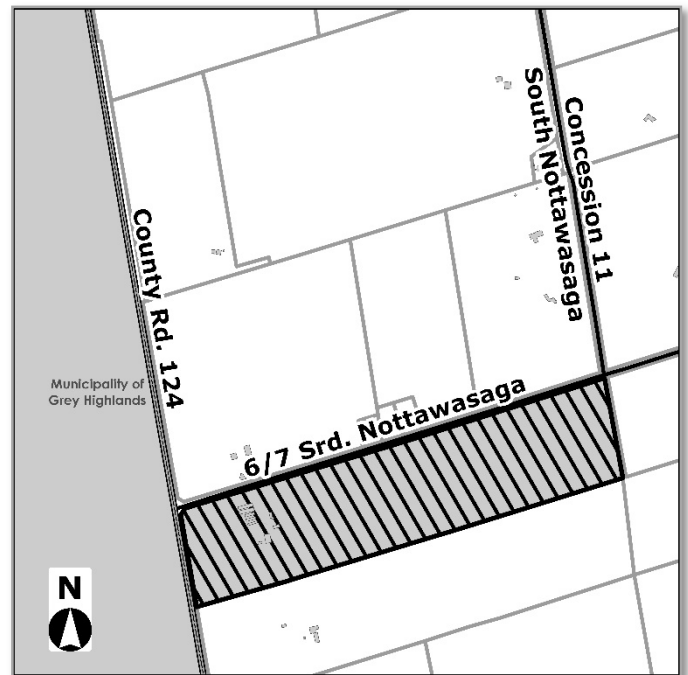
Project No.: 2023-005-ZB

The purpose of the application is to allow for an accessory dwelling unit or farm help accommodation to be built farther than 50 m from the primary dwelling. By-law 23-96 amends the zoning on a portion of the subject lands from a 'Agricultural' (AG) and 'Environmental Protection' (EP) to 'Agricultural Exception' (AG-26) and 'Environmental Protection' (EP). The exception 26 considers permitted uses, additional setbacks to the dwelling units and EP Zone, and maximum area for the proposed building site.

A copy of By-law 23-96 is attached to this notice. A second purpose of the application is considered by By-law 23-97 to allow for an on-farm diversified use on the subject lands.

The subject application concerns lands municipally known as 9783 6/7 Sideroad, formerly Nottawasaga and legally described as CONCESSION 12 N PT LOT 6 (Roll No: 432901001127900).

A key map has been provided showing the subject lands.



There are no associated applications.



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Your Rights to Appeal:

A notice of appeal must:

- i. be filed with the clerk of the municipality,
- ii. set out the reasons for the appeal, and
- iii. be accompanied by the fee required by the Ontario Land Tribunal.

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information on making an appeal, please visit: <https://olt.gov.on.ca/>.

For More Information:

There are several ways to find more information about this application.

Visit our website:

www.clearview.ca

Contact the Planner assigned to this file:

Rossalyn Workman, Community Planner
rworkman@clearview.ca
705-428-6230 ext. 248

Visit or write to the Community Services Department at the Township of Clearview Administration Centre:

Box 200, 217 Gideon St., Stayner ON L0M 1S0
Monday to Friday 8:30 AM to 4:30 PM

If you have specific accessibility needs and would like another format or other accommodations the Township of Clearview will work to meet your needs. Please contact Human Resources at 705-428-6230 ext. 255.

Notice dated: 20 November 2023

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)

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:

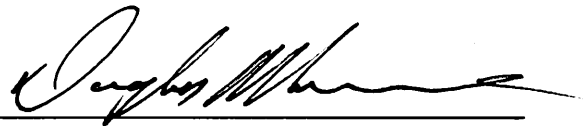
- Single-Detached Dwelling maximum setback from Accessory Dwelling Unit or Farm Help Accommodation Building: 783 m
- Maximum Proposed Building Site: 500 m²
- Minimum setback from the Environmental Protection (EP) Zone: 2.5 m
- An accessory dwelling unit in an accessory building is permitted provided it is located within the Proposed Building Site.

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

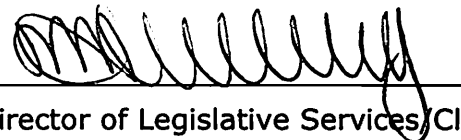
'Proposed Building Site' means that portion of the lot required to be altered to facilitate construction where construction of the primary building, accessory building or detached accessory dwelling unit can occur, but does not include driveways, laneways, on-site sewage system(s) and passive recreation 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 13th day of November 2023.



Douglas Measures, Mayor



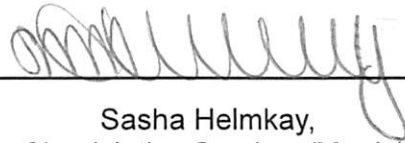
Sasha Helmky, Director of Legislative Services/Clerk

Township of Clearview Schedule '1'

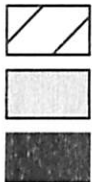
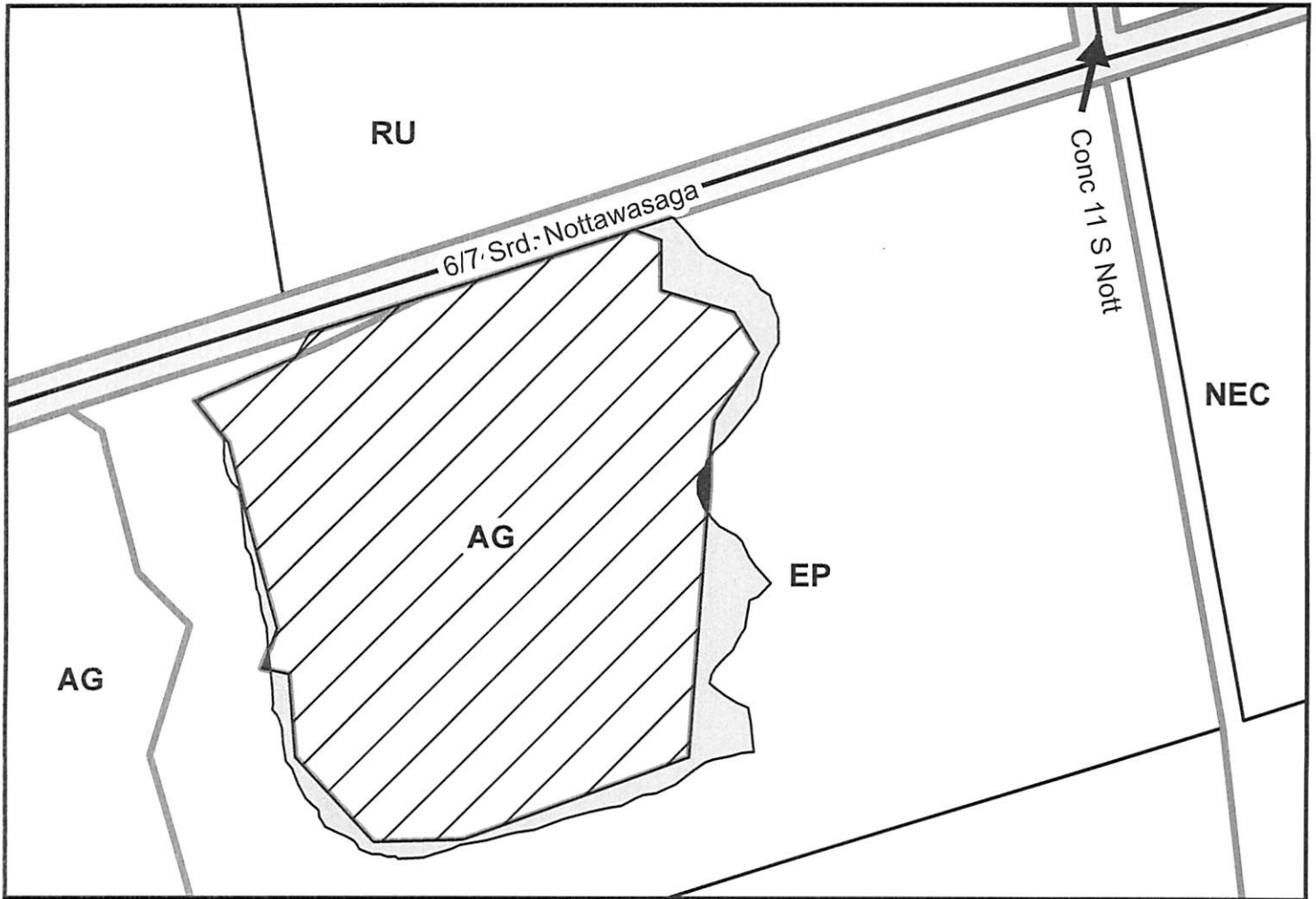
This is Schedule '1' to Zoning By-law No. 23-96,
passed this 13th day of November , 2023.



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

Produced by Clearview Township GIS. This map may not be reproduced, in whole or in part, without written permission by The Corporation of the Township of Clearview. Information other than zone boundaries is provided for reference only. Clearview Township assumes no liability for inaccuracies, errors, or omissions. This map is not a legal plan of survey.