

By-law Number 25-25

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 Blocks 19 to 27 and Blocks 29 to 47, Registered Plan 51M-1163, formerly Nottawasaga, now in the Township of Clearview

(Zoning By-law Amendment – Blocks 19 to 27 and Blocks 29 to 47, Registered Plan 51M-1163)

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 'B16' of Zoning By-law 06-54 is hereby amended by changing the zoning on the lands located at Blocks 19 to 27 and Blocks 29 to 47, Registered Plan 51M-1163, formerly Nottawasaga, now in the Township of Clearview, from 'Residential Low Density Exception Hold (RS2-2(H7))', 'Residential Multiple Low Density Exception Hold (RS3-1(H7))', 'Residential Medium Density Exception Hold (RS4-3(H8))', 'Residential Medium Density Exception Hold (RS4-4(H8))', 'Residential High Density Exception Hold (RS6-3(H9))', 'Residential High Density Exception Hold (RS6-4(H10))', 'Recreation Lands (REC)', 'Recreation Lands Exception (REC-3)', 'Recreation Lands Exception (REC-4)', and 'Residential High Density Exception Hold (RS6-5(H9))' to 'Residential Low Density Exception Hold (RS3-22(H33))', 'Development Area Hold (H33)', 'Stormwater Management (SM(H33))', 'Environmental Protection (EP(H33))', and 'Recreation Lands Hold (REC(H33))', as shown on Schedule '1' attached hereto and forming part of this By-law.
2. That Section 3.11.4 "Residential Multiple Low Density Zone Exception" be amended by the addition of the following zone exception:

"RS3-22

Notwithstanding Subsection 3.11.1,

PRIMARY USES

- Duplex dwelling;
- Single-detached dwelling;
- Semi-detached dwelling; and
- Townhouse and link home dwellings of up to 6 units per building

ACCESSORY USES

- Accessory dwelling unit in a single detached dwelling only;
- Bed and breakfast;
- Home occupation.

3.11.2 SINGLE DETACHED DWELLING ZONE PROVISIONS

1. Minimum Lot Area: 340 m²
2. Minimum Lot Frontage: 11.5 m
3. Minimum Front Yard: 6 m
4. Minimum Rear Yard: 6 m
5. Minimum Interior Side Yard: 1.2 m
6. Minimum Exterior Side Yard: 4 m
7. Maximum Lot Coverage: 50%
8. Maximum Height of Principal Buildings and Structures: 12 m
9. Maximum Height of Accessory Buildings: 4.5 m
10. Maximum Number of Accessory Buildings: 2 per residential unit
11. Maximum Gross Floor Area of All Accessory Buildings: 52 m²

3.11.3 SEMI-DETACHED AND DUPLEX DWELLING ZONE PROVISIONS

1. Minimum Lot Area: 220 m²
2. Minimum Lot Frontage: 7.6 m per unit
3. Minimum Front Yard: 6 m
4. Minimum Rear Yard: 6 m
5. Minimum Interior Side Yard: 1.2 m on exterior walls and 0 m on the shared wall of a semi-detached dwelling
6. Minimum Exterior Side Yard: 4 m
7. Maximum Lot Coverage: 60%
8. Maximum Height of Dwelling: 12 m
9. Maximum Height of Accessory Buildings: 4.5 m
10. Maximum Number of Accessory Buildings: 2 per residential unit
11. Maximum Gross Floor Area of All Accessory Buildings: 52 m²

3.11.4 TOWNHOUSE AND LINK HOME DWELLING UNITS OF UP TO 6 UNITS PER BUILDING

1. Minimum Lot Area: 180 m² per residential unit
2. Minimum Lot Frontage: 6.1 m per unit

3. Minimum Front Yard: 6 m and 8 m where the driveway abuts the dwelling
 4. Minimum Rear Yard: 6 m
 5. Minimum Interior Side Yard: 1.2m and 0 m on any shared wall
 6. Minimum Exterior Side Yard: 4 m
 7. Maximum Lot Coverage: 60%
 8. Maximum Height of Principal Buildings and Structures: 12 m
 9. Maximum Height of Accessory Buildings: 4.5 m
 10. Maximum Number of Accessory Buildings: 1 per residential unit
 11. Maximum Gross Floor Area of All Accessory Buildings: 52 m²
3. That the Removal of Hold (H33) Symbol shall not be removed until the following requirements have been met:
- Registration of a Plan of Subdivision.
 - Municipal water and sewage allocation is available, and capacity has been allocated to the lands.
 - Completion of the relevant phase of development.
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 25-25 read a first, second and third time and finally passed this 14th day of April, 2025.

Douglas Measures, Mayor

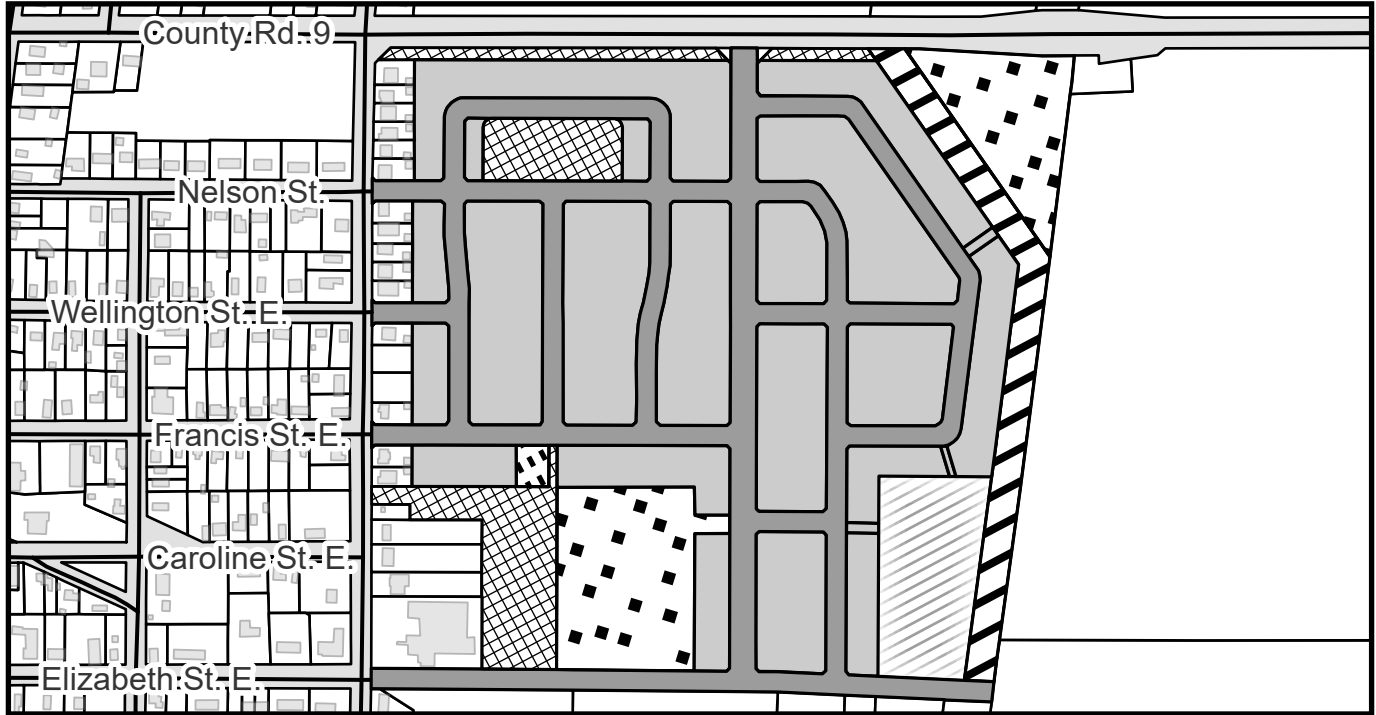
Sasha Helmkey, Director of Legislative Services/Clerk

Township of Clearview Schedule '1'

This is Schedule '1' to Zoning By-law No. 25-25,
passed this 14th day of April , 2025.

Douglas Measures,
Mayor

Sasha Helmkey,
Director of Legislative Services/Municipal Clerk



- Areas to be rezoned from:**
- Residential Low Density Exception Hold (RS2-2(H7))
 - Residential Multiple Low Density Exception Hold (RS3-1(H7))
 - Residential Medium Density Exception Hold (RS4-3(H8))
 - Residential Medium Density Exception Hold (RS4-4(H8))
 - Residential High Density Exception Hold (RS6-3(H9))
 - Residential High Density Exception Hold (RS6-4(H10))
 - Recreation Lands (REC)
- To:** Residential Low Density Exception Hold (RS3-22(H33))

- Areas to be rezoned from:**
- Recreation Lands Hold (REC-3)
 - Residential High Density Exception (RS6-5(H9))
- To:** Development Area Hold (H33)

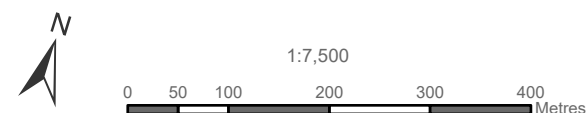
Remains Recreation Lands (REC)

Streets to be Completed

- Areas to be rezoned from:**
- Recreation Lands Hold (REC-4)
- To:** Stormwater Management (SM(H33))

- Areas to be rezoned from:**
- Recreation Lands Hold (REC-4)
- To:** Environmental Protection (EP(H33))

- Areas to be rezoned from:**
- Residential Low Density Exception Hold (RS2-2(H7))
- To:** Recreation Lands Hold (REC(H33))



- Road Centerline
- Building Footprints
- Assessment Parcels

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