

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 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-XX(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 exceptions:

"RS3-XX

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

a) Specific standards based on single detached lot types

Frontage	9.8 metres	12.2 metres	15.0 metres
Minimum Lot Area	280 square metres	360 square metres	450 square metres
Maximum Lot Coverage (including decks, porches and accessory buildings over 10 square metres)	60 percent	60 percent	50 percent
Maximum Driveway Width	40 percent of lot frontage	55 percent of lot frontage	45 percent of lot frontage

b) General zoning standards applicable to all single detached lots

1. Minimum Front Yard Setback to the habitable portion of a dwelling: 4.5 m
2. Minimum Front Yard Setback to a garage: 6 m
3. Minimum Rear Yard Setback: 6 m
4. Minimum Interior Side Yard: 1.2 m
5. Minimum Exterior Side Yard: 4 m
6. Maximum Height of Principal Buildings and Structures: 12 m
7. Maximum Height of Accessory Buildings: 4.5 m
8. Maximum Number of Accessory Buildings: 2 per residential unit
9. Maximum Gross Floor Area of All Accessory Buildings: 52 m²
10. Maximum Driveway Coverage: 55%
11. Driveway Triangle/Setback to Intersection: 5 m on local streets, 7.5 m on other street categories

12. Setback from Slopes: 15 m where there is a grade greater than 3:1.

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: 4.5 m to the habitable portion of the dwelling and 6 m to the garage
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: 4.5 m to the habitable portion of the dwelling and 6 m to the garage
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. Notwithstanding any other zoning provisions, dwelling units are permitted within 30 m of the engineered drainage channel, where the standard 6 m rear yard setback shall apply.
4. That Section 2.0 General Provisions of By-law 06-54 is hereby amended to establish Table 2: General Provisions – Encroachments, for all lands zoned Residential within the subdivision plan:

Table 2: General Provisions: Encroachments

Architectural Elements (i.e. cornices, windowsills, cantilevered window bays)	0.6 m into any yard
Stairs and Landings (maximum 1.2 metres in width and depth)	0.6 m into any yard
Stairs to a porch and deck	1.5 m from the front or exterior side yard
Porches and decks less than 2.0 metres above the lowest grade	3.0 m from the rear lot line, 0.75 m from the interior side yard lot line and 1.8 m into the front yard
Roof eaves and balconies higher than 2.0 metres above grade	0.75 m from any lot line

5. That By-law 06-54 be amended to establish a Stormwater Management (SM) zone for the subject property. The permitted uses in the SM zone will include a stormwater management pond, drainage channel, walking trails and a maintenance access route.

6. That the Removal of Hold (H33) Symbol shall not be removed until the following requirements have been met:

1. Registration of a Plan of Subdivision.
2. Municipal water and sewage allocation is available, and capacity has been allocated to the lands.

7. 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.

8. 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.**

Douglas Measures, Mayor

Sasha HelmKay, Director of Legislative Services/Clerk

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