

Appendix 3

By-law Number 26-XX

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 described as East and West Parts of Lot 25, Concession 1, Nottawasaga, Clearview

(Zoning By-law Amendment)

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 'B6' of Zoning By-law 06-54 be amended by rezoning part of lands municipally described as East and West Parts of Lot 25, Concession 1, Nottawasaga, from 'Residential Multiple Low Density Exception' (RS3-4(H12)) Zone to a 'Residential Multiple Medium Density Exception' (RS5-XX(H12)) Zone and/or Institutional (IN) Zone as shown on Schedule '1' attached hereto and forming part of this By-law.
2. That the RS5-XX(H12)) Zone in By-law 06-54, as amended shall be subject to the RS5 and H12 Zone provisions and the following Exception:

RS5-XX

East and West Parts of Lot 25, Concession 1, Nottawasaga, Township of Clearview (Nottawasaga Station)

Additional Permitted Uses:

- Accessory Dwelling Unit
- Common Parking Area

Formatted: Bulleted + Level: 1 + Aligned at: 1.89 cm +
Indent at: 2.53 cm

Altered Provisions:

- Minimum Lot Area – 190 m² per residential unit.
- Maximum Lot Coverage – 60%.
- Minimum Front Yard Setback – 6 metres.
- Minimum Interior Side Yard – 1.5 metres and 0 metres on any shared wall.
- Minimum Exterior Side Yard – 5.5 metres.
- Notwithstanding Section 2.5.1 d) of Zoning By-law 06-05, a shared common entryway is permitted for the principle and ~~A~~ccessory ~~D~~welling ~~U~~nits.
- Notwithstanding Section 2.7.1 of Zoning By-law 06-05, the following Encroachments into Required Yards are permitted:
 - i) Porch Encroachment into Front Yard - maximum 3 metre projection into the required Front Yard.
 - ii) Steps to a porch in a Front Yard - minimum 1.5 metre setback from the front lot line.
 - iii) Steps to a deck in a Rear Yard – minimum 2 metre setback from the rear lot line.
- Notwithstanding Section 2.13.2 of Zoning By-law 06-05, a minimum 2.0 metre wide landscape screen is permitted for the Common Parking Area with a 2.0 metre high solid board fence.
- Notwithstanding Section 2.14.2.1 of Zoning By-law 06-05, the minimum one (1) parking space per Accessory Dwelling Unit is permitted within an off-site ~~C~~ommon ~~P~~arking ~~A~~rea.
- Notwithstanding Section 2.15.3 of Zoning By-law 06-05, no setback is required between driveways to interior side lot lines when the interior side lot line is on a shared wall.
- The provisions of Section 2.15.4 of Zoning By-law 06-05 regarding the requirement for a minimum 1.0 metre setback from interior side and rear lot lines do not apply.

3. 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-XX read a first, second and third time and finally passed this day of , 2026.

By-law 26-XX

Page 3 of 3

Douglas Measures, Mayor

Sasha Helmkey-Plater, Director of Legislative Services/Clerk