THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW

ZONING BY-LAW NO. 14 - 21

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 West Part of Lot 3, Concession 12, formerly in the Township of Nottawasaga, now in the Township of Clearview (793175 County Road 124) from Service Commercial (C3) Zone and Country Commercial Exception (C6-1) Zone to Agriculturally Related Commercial Exception (AGC-4) Zone as shown on Schedule "1" which is attached hereto and forms part of the By-Law.

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

   "AGC- 4
   Permitted Uses Restricted to:
   - All uses permitted in the Agricultural (AG) Zone and complying with the provisions of that zone;
   - Farm co-operative;
   - 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;
   - Farmers market;
   - Cutting, folding, shaping and milling of raw metal;
   - Outdoor display and sales (related to the agricultural equipment and supply sales outlet)
   - Primary outside storage (related to the agricultural equipment and supply sales outlet)

   Accessory Uses
   - Accessory office

Altered or Additional Provisions:

- Outdoor display and sales shall be permitted within the County Road setback however will not be closer than .3m to any property line
- Outdoor display and sales will be seasonal
- Maximum area for outdoor display and sales and primary outside storage is 750m2
- Outdoor display and sales and primary outside storage will be permitted within the required minimum yards, but only where shown on the approved site plan and will not be required to be enclosed
- Landscaping screens or buffers will not be required for outdoor display and sales and primary outside storage areas adjacent to the exterior side yard
- Maximum number of parking spaces required on site will be 13
- Parking spaces will be setback .3m from property lines, in all yards
- Minimum rear and interior side yard to be 7m
- For the purposes of the permitted uses in the AGC-4 Zone an: Agricultural equipment and supply sales outlet: means a building, structure and/or clearly defined space on a lot that is used for the display and sale, lease, storage or rental of farm implements, farm equipment, and may include the servicing repair, cleaning, polishing, and lubricating of such machinery or equipment and the sale of related accessory tools and parts.

3. 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.

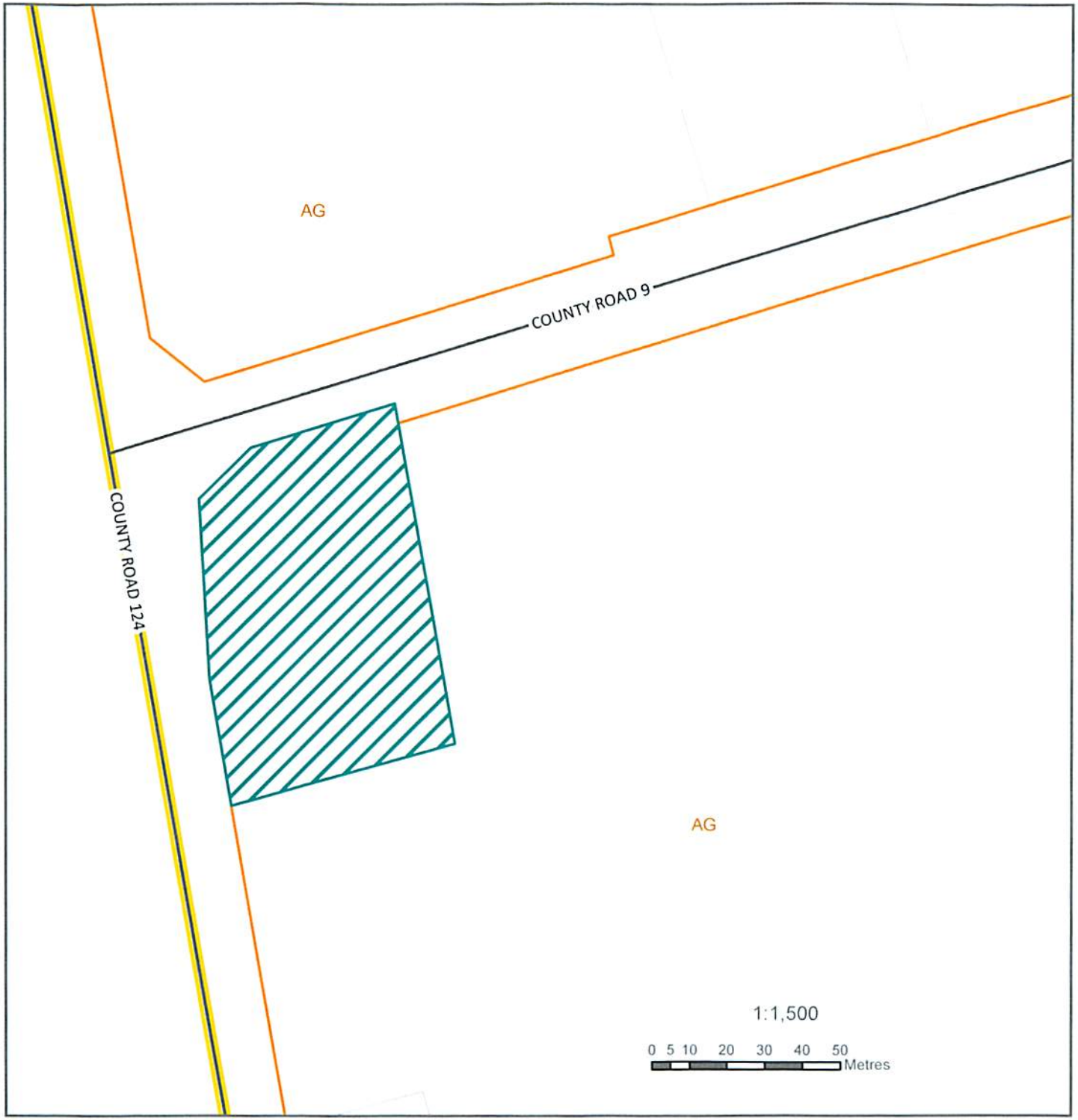
4. This By-law shall come into force on the day of passage by Council subject to the provisions of the Planning Act.

BY-LAW 14- 21 READ A FIRST, SECOND, AND THIRD TIME AND FINALLY PASSED THIS 17th DAY OF MARCH, 2014.

Ken Ferguson, Mayor

Pamela Fettes, Clerk


THE CORPORATION OF THE TOWNSHIP OF GLENGARRY



SCHEDULE '1'

BY-LAW NO. 14 - 21

Area to be rezoned from Service Commercial (C3) Zone and Country Commercial Exception (C6-1) Zone to Agriculturally Related Commercial Exception (AGC- 4) Zone.

This is Schedule '1' to Zoning By-Law No. 14-21.
Passed this 17th day of March, 2014.

Ken Ferguson, Mayor

Pamela Fettes, Clerk

Road Centerline
Current Zone Boundary
Assessment Parcels
Municipal Border

AG AGRICULTURAL
AGC AGRICULTURALLY RELATED COMMERCIAL
C3 SERVICE COMMERCIAL
C6 COUNTRY COMMERCIAL

CLEARVIEW TOWNSHIP
Established 1994