

THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW

ZONING BY-LAW NO. 15 – 25

**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 South Part of Lot 10, Concession 3, former Township of Nottawasaga, now in the Township of Clearview, from Highway Commercial (C2) Zone and Hazard Land (FP) to Highway Commercial Exception (C2-4) Zone and Hazard Land (FP) as shown on Schedule “1” which is attached hereto and forms part of the By-Law.
2. That Section 3.26.3 Highway Commercial Zone Exception to By-law 06-54 be amended by adding a new exception (C2-4) as follows:

“C2-4

Permitted Uses Restricted to:


- Restaurant where food is consumed on the premises, a drive through, and take-out restaurant;
- Gas Bar;
- Public Information Centre;
- Convenience Store;
- Antique Shop;
- Boutique
- Art gallery or artist studio; and
- Retail Store with associated Primary Outdoor Display and Sale

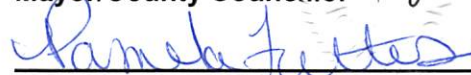
Additional or Altered Provision:

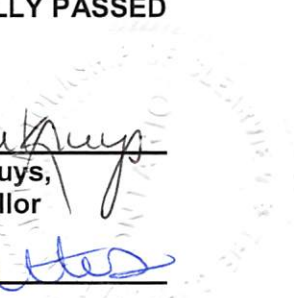
- No permanent buildings or structures shall be located or installed within 15 metres of the limit of the County Road No. 42 and County Road No. 9, unless an exception to this requirement has been approved in writing by the County of Simcoe, in accordance with the County Road Setback by-law
- Notwithstanding any contrary provisions, snowmobile parking maybe permitted in accordance with an approved site plan within 1.5m of the south property line but shall not interfere with vehicular parking;
- Maximum size of the Outdoor Display and Sale is 54m²

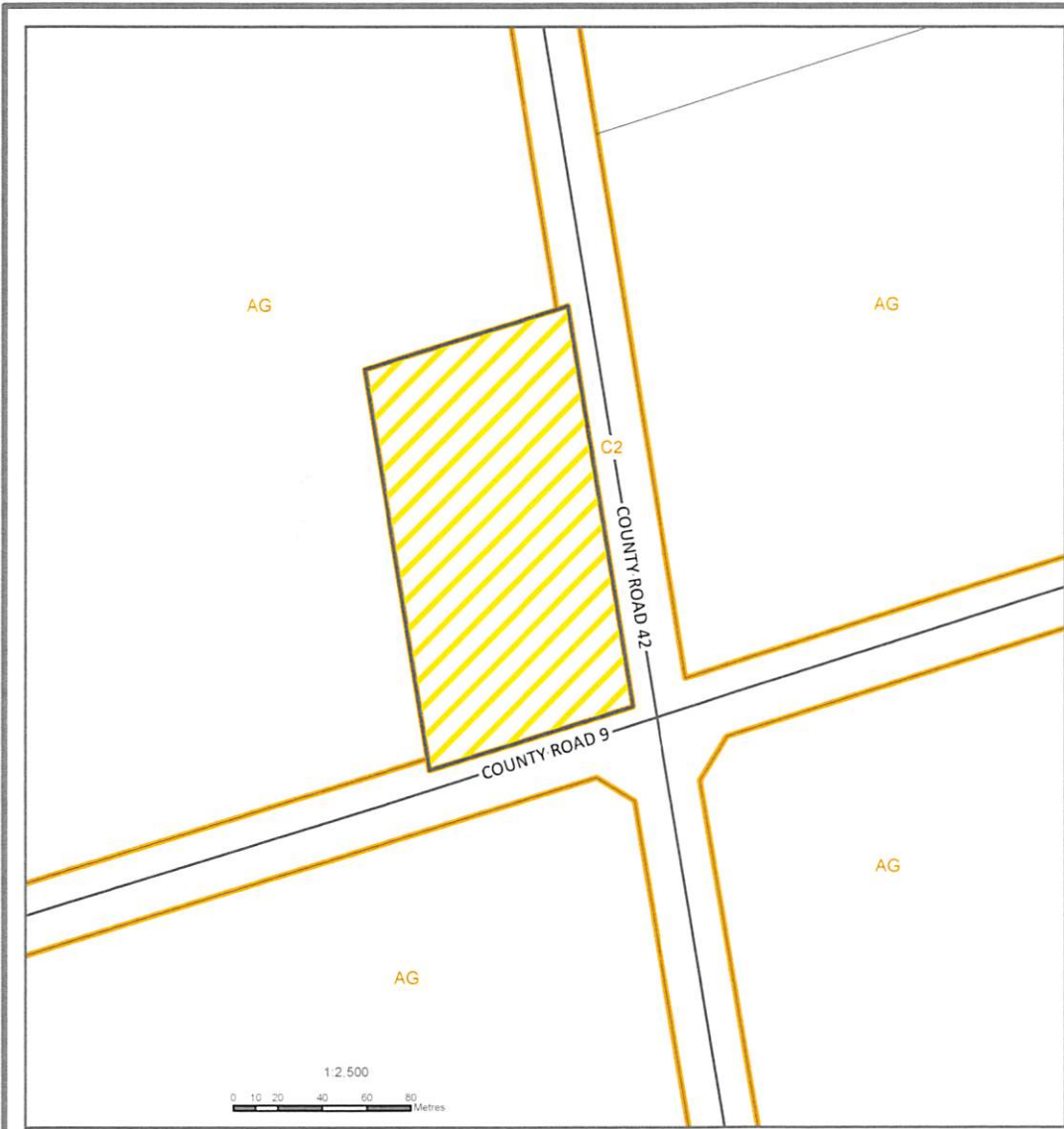
- Notwithstanding stacking lane requirements a minimum of (3) three parking spaces before the order board and minimum of (9) nine parking spaces between the order board and transition window shall be required
3. That all other provisions of By-law 06-54, as amended, which are not inconsistent with the 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 15-25 READ A FIRST, SECOND, AND THIRD TIME AND FINALLY PASSED
THIS 13th DAY OF APRIL, 2015.**


Christopher Vanderkruys,
Mayer/County Councillor


Pamela Fettes,
Clerk





SCHEDULE
'1'

BY-LAW
N.O.
15-25



Area to be rezoned from Highway Commercial (C2) Zone to Highway Commercial Exception (C2-4) Zone.

This is Schedule '1' to Zoning By-Law No. 15-25.
Passed this _____ day of _____, 2015.

Christopher Vanderkruys
Christopher Vanderkruys
Mayor/County Councillor

Pamela Fettes
Pamela Fettes, Clerk

- Road Centerline
- Assessment Parcels
- ▭ Current Zone Boundary
- ▭ Surrounding Municipalities



AG AGRICULTURAL
C2 HIGHWAY COMMERCIAL



CLEARVIEW

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