

THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW
BY-LAW NUMBER 2023-XX

(Lamb Creemore Inc.)
Being a By-law to amend Zoning By-law 06-54,
as amended, of 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 Part of Lot 8, Concession 3, (Geographic Township of Nottawasaga), within the lands identified on Plan 51M-XXXX in the Former Village of Creemore now in the Township of Clearview.

WHEREAS By-law No. 06-54 is the Comprehensive Zoning By-law of the Township of Clearview; and

WHEREAS the Council of the Corporation of the Township of Clearview, of which the former Village of Creemore is part by virtue of the County of Simcoe Act, wishes to amend By-law 06-54 as amended; and

WHEREAS authority is granted under Section 34 of the Planning Act, R.S.O. 1990 c. P. 13, as amended to enact Zoning By-laws; and

WHEREAS the amendment is in conformity with the Township of Clearview's Official Plan; and

NOW THEREFORE the council of the Corporation of the Township of Clearview enacts as follows:

1. That Schedule 'B16-A-Creemore' of By-law 06-54, as amended, is hereby further amended by changing the zoning on lands identified on Plan 51M-XXXX (Geographic Township of Nottawasaga) from the Development Area (DA) Zone to the Residential Multiple Low Density Exception XX - Holding X (RS3-XX(HX)) Zone, Residential Multiple Low Density Exception YY - Holding X (RS3-YY(HX)) Zone, Residential Multiple Low Density Exception ZZ - Holding X (RS3-ZZ(HX)), Residential Multiple Medium Density Exception XX – Holding X (RS5-XX(HX)), General Commercial Exception – Holding X (C1-XX(HX)), Recreation Lands (REC), and Stormwater Management Facilities (SM) as shown on Schedule 'A' which is attached hereto and forms part of this By-law
2. That Section 3.11.4 of By-law 06-54 entitled Residential Multiple Low Density Zone Exceptions, is hereby amended by the addition of a subparagraph RS3-XX(HX) as follows:

“RS3-XX(HX)”

Parts of Lot 8, Concession 3, Formerly Creemore (163 and 164 Edward Street East)

Additional or Altered Provisions

- The minimum front yard shall be 2.15 m
 - A covered porch may encroach into the front yard with a minimum distance to the front lot line of 1.1 m
 - The minimum rear yard to a detached garage with access to a private lane is 0 m
 - The minimum interior side yard not attached to the adjacent semi-detached unit shall be 0.6 m
 - The minimum exterior side yard shall be 3.0 m
 - The maximum coverage permitted shall be 64%
 - Parking areas that are located abutting a rear laneway shall be permitted to be as wide as the lot width at the rear lot line and are not restricted by front yard coverage restrictions in Section 2.15.4(b)
 - The maximum height shall be 12.0 m
3. That Section 3.11.4 of By-law 06-54 entitled Residential Multiple Low Density Zone Exceptions, is hereby amended by the addition of a subparagraph RS3-YY(HX) as follows:

“RS3-YY(HX)”

Parts of Lot 8, Concession 3, Formerly Creemore (163 and 164 Edward Street East)

Additional or Altered Provisions

- The minimum lot frontage shall be 9.1 m
- The minimum lot area shall be 275 m²
- The minimum front yard shall be 2.25 m
- A covered porch may encroach into the front yard with a minimum distance to the front lot line of 1.0 m
- The minimum rear yard to a detached garage with access to a private lane is 0 m
- The minimum interior side yard on one side may be reduced to 0.9 m
- The minimum interior side yard for a detached garage with access to a private lane shall be 0.9 m
- The minimum exterior side yard shall be 3.0 m
- The maximum coverage permitted shall be 53%
- Parking areas that are located abutting a rear laneway shall be permitted to be as wide as the lot width at the rear lot line and are not restricted by front yard coverage restrictions in Section 2.15.4(b)
- The maximum height shall be 12.0 m

4. That Section 3.11.4 of By-law 06-54 entitled Residential Multiple Low Density Zone Exceptions, is hereby amended by the addition of a subparagraph RS3-ZZ(HX) as follows:

“RS3-ZZ(HX)”

Parts of Lot 8, Concession 3, Formerly Creemore (163 and 164 Edward Street East)

Additional or Altered Provisions

- The minimum lot frontage shall be 12.15 m
- The minimum lot area shall be 370 m²
- The minimum front yard shall be 2.25 m
- A covered porch may encroach into the front yard with a minimum distance to the front lot line of 1.0 m
- The minimum rear yard to a detached garage with access to a private lane is 0 m
- The minimum interior side yard for a detached garage with access to a private lane may be reduced on one side to 0 m
- The minimum exterior side yard shall be 3.0 m
- The maximum coverage permitted shall be 51%
- Parking areas that are located abutting a rear laneway shall be permitted to be as wide as the lot width at the rear lot line and are not restricted by front yard coverage restrictions in Section 2.15.4(b)
- The maximum height shall be 12.0 m

5. That Section 3.11.4 of By-law 06-54 entitled Residential Multiple Low Density Zone Exceptions, is hereby amended by the addition of a subparagraph RS5-XX(HX) as follows:

“RS5-XX(HX)”

Parts of Lot 8, Concession 3, Formerly Creemore (163 and 164 Edward Street East)

Additional or Altered Provisions

- The minimum lot area shall be 180 m²
- The minimum front yard shall be 1.2 m
- A covered porch may encroach into the front yard with a minimum distance to the front lot line of 0.5 m
- The minimum rear yard to a detached garage with access to a private lane is 0 m
- The minimum interior side yard to a detached garage with access to a private lane is 0 m
- The minimum exterior side yard shall be 3.0 m
- The maximum coverage permitted shall be 73%
- Parking areas that are located abutting a rear laneway shall be permitted to be as wide as the lot width at the rear lot line and are not restricted by front yard coverage restrictions in Section 2.15.4(c)
- The maximum height shall be 12.0 m

6. That Section 3.20.3 of By-law 06-54 entitled Residential Multiple Low Density Zone Exceptions, is hereby amended by the addition of a subparagraph C1-XX(HX) as follows:

C1-XX(HX)”

Parts of Lot 8, Concession 3, Formerly Creemore (163 and 164 Edward Street East)

Additional or Altered Provisions

- The minimum lot side yard abutting a residential lot shall be 2 m
 - The maximum lot coverage shall be 95%
 - Parking may be provided off-site in surface parking lots
7. That all other provisions of By-law No. 06-54, as amended, which are not inconsistent with the provisions of this by-law continue to apply.
8. This By-law shall come into force on the day of the passage by Council subject to the provisions of the Planning Act.

BY-LAW READ, A FIRST, A SECOND, AND THIRD TIME AND FINALLY PASSED ON THIS
_____ DAY OF _____, 2026.

Doug Measures, Mayor

Sasha Helmkey, Clerk