

THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW

ZONING BY-LAW NO. 14 - 11

Being a By-law to amend zoning By-law 06-54 which is cited as the "Township of Clearview Comprehensive Zoning By-law".

WHEREAS the Council of the Corporation of the Township of Clearview deems it necessary, in the public interest to pass a by-law to amend By-law No. 06-54;

AND WHEREAS authority is granted under Section 34 of the Planning Act to enact this By-law;

NOW THEREFORE the Council of the Corporation of the Township of Clearview, enacts as follows:

1. That Schedule A1 to By-law 06-54 is hereby amended by changing the zoning on land located in Part of Lot 39, Concession 8, former Township of Nottawasaga, now in the Township of Clearview, from Agricultural Exception (AG-9) Zone, Agriculturally Related Commercial Exception (AGC-2) to Agricultural Exception (AG-12), Agriculturally Related Commercial Exception (AGC-3) Zone, Agriculturally Related Commercial Exception Hold (AGC-3(H1) and Agriculturally Related Industrial Exception (AGI-5) Zone as shown on Schedule "1" which is attached hereto and forms part of the By-Law.

2. That Section 3.1.5. Agricultural Zone Exception to By-law 06-54 be amended by adding a new exception (AG-12) as follows:

"AG-12

Additional or Altered Provision:

- Minimum lot Area: 6.94 ha (17.1 acres)
- No permanent buildings or structures shall be located, installed within 15 metres of the limit of the County Road No. 124 and Poplar Sideroad, unless an exception to this requirement has been approved in writing by the County of Simcoe, in accordance with the County Road Setback by-law"

3. That Section 3.2.3 Agriculturally Related Industrial Zone Exception to By-law 06-54 be amended by adding a new exception (AGI-5) as follows:

"AGI-5

Permitted Uses Restricted to:

- All uses permitted in the Agricultural (AG) Zone and complying with the provisions of that zone;
- Contractors shop and contractors yard associated with landscaping and supply and services (including sprinkler company);
- Cold storage, and;
- Agricultural produce warehouse.

Accessory Uses

- Accessory and primary open storage;

- Accessory office associated with the contractors shop, contractors yard and landscaping supply and services;
- Accessory display and sales associated with contractors shop, contractors yard and landscaping supply and services; and
- Retail supply and sale of landscaping services, products, materials and items

Altered or Additional Provisions:

- Maximum Area AGI-5 – 1.2 ha (2.95 acres)
- Maximum size of the buildings for contractors shop and contractors yard associated with landscaping supply and services is 416 square metres
- Existing accessory storage sheds to a maximum 75 square metres combined floor area;
- Location of the existing storage shed no less than 1.5m from the side lot line.
- Retail supply and sale of landscaping services, products, materials and items to a maximum of 250 square metres.

4. That Section 3.3.3 Agriculturally Related Commercial Zone Exception to By-Law 06-54 be amended by adding a new exception (AGC-3) as follows:

“AGC-3

Permitted Uses Restricted to:

- All uses permitted in the Agricultural (AG) Zone and complying with the provisions of that zone:
- Fertilizer, seed, pesticide, and herbicide sales facility;
- Agricultural equipment and supply sales outlet;
- Agri-tourism operation;
- Retail and wholesale establishment for the sale of locally produced agricultural/horticultural products that contain items or ingredients from farm(s) located within 160km (100 miles) of Clearview Township, including indoor and outdoor display and sales and including winery or cidery retail outlets;
- Farm auction; and
- Farmers market

Accessory Uses

- Temporary agricultural fair or exhibition;
- Temporary accessory seasonal outdoor attraction such as a farm tour, a maze, an agricultural related play or activity or area;
- Accessory and primary open storage;
- Accessory office; or
- Accessory display and sales.

Altered or Additional Provisions:

- Maximum Area of AGC-3 – 2 ha (5 acres)
- Fertilizes, seed, pesticide and herbicide facility; retail and wholesale establishment for the sale of locally produced agricultural/horticultural products that contain items or ingredients from farm(s) located within

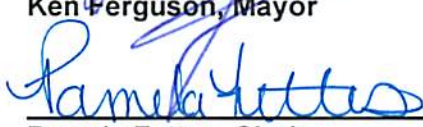
160km (100 miles) of Clearview Town, including indoor and outdoor display and sales and including winery or cidery retail outlets; Farm Auction; and Farmers Market; will be permitted to have a floor area of no larger than 1000 square metres, all these uses will be included in the primary structure;

- Greenhouse uses and a retail component, also included in the primary structure, will be permitted to have a floor area no larger than 800 square metres;
 - The total floor area of the primary structure shall be no greater than 1800 square metres;
 - Agricultural equipment and supply sales outlet to have a combined floor area of no larger than 1,000 square metres;
 - No permanent buildings or structures shall be located, installed within 15 metres of the limit of the County Road No. 124 and Poplar Sideroad, unless an exception to this requirement has been approved in writing by the County of Simcoe, in accordance with the County Road Setback by-law"
5. The Hold (H1) Symbol shall be removed when the lands affected by the Holding (H1) Symbol are subject to a registered site plan agreement completed to the satisfaction of the Township of Clearview.
6. 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.
7. This By-law shall come into force on the day of passage by Council subject to the provisions of the Planning Act.

**BY-LAW 14- 11 READ A FIRST, SECOND, AND THIRD TIME AND FINALLY PASSED
THIS 27th DAY OF JANUARY, 2014.**



Ken Ferguson, Mayor



Pamela Fettes, Clerk

**SCHEDULE
'1'**

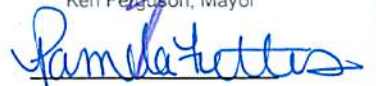
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-  Area to be rezoned from AGC-2 (Agriculturally Related Commercial Exception) and AG-9 (Agricultural Exception) Zones to AG-12 (Agricultural Exception) Zone.
-  Area to be rezoned from AGC-2 (Agriculturally Related Commercial Exception) and AG-9 (Agricultural Exception) Zones to AGC-3 (Agriculturally Related Commercial Exception) Zone.
-  Area to be rezoned from AG-9 (Agricultural Exception) Zone to AGC-3(H1) (Agriculturally Related Commercial Exception Hold) Zone.
-  Area to be rezoned from AG-9 (Agricultural Exception) Zone to AGI-5 (Agriculturally Related Industrial Exception) Zone.




This is Schedule '1' to Zoning By-Law No. 14-11.
Passed this 27th day of January, 2014.



Ken Ferguson, Mayor



Pamela Fettes, Clerk

-  Road Centerline
-  Current Zone Boundary
-  Assessment Parcels



AG AGRICULTURAL
AGC AGRICULTURALLY RELATED COMMERCIAL
C4 LARGE FORMAT COMMERCIAL
MR RESTRICTED INDUSTRIAL
RECC COMMERCIAL RECREATION LANDS
RU RURAL



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