



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.: 23-97

Last Date of Appeal: Monday December 11, 2023

The Proposal:

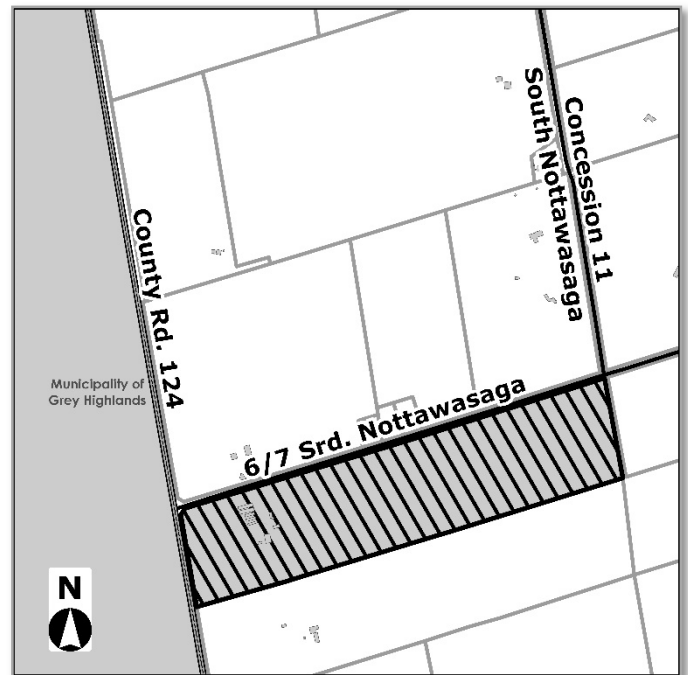
Project No.: 2023-005-ZB

The purpose of the application allows for an on-farm diversified use on the subject lands. By-law 23-97 amends the zoning on a portion of the subject lands from a 'Agricultural' (AG) to 'Agriculturally Related Commercial Exception' (AGC-8). The exception 8 considers permitted and accessory uses in this zone, altered provisions, as well as adding a definition for the on-farm diversified use, Agricultural Research and Training Centre.

A copy of By-law 23-97 is attached to this notice. A second purpose of the application is considered by By-law 23-96, to allow an accessory dwelling unit or farm help accommodation to be more than 50 m from the primary dwelling 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 23-97

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) to 'Agriculturally Related Commerical Exception' (AGC-8) as shown on Schedule "1" attached hereto and forming part of this By-law.

2. That Section 3.3.3 'Agriculturally Related Commerical Zone Exceptions' be amended by adding the following:

"AGC-8

Permitted Uses Include:

- All uses permitted in the Agricultural (AG) Zone except:
 - single detached dwelling

Additional Permitted Use:

- Agricultural Research and Training Centre

Accessory uses:

- All accessory uses permitted in the Agricultural (AG) Zone except:
 - Accessory bed and breakfast;

- Accessory dwelling unit;
- Accessory farm produce roadside retail stand;
- Accessory farm produce sales outlet;
- Accessory farm winery or cidery;
- Home occupation;
- Home industry;
- Single accessory apartment.

Altered or Additional Provisions to the Agriculturally Related Commercial Exception (AGC-8):

- Maximum Zone Area: 0.78 ha
- Maximum Gross Floor Area for all buildings: 1200 m²

Altered or Additional Provision for the Agricultural Research and Training Centre:

- 40 parking spaces
- 2 barrier free parking spaces.
- No Loading Spaces

3. That Section 4 'Definitions' be amended by adding the following:

'Agricultural Research and Training Centre' means a centre focussed on research and training on sustainable and climate-friendly farm practises, for between 30 and 120 persons that will be accommodated indoors and outdoors and includes year-round on-farm education through farm tours and the preparation and tasting of farm products as part of the education of farm practises.

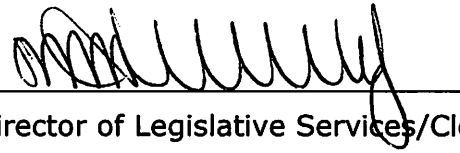
4. That all other provisions of By-law 06-54, as amended, which are not inconsistent with the provisions of this By-law, shall continue to apply when the By-law comes into effect.

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 23-97 read a first, second and third time and finally passed this 13th day of November 2023.



Douglas Measures, Mayor



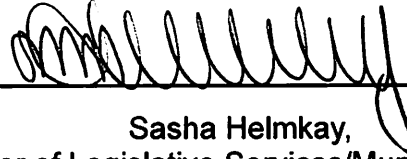
Sasha Helmkey, Director of Legislative Services/Clerk

Township of Clearview Schedule '1'

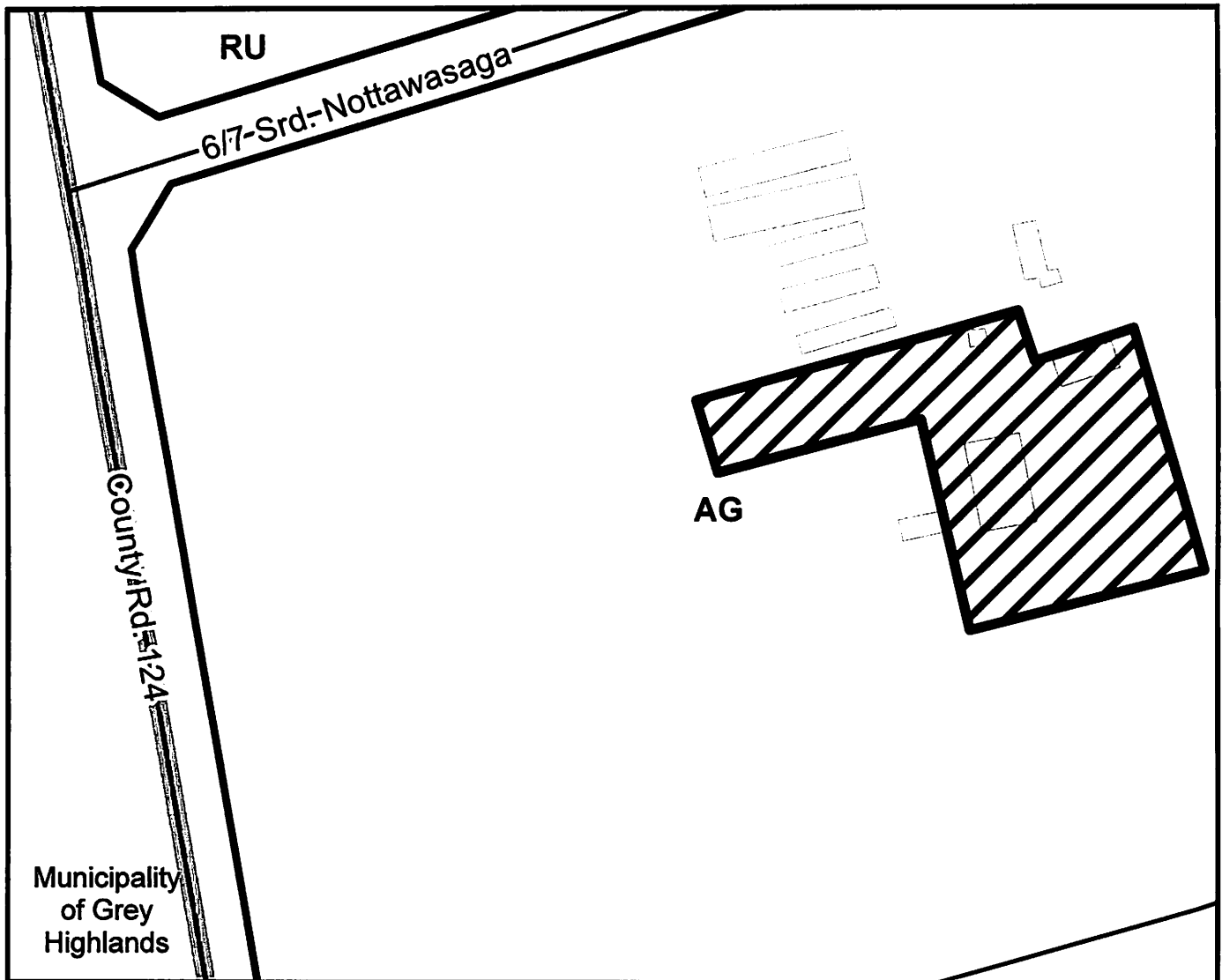
This is Schedule '1' to Zoning By-law No. 23-97,
passed this 13th day of November, 2023.



Douglas Measures,
Mayor



Sasha HelmKay,
Director of Legislative Services/Municipal Clerk



Area to be rezoned from Agricultural (AG) Zone to
Agriculturally Related Commercial Exception (AGC-8) Zone



1:2,000

0 10 20 40 60 80
Metres

- Road Centerline
- - - Building Footprints
- ▭ Assessment Parcels
- ▭ Zone Boundary
- ▭ Clearview Municipal Boundary

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