
3 ZONES AND ZONE PROVISIONS

3.1 AGRICULTURAL (AG)

3.1.1 PERMITTED USES

PRIMARY USES

- Produce farm or a livestock farm;
- Single detached dwelling*;
- Farm help accommodation building;
- Conservation use*;
- Forestry and maple syrup production;
- Passive recreation uses*;
- Market garden; or,
- Greenhouse and plant nursery and an associated retail and wholesale outlets as an accessory to the production of plants on the same lot on which the greenhouse or plant nursery is located and for the exclusive sale of plant material produced on the lot.

ACCESSORY USES

- Temporary agricultural fair or exhibition;
- Temporary accessory seasonal outdoor attraction such as a farm tour, a maze, an agriculturally related play or activity area;
- Accessory riding club;
- Accessory rodeo facility;
- Accessory agricultural open storage;
- Accessory farm office;
- Accessory farm produce roadside retail stand;
- Home occupation*;
- Home industry*;
- Garden suite subject to a temporary use by-law;
- Single accessory apartment*;
- Accessory bed and breakfast*;

- Accessory agricultural processing plant, which involves processing only produce from the farm operation; or,
- Accessory small scale biogeneration facilities.

Notwithstanding the above, permitted uses shall be limited to those uses marked with an * on an approved surplus dwelling lot.

3.1.2 ZONE PROVISIONS

Minimum Lot Area:	35 ha
Minimum Lot Frontage:	100 m
Minimum Front Yard:	10 m
Minimum Rear Yard:	7.5 m
Minimum Interior Side Yard:	7.5 m
Minimum Exterior Side Yard:	10 m
Maximum Lot Coverage:	20%
Maximum Height of Agricultural Buildings:	20 m
Maximum Height of Agricultural Structures:	30 m
Maximum Height of Non Agricultural Principal Buildings and Structures:	13 m
Maximum Height of Accessory Buildings:	8 m
Maximum Number of Accessory Buildings:	No limit other than that maximum lot coverage applies.
Maximum Gross Floor Area of All Accessory Buildings:	Not Applicable
Minimum Lot Area for Approved Surplus Dwelling Lot:	0.3 ha
Minimum Lot Frontage for Approved Surplus Dwelling Lot:	30 m

Notwithstanding the minimum lot area and frontage provisions of this By-law, all of the permitted uses of this Zone may be permitted on a lot existing at the time of adoption of this By-law having less frontage and lot area provided that:

- Where a main or accessory residential or accommodation use is to occur, the lot must have a minimum frontage of 30 metres and a minimum area of 0.3 ha;
- For any non-residential building, the lot must have a minimum frontage of 10 metres;
- For a livestock farm, the minimum lot area should be 2 ha; and,
- All other provisions of this By-law are complied with.

Notwithstanding any contrary provision of this By-law, accessory buildings, structures, and uses may be located in all yards, including the front yard, but shall be required to meet all minimum yard and setback requirements.

Notwithstanding any other contrary provisions of this By-law, in an Agricultural Zone, an accessory apartment may be located in an accessory building where there is no separate farm help accommodation building on the same lot. Where located in an accessory building, the apartment shall have a minimum gross floor area in accordance with Section 2.1 and shall have a total gross floor area of no greater than 50 percent of that of the primary, or principle, residence on the lot and shall be no greater than 111 square metres total gross floor area. An accessory apartment in an accessory building shall be located no further than 50 metres from the principle dwelling. The accessory apartment may occupy the entire accessory building. An accessory apartment shall not be considered to be a surplus residence for the purposes of obtaining a consent and may not be separated from the lot by a severance.

Accessory agricultural open storage shall allow for open storage of agriculturally related produce, products, and agricultural equipment. The zone provisions shall also apply to accessory agricultural open storage. The provisions do not apply to produce temporarily stored in production areas during harvesting.

The aggregate area of an accessory agricultural processing use including all associated uses such as, but not limited to parking, loading areas, outside storage areas devoted to processing, and processing waste storage areas located on a lot shall not exceed two (2) ha.

An accessory farm produce retail operation shall be permitted for the purposes of retail sales of produce, including processed produce, predominantly from the farm including a winery or cidery. Such produce may include food products or non food products manufactured from organic products, such as, but not limited to, wood or hemp products. Such a retail operation shall not exceed a floor area of more than 250 square metres including a hospitality area for wineries or

cideries.

A farm help accommodation building is permitted where there is no accessory apartment in an accessory building on the same lot. Farm help accommodation buildings shall be located within 50 metres of the primary detached dwelling. Such additional accommodation may be permitted in a separate building for the accommodation of farm workers where the lot is a minimum of 30 ha in area. Such additional accommodation shall have a minimum floor area of 78 square metres, and shall have the same yard requirements and use the same driveway or entrance as the principal dwelling on the lot. Such accommodation shall not be permitted to be renovated or otherwise altered to a permanent dwelling unit for a use other than as housing for farm help and shall not be severed from the farm.

A temporary agricultural fair or exhibition shall:

- a) Not exceed a duration of more than one (1) month;
- b) Not involve the construction of any permanent buildings or structures; and,
- c) Meet all other provisions of this By-law.

Accessory uses shall not alter the primary character or farm use of the property.

Accessory small scale biogeneration facilities shall:

- Limit agricultural inputs to manure from one farm unit or a combination of farm units with total collective inputs not exceeding 1,000 nutrient units annually;
- Not receive more than 5,000 m³ of co-substrate per year;
- Not store more than 100 m³ of co-substrate;
- Not exceed a 25% mixture of co-substrates; and,
- Comply with applicable Minimum Distance Separation requirements and the Nutrient Management Act.

A temporary accessory seasonal attraction shall:

- a) Not involve the construction of any permanent buildings or structures;
- b) Not exceed a duration of six (6) weeks over a contiguous period of time;
- c) Shall not occur on more than two (2) contiguous periods of time per year;
- d) Not occupy more than four (4) ha; and,
- e) Meet all other provisions of this By-law.

3.1.3 AGRICULTURAL – RESIDENTIAL USE EXCEPTIONS (AG-ER)

Notwithstanding the permitted uses of the Agricultural Zone, a single detached dwelling, farm help accommodation, an accessory apartment, an accessory bed and breakfast, a garden suite, a home occupation and a home industry are prohibited uses on the following properties as identified by the symbol AG-ER on the schedules to this By-law or amendments thereto.

AG-ER1

Part of Lots 5 & 6, Concession 10, Formerly Sunnidale
(6319 Highway 26, 040-003-09500)

Altered or Additional Provisions:

- Minimum Lot Frontage: 90 metres

AG-ER2

Part of Lot 11, Concession 1, Formerly Sunnidale
(5816 Highway 25, 040-003-15200)

Altered or Additional Provisions:

- Minimum Lot Area: 11 hectares

AG-ER3

Part of Lot 11 WSR, Concession 9 and 10, Formerly Sunnidale
(12042 County Road 10, 040-003-10700)

Altered or Additional Provisions:

- A livestock use shall be prohibited in any farm buildings existing on the date of passage of this by-law (September 24, 2012).

3.1.4 AGRICULTURAL – LIVESTOCK USE EXCEPTIONS (AG-EL)

Notwithstanding the permitted uses of the Agricultural Zone, a livestock use is a prohibited use on the following properties as identified by the symbol AG-EL on the schedules to this By-law or amendments thereto.

AG-EL1

Part of Lots 5 & 6, Concession 10, Formerly Sunnidale
(6319 Highway 26, 040-003-09500)

Additional Permitted Uses:

- Existing rental storage unit buildings as a home industry: 2 Buildings
(1200 square metres each)

AG-EL2

Part Lot 2 & 3, Concession 10, Formerly Sunnidale
(6619 Highway 26, 040 003 08700)

Additional Permitted Use:

- 2nd existing dwelling

Altered Zone Provision:

- Zero (0) side yard setback for an existing accessory building

3.1.5 AGRICULTURAL ZONE EXCEPTIONS

AG-1

Part Lot 8, W.S.R., Concession 12, Formerly Sunnidale
(12694 County Rd 10, 040-003-18200)

Additional Permitted Use:

- Garden Suite

AG-2

Part Lot 10, Concession 6, Formerly Sunnidale
(2377 Creemore Rd, 040-002-27301)

Permitted Uses Limited To:

- Produce farm;
- Conservation use;
- Forestry and maple syrup production;

- Passive recreation;
- Temporary agricultural fair or exhibition;
- Temporary seasonal farm related outdoor attraction;
- Accessory farm produce roadside retail stand.

AG-3

Part of Lot 39, Concession 8, Formerly Nottawasaga
(4525 County Road 124, 010-007-05200)

Altered or Additional Provisions:

- Minimum Lot Area: 8090 square metres
- Minimum Lot Frontage: 45 metres
- Accessory outdoor storage and accessory agricultural outdoor storage shall be limited to not more than twenty percent (20%) lot coverage and shall be located to the rear of all buildings and occur within a fenced area. There shall be no open outdoor external storage of manure, compost, organic, or other waste material including wastewater associated with an agricultural operation.

AG-4

Part of Lot 39, Concession 8, Formerly Nottawasaga
(4537 County Road 124, 010-007-05201)

Altered or Additional Provisions:

- Minimum Lot Area: 9.5 ha
- Minimum Lot Frontage: 95 metres

AG-5

Part of Lot 7, Concession 6, Formerly Sunnidale
(5321 Concession 7, 040-002-26900)

Altered or Additional Provisions:

- A single detached dwelling is not a permitted use
- Minimum Lot Area: 28.3 ha

AG-6

Part of Lot 5, Concession 10, Formerly Sunnidale
(6347 Highway 26, 040-003-09400)

Altered or Additional Provisions:

- Minimum Lot Frontage: 10 m
- Minimum West Side Yard: 3.5 m

AG-8

Part of Lot 39, Concession 10, Formerly Nottawasaga
(2735 Concession 10, 010-012-00800)

Altered or Additional Provisions:

- Notwithstanding the provisions of 3.1.2, a farm help accommodations for full time farm help shall be permitted on the south half of Lot 39, Concession 10 in the former Nottawasaga Township located not more than 35 metres from the dwelling located on the lot and existing on the date of passing of this exception.

AG-9

~~Part of Lot 39, Concession 8, Formerly Nottawasaga
(4559 County Road 124, 010-00705400)~~

~~Altered or Additional Provisions:~~

- ~~▪ Minimum Lot Area: 10.4 ha~~

AG-10

North Part of Lot 33, Concession 4, Formerly Nottawasaga
(6263 33/34 Sideroad, 010-003-51801)

Altered or Additional Provisions:

- Minimum Lot Area: 1.9 ha

AG-11

West Part lot 9, Concession 8, Formerly Sunnidale
(4857 Concession 9, 040-003-17000)

Altered or Additional Provisions:

- Minimum Interior Side Yard Setback (East): 4 m

AG-12

Part of Lot 39, Concession 8, Formerly Nottawasaga
(4559 County Road 124, 010-007-05400)

Altered or Additional Provisions:

- Minimum lot Area: 6.94 ha (17.1 acres)
- No permanent buildings or structures shall be located, installed within 15 meters 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

3.2 AGRICULTURALLY RELATED INDUSTRIAL (AGI)

3.2.1 PERMITTED USES

PRIMARY USES

- All uses permitted in the Agricultural (AG) Zone and complying with the provisions of that zone;
- Feed mill;
- Seed cleaning plant;
- Fertilizer mixing plant and distribution facility;
- Grain drying facility;
- Agricultural produce warehouse;
- Dairy products plant;
- Cold storage;
- Abattoir;
- Large scale agri-composting facilities and bio-generation energy facilities;
- Livestock assembly area; or,
- Agricultural processing plant.

ACCESSORY USES

- Accessory retail outlet associated with a permitted agricultural processing plant;
- Accessory retail outlet associated;
- Accessory and primary open storage;
- Accessory office; or,
- Accessory display and sales.

3.2.2 ZONE PROVISIONS

Minimum Lot Area:	0.5 ha
Minimum Lot Frontage:	40 m
Minimum Front Yard:	10 m
Minimum Rear Yard:	7.5 m
Minimum Interior Side Yard:	7.5 m

Minimum Exterior Side Yard:	10 m
Maximum Lot Coverage on the Area Zoned AGI:	60%
Maximum Height of Principal Buildings and Structures:	20 m
Maximum Height of Accessory Buildings:	18 m
Maximum Number of Accessory Buildings:	Not Applicable
Maximum Gross Floor Area of All Accessory Buildings:	Not Applicable

Any contiguous area zoned Agriculturally Related Industrial (AI) shall not exceed four (4) ha in area and no more than four (4) ha per lot shall be zoned Agriculturally Related Industrial (AGI).

Lands zoned Agriculturally Related Industrial shall not be subsequently severed from an agricultural parcel.

The minimum setback of the zone boundary from any Residential Zone or the lot line of any residential use, other than a residential use on the same lot, shall be 30 metres. This setback shall be increased 100 metres for an abattoir. These minimum setbacks may be increased subject to the determination of setbacks in the General Industrial Zone provisions for separations from sensitive uses which shall also apply to permitted Agricultural Industrial uses.

Composting and biogeneration facilities are also subject to relevant Minimum Distance Separation requirements. Such facilities shall, at a minimum, be subject to these requirements based on an equivalency rating for nutrient management units processed for the purposes of siting storage tanks, digester, and co-storage tanks. At no time shall the setback be less than 125 metres from a Type B land use.

Where the zone boundary is within 100 metres of a residential use, other than a residential use on the same lot or a Residential Zone, the Agriculturally Related Industrial uses shall be buffered and screened from those uses with a landscaping strip pursuant to the landscaping strip provisions of this By-law.

Accessory buildings and structures may be located in all yards, including the front yard, but shall be required to meet all minimum yard and setback requirements.

Accessory agricultural open storage shall allow for open storage of agriculturally related produce, products and agricultural equipment. The zone provisions shall also apply to accessory agricultural open storage. The provisions do not apply to produce temporarily stored in production areas during harvesting.

3.2.3 AGRICULTURALLY RELATED INDUSTRIAL ZONE EXCEPTIONS

AGI-1

Part of Lot 14, Concession 12, Formerly Sunnidale
(3829 Concession 12, 040-003-21002)

Altered or Additional Provisions:

- The uses permitted shall be limited to a meat smoking and processing operation utilizing a building of not more than 240 square metres. For purposes of this by-law, meat processing shall not include the slaughter of livestock on the premises.

AGI-2

Part of Lot 38, Concession 8, Formerly Nottawasaga
(4473 County Road 124, 010-007-04500)

Permitted Primary Uses Restricted To:

- Market garden;
- Greenhouse and plant nursery and associated retail and wholesale outlets;
- Agricultural produce warehouse;
- Dairy products plant;
- Cold storage;
- Agricultural processing plant;
- Farm co-operative;
- Fertilizer, seed, pesticide, and herbicide sales facility;
- Agricultural equipment and supply sales outlet;
- Agri-tourism operation;
- Retail and wholesale establishment for sale of locally produced agricultural products including indoor and outdoor display and sales including winery or

cidery retail outlets;

- Farmers market.

Permitted Accessory Uses Restricted To:

- Accessory retail outlet associated with a permitted agricultural processing plant;
- Accessory retail;
- Accessory open storage;
- Accessory office;
- Accessory display and sales.

AGI-3

West Part of Lot 10, Concession 3 and Concession 4, Formerly Nottawasaga
(7280 County Road 9, 010-001-12200)

Permitted Uses Restricted To:

- All uses permitted in the Agricultural (AG) Zone and complying with the provisions of that zone;
- Dairy products plant;
- Agricultural processing plant; and,
- Agricultural produce warehouse.

Accessory Uses Restricted To:

- Accessory retail outlet associated with a permitted agricultural processing plant;
- Accessory retail outlet;
- Accessory office; and
- Accessory display and sales.

Zone Provisions:

- Minimum Lot Area: .10 ha
- Minimum Lot Frontage: 10 m
- Minimum Front Yard: .5 m
- Minimum Rear Yard: .5 m

- Minimum Interior Side Yard: .5 m
- Maximum Lot Coverage: 60%
- Maximum Building Height: 30 m

AGI-4

North Part Lot 19, Concession 2, Formerly Stayner
(1617 County Road 42, 010-002-08300)

Permitted Primary Uses Restricted To:

- Agricultural processing plant specifically related to birdseed

Permitted Accessory Uses Restricted To:

- Accessory retail outlet associated with the agricultural processing plant, combined with a farm produce sales outlet, to a total maximum of 350 m² in gross floor area;
- Accessory agricultural buildings and structures;
- Accessory and primary open storage;
- Accessory office; or,
- Accessory display and sales.

Additional or Altered Provisions:

- Minimum required number of parking stalls: 13 stalls
- A landscape buffer is required to be installed along the north and south perimeters of the parking area to a minimum width of 1.5 metres. Neither trees nor landscaping screens are required along the lot boundaries or along the perimeter of the parking area;
- Two loading stalls are to be provided directly abutting the rear of the retail/warehouse building. Provided the loading stalls are in this location, no additional screening shall be required;
- A garbage receptacle is to be placed directly abutting the rear of the retail/warehouse building. The garbage receptacle is to be screened on the south side by a working room. Provided the garbage receptacle is in this location, no additional screening shall be required.

AGI-5

Part of Lot 39, Concession 8, Formerly Nottawasaga
(4559 County Road 124, 010-007-05400)

Permitted Uses restricted to:

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

Accessory Uses Restricted To:

- Accessory and primary open storage;
- Accessory office associated with the contractor's shop, contractor's yard and landscaping supply and services;
- Accessory display and sales associated with contractor's shop, contractor's yard and landscaping supply and services; and
- Retail supply and sale landscaping services, products, materials and items.

Altered or Additional Provisions:

- Maximum Area AGI-5 – 1.2 ha (2.95 acres)
- Maximum size of buildings for the contractor's shop and contractor's yard associated with landscaping supply and services is 416 square meters.
- Existing accessory storage sheds to a maximum 75 square meters 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 meters.

3.3 AGRICULTURALLY RELATED COMMERCIAL (AGC)

3.3.1 PERMITTED USES

PRIMARY USES

- All uses permitted in the Agricultural (AG) Zone and complying with the provisions of that Zone;
- Agricultural veterinary clinic in areas designated Agricultural in the Township Official Plan and a veterinary clinic in areas designated Rural in the Township Official Plan;
- Farm co-operative;
- 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 products including indoor and outdoor display and sales and including winery or cidery retail outlets (locally produced refers to produce from farm(s) located in 160 km (100 mile) radius of Clearview Township);
- Farm auction or stock yard establishment; or,
- Farmers market.

ACCESSORY USES

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

3.3.2 ZONE PROVISIONS

Minimum Lot Area for Lands Designated Agricultural in Clearview Township Official Plan: 35 ha

Minimum Lot Area Zoned AGC: 0.5 ha

Minimum Lot Frontage: 30 m

Minimum Front Yard:	10 m
Minimum Rear Yard:	7.5 m
Minimum Interior Side Yard:	7.5 m
Minimum Exterior Side Yard:	10 m
Maximum Lot Coverage on Area Zoned AGC:	60%
Maximum Height of Principal Buildings and Structures:	15 m
Maximum Height of Accessory Buildings and Structures:	15 m
Maximum Number of Accessory Buildings:	Not Applicable
Maximum Gross Floor Area of All Accessory Buildings:	Not Applicable

The aggregate area of an agriculturally related commercial use including all associated uses such as, but not limited to, parking, loading areas, recreational amenities, and accommodation areas located on a lot shall not exceed 2 ha per lot. However, for an agricultural veterinary clinic this maximum aggregate area shall not include barns or fields and pastures or other outdoor enclosures where farm animals under treatment are kept.

Agriculturally related commercial uses, including all associated uses, must be clearly farm related through ongoing interaction with agricultural activities, and shall not include facilities for activities, commercial uses, dining, or accommodation which have no or only minimal agricultural interaction or local agriculturally related input or components.

Lands zoned Agriculturally Related Commercial shall not be subsequently severed from an agricultural parcel.

A retail establishment shall not exceed a floor area of more than 500 m² for the retail use. This does not include production, processing, or storage floor space, but does include a hospitality room in the case of wineries and cideries.

The minimum setback from any Residential Zone or the lot line of any residential use, other than a residential use on the same lot, shall be 30 metres. Where the zone boundary is within 100 metres of a residential use, other than a residential use on the same lot, or Residential Zone, the Agriculturally Related Commercial uses shall be buffered and screened from those uses with a landscaping strip pursuant to the landscaping strip provisions of this By-law.

Accessory buildings and structures may be located in all yards, including the front yard, but shall be required to meet all minimum yard and setback requirements.

Accessory agricultural open storage shall allow for open storage of agriculturally related produce, products, and agricultural equipment. The zone provisions shall also apply to accessory agricultural open storage. The provisions do not apply to produce temporarily stored in production areas during harvesting.

An agri-tourism operation may incorporate a restaurant in which food products produced primarily on the farm or surrounding farms are prepared and served.

Agri-tourism buildings, including those for dining, must be an integral component of the farm, must not alter the character of the farm or landscape, and shall be located in or in the immediate vicinity of the farm building cluster. In regard to restaurant uses, they are to be distinct in character from restaurant uses permitted in the Highway Commercial Zone and drive-through or take-out restaurants are not permitted. As an agri-tourism operation, a restaurant shall not exceed seating and entertainment floor area of more than 93 square metres, excluding kitchen and storage areas.

Notwithstanding anything to the contrary in the Minimum Distance Separation provisions of this By-law, an agriculturally related commercial use, including an agri-tourism operation, shall be considered an agricultural use for the purposes of Minimum Distance Separation provisions and shall not be subject to separation requirements for either the introduction of new agriculturally related commercial uses or new livestock operations.

A temporary agricultural fair or exhibition shall:

- a) Not exceed a duration of more than one (1) month;
- b) Not involve the construction of any permanent buildings or structures; and,
- c) Meet all other provisions of this By-law.

A temporary accessory seasonal attraction shall:

- a) Not involve the construction of any permanent buildings or structures;
- b) Not exceed a duration of six (6) weeks over a contiguous period of time;
- c) Shall not occur on more than two (2) contiguous periods of time per year;

- d) Not occupy more than four (4) ha; and,
- e) Meet all other provisions of this By-law.

3.3.3 AGRICULTURALLY RELATED COMMERCIAL ZONE EXCEPTIONS

AGC-1

Part Lot 39, Concession 7, Formerly Nottawasaga
(7293 Poplar Side Road, 010-005-71700)

Permitted Uses Limited To:

- All uses permitted in the Agricultural (AG) Zone and complying with the provisions of that zone; or,
- A veterinary clinic.

AGC-2

~~Part of Lot 39, Concession 8, Formerly Nottawasaga
(4559 County Road 124, 010-007-05400)~~

~~Permitted Uses Limited 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 products including indoor and outdoor display and sales and including winery or cidery retail outlets (locally produced refers to produces from farm(s) located 160 km (100 mile radius) of Clearview Township); or,~~
- ~~▪ 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 area;~~

- ~~Accessory and primary open storage;~~
- ~~Accessory office; or,~~
- ~~Accessory display and sales.~~

~~Altered or Additional Provisions:~~

- ~~Retail establishment will be permitted to have a floor area no larger than 760 square meters for retail use;~~
- ~~No building or structures shall be located, installed or rebuilt within 15 metres of the limit of the County Road No. 124 right-of-way, unless a specific setback distance has been set out in the County Road Setback By-law 5604 or an exception to the requirements of the Road Setback By-law has been approved in writing by the County of Simcoe and provided to the Township of Clearview.~~

AGC-3

Part of Lot 39, Concession 8, Formerly Nottawasaga
(4559 County Road 124, 010-007-05400)

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 (100miles) of Clearview Township, including indoor and outdoor display and sales including winery or cidery retail outlets;
- Farm auction; and
- Farmers market

Accessory Uses Restricted To:

- 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)
- Fertilizers, 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 (100miles) of Clearview Township, including indoor and outdoor display and sales and including winery or cidery retail outlets; Farm Auction; and Farmer's Market; will be permitted to have a floor area of no larger than 1000 square meters, all these uses will be include 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 meters;
- The total floor area of the primary structure shall be no greater than 1800 square meters;
- Agricultural equipment and supply sales outlet to have a combined floor area of no larger than 1,000 square meters;
- No permanent buildings or structures shall be located, installed within 15meters of the limit of the County Road No.124 and Poplar Sideroad, unless and exception to this requirement has been approved in writing by the County of Simcoe, in accordance with the County Road Setback by-law.

AGC-4

West Part of Lot 3, Concession 12, Formerly Nottawasaga

(793175 County Road 124)

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 Restricted To:

- 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.

3.4 AGRICULTURAL BOARDING KENNEL (AGK)

3.4.1 PERMITTED USES

- On a properly zoned AGK a boarding kennel is an additional permitted use.
- The primary permitted uses in the case of a property zoned AGK are the permitted uses of the Agricultural (AG) Zone.
- An accessory grooming service and accessory retail area of no greater than 15 square metres of floor area may also be permitted.

For the purposes of this By-law, a kennel shall mean a building or structure used, or intended to be used, for the accommodation of three (3) or more adult canines, for the purposes of commercial breeding or for commercial boarding purposes and may be attached to but not part of a dwelling. This is not intended to include the housing or keeping of adult canines as personal pets, unless the number of animals to be accommodated exceeds five (5) adult canines. No kennel shall house more than thirty-five (35) canines.

3.4.2 ZONE PROVISIONS

In addition to the provisions of the AG Zone for an AGK use, the following provisions shall also apply:

- a) In no case shall any kennel be located closer than 100 metres to the lot boundary of any residential use in a settlement area shown in this By-law, or within 50 m of any other residential structure other than a residential structure on the property on which the kennel is located; and,
- b) An accessory retail use shall not exceed a total gross floor area of 10 square metres.

3.4.3 AGRICULTURAL KENNEL ZONE EXCEPTIONS

AGK-1

Part Lot 31, Concession 5, Formerly Nottawasaga
(1824 Fairgrounds Rd North, 010-005-00101)

Altered or Additional Provisions:

- Minimum setback for a kennel use from any lot line: 75 metres
- Maximum number of canines permitted: 15

AGK-2

Part Lot 29, Concession 3, Formerly Nottawasaga
(7933 Highway 26, 010-002-19301)

Altered or Additional Provisions:

- Maximum number of canines: 10

AGK-3

Part of Lot 30, Concession 5, Formerly Nottawasaga
(6773 30/31 Sideroad, 010-008-02402)

Altered or Additional Provisions:

- Maximum number of canines: 15

3.5 RURAL (RU)

3.5.1 PERMITTED USES

PRIMARY USES

- Produce farm or a livestock farm;
- Single detached dwelling;
- Farm help accommodation building;
- Conservation use;
- Forestry and maple syrup production;
- Passive recreation uses;
- Market garden; or,
- Greenhouse and plant nursery and an associated retail and wholesale outlets as an accessory to the production of plants on the same lot on which the garden centre or plant nursery is located and for the exclusive sale of plant material produced on the lot.

ACCESSORY USES

- Temporary agricultural fair or exhibition;
- Temporary accessory seasonal outdoor attraction such as a farm tour operation, a maze, an agriculturally related play or activity area;
- Accessory riding club;
- Accessory rodeo facility;
- Accessory farm office;
- Accessory farm produce road-side retail stand;
- Accessory agricultural open storage;
- Home occupation;
- Home industry;
- Garden suite subject to a temporary use by-law;
- Accessory apartment;
- Accessory bed and breakfast; or,
- Accessory agricultural processing plant, including a winery, which involves processing only produce from the farm operation.

3.5.2 ZONE PROVISIONS

Minimum Lot Area:	0.4 ha	
Minimum Lot Frontage:	45 m	
Minimum Front Yard:	15 m	
Minimum Rear Yard:	7.5 m	
Minimum Interior Side Yard:	4.5 m	
Minimum Exterior Side Yard:	15 m	
Maximum Lot Coverage:	20%	
Maximum Height of Agricultural Buildings and Structure:		18 m
Maximum Height of Principal Buildings and Structures:		13 m
Maximum Height of Non Agricultural Accessory Buildings:		8 m
Maximum Number of Accessory Buildings:		4
Maximum Gross Floor Area of All Accessory Buildings:		200 m ²

Notwithstanding the minimum lot area and frontage provisions of this By-law, all of the permitted uses of this Zone may be permitted on a lot existing at the time of adoption of this By-law having less frontage and lot area provided that:

- Where a main or accessory residential or accommodation use is to occur, the lot must have a minimum frontage of 30 metres and a minimum area of 0.3 ha;
- For any non-residential building, the lot must have a minimum frontage of 10 metres;
- For a livestock farm, the minimum lot area should be 2 ha; and,
- All other provisions of this By-law are complied with.

Notwithstanding any contrary provision of this By-law, accessory buildings and structures may be located in all yards, including the front yard, but shall be required to meet all minimum yard and setback requirements.

Notwithstanding these provisions, for a livestock farm on an existing lot of record, the minimum lot area shall be two (2) ha and the minimum lot frontage shall be 60 metres. For a livestock farm on a lot created subsequent to the adoption of this By-law, the minimum lot area shall be ten (10) ha and a minimum frontage of 150 metres.

Notwithstanding these provisions, where an agricultural processing plant use occurs, the minimum lot area shall be ten (10) ha and the minimum lot frontage shall be 150 metres. No agricultural processing facility shall be located closer than 100 metres to a residential use on a separate lot.

Notwithstanding any other contrary provision of this By-law, in a Rural Zone, an accessory apartment may be located in an accessory building where there is no separate farm help accommodation building on the same lot. Where located in an accessory building, the accessory apartment shall have a minimum gross floor area in accordance with Section 2.1 and shall have a total gross floor area of no greater than 50 percent of that of the primary, or principle, residence on the lot and shall be no greater than 111 square metres in total gross floor area. An accessory apartment in an accessory building shall be located no further than 50 metres from the principle dwelling. The accessory apartment may occupy the entire accessory building. An accessory apartment shall not be considered to be a surplus residence for the purposes of obtaining a consent and may not be separated from the lot by a severance.

Accessory agricultural open storage shall allow for open storage of agriculturally related produce, products and agricultural equipment. The zone provisions shall also apply to accessory agricultural open storage. The provisions do not apply to produce temporarily stored in production areas during harvesting.

The aggregate area of an accessory agricultural processing use including all associated uses such as, but not limited to, parking, loading areas, outside storage areas, and processing waste storage areas located on a lot shall not exceed two (2) ha.

An accessory farm produce road-side retail stand shall be permitted for the purposes of retail sales of produce, including processed produce predominantly from the farm. Such produce may include food products or products manufactured from organic products such as, but not limited to, wood or hemp products.

A farm help accommodation building is permitted where there is no accessory apartment in an accessory building on the same lot. Farm help accommodation buildings shall be located within 50 metres of the primary detached dwelling. Such additional accommodation may be permitted in a separate building for the accommodation of farm workers where the lot is a minimum of 30 ha in area. Such additional accommodation shall have a minimum floor area of 78 square metres, and shall have the same yard requirements and use the same driveway or entrance as the principal

dwelling on the lot. Such accommodation shall not be permitted to be renovated or otherwise altered to a permanent dwelling unit for a use other than as housing for farm help and shall not be severed from the farm.

A temporary agricultural fair or exhibition shall:

- a) Not exceed a duration of more than one (1) month;
- b) Occur over a contiguous period of time;
- c) Not occur more than once every three (3) years on the same lot;
- d) Not involve the construction of any permanent buildings or structures; and,
- e) Meet all other provisions of this By-law.

A temporary accessory seasonal attraction shall:

- a) Not involve the construction of any permanent buildings or structures;
- b) Not exceed a duration of six (6) weeks over a contiguous period of time;
- c) Shall not occur on more than two (2) contiguous periods of time per year;
- d) Not occupy more than four (4) ha; and,
- e) Meet all other provisions of this By-law.

3.5.3 RURAL ZONE EXCEPTIONS

RU-1

Part of Lot 20, Concession 2, Formerly Nottawasaga
(1547 County Road 42, 010-002-08500)

Altered or Additional Provisions:

- Minimum number of spaces required for the existing structures: 34 spaces

RU-2

Part of Lot 39, Concession 9, Formerly Nottawasaga
(7623 Poplar Side Road, 010-007-12700)

Additional Permitted Uses:

- Antique store, pottery studio, arts and crafts gallery or studio;

- Boutique;
- Café;
- Dwelling unit in a portion of a non-residential building;
- Garden or nursery centre;
- Veterinary clinic;
- Specialty food store

Altered or Additional Provisions:

- Maximum gross floor area for a garden or nursery centre: 100 m²

RU-3

Part of Lot 7, Concession 2, Formerly Sunnidale
(3571 Hogback Road, 040-001-18110)

Altered or Additional Provisions:

- All habitable buildings or structures on the lands shall be flood proofed to a minimum opening elevation of 0.15 metres above the centre line of the municipal road adjacent to the lot.

RU-4

Part of Lot 7, Concession 2, Formerly Sunnidale
(3522 Hogback Road, 040-001-17910)

Altered or Additional Provisions:

- All habitable buildings or structures to be constructed on the lands shall be flood proofed to a minimum opening elevation of 0.35 metres above the centre line of Hogback road.

RU-5

Part of Lot 24, W.S.R., Concession 3, Formerly Sunnidale
(9976 County Road 10, 040-001-29200)

Additional Permitted Use:

- Taxidermy studio.

RU-6

Part of Lot 7, Concession 4, Formerly Sunnidale
(5649 County Road 9, 040-002-03620)

Additional Permitted Uses:

- Cabinet making, woodworking shop, and as accessory to this use an office and showroom.

Altered or Additional Provisions:

- No outside storage of goods or materials is permitted.

RU-7

Part of East Half of Lot 4, Concession 2, Formerly Sunnidale
(6155 & 6125 Concession 2, 040-001-16800 & 040-001-16801)

Altered or Additional Provisions:

- Maximum Development Area: 3610 square metres (38 metres by 95 metres)
- Frontage of Development Area: 38 metres

RU-8

Part of Lot 37, Concession 7, Formerly Nottawasaga
(7266 36/37 Sideroad, 010-005-70201)

Altered or Additional Provisions:

- Minimum Lot Frontage: 10 metres

RU-9 (H1)

East ½ Lot 31, Concession 2, Formerly Nottawasaga
(5820 County Road 64, 010-003-25700)

Permitted Uses Limited To:

- Produce farm;

- Conservation use;
- Wholesale topsoil operation;
- Outdoor storage for stockpiling of soil and other material

RU-10

Part of Lots 38 and 39, Concession 12, Formerly Nottawasaga
(010-012-09600)

Altered or Additional Permitted Uses:

- Snowmaking reservoir pond;
- Accessory structures;
- Associated piping.

RU-11

East Part of Lot 11, Concession 5, Formerly Sunnidale
(16 Whitetail Drive, 040-002-23200)

Permitted Uses Limited To:

- Single detached dwelling;
- Conservation use;
- Forestry and maple syrup production; or,
- Passive recreation uses.

Permitted Accessory Uses Limited To:

- Home occupation;
- Garden suite subject to a temporary use by-law; or,
- Accessory apartment.

3.6 RURAL BOARDING KENNEL (RUK)

3.6.1 PERMITTED USES

- On a properly zoned RUK, a boarding kennel is an additional permitted use.
- The primary permitted use of a property zoned RUK are the permitted uses of the Rural (RU) Zone.
- An accessory grooming service and accessory retail area of no greater than 15 square metres of floor area may also be permitted.

For the purposes of this By-law, a kennel shall mean a building or structure used, or intended to be used, for the accommodation of three (3) or more adult canines, for the purposes of commercial breeding or for commercial boarding purposes and may be attached to but not part of a dwelling. This is not intended to include the housing or keeping of adult canines as personal pets, unless the number of animals to be accommodated exceeds five (5) adult canines. No kennel shall house more than thirty-five (35) canines.

3.6.2 ZONE PROVISIONS

In addition to the provisions of the RU Zone for an RUK use, the following provisions shall also apply:

- a) In no case shall any kennel be located closer than 100 metres to the lot boundary of any residential use in a settlement area shown in this By-law, or within 50 m of any other residential structure other than a residential structure on the property on which the kennel is located; and,
- b) An accessory retail use shall not exceed a total gross floor area of 10 square metres.

3.6.3 RURAL KENNEL ZONE EXCEPTIONS

RUK-1

Part of Lot 28, Concession 8 WSR, Formerly Sunnidale
(3686 McCarthy Drive, 040-001-04705)

Altered or Additional Provisions:

- Minimum Rear Yard: 4 metres
- Area Permitted for Kennel: 346 metres (18.9 m by 18.3 m)

3.7 RESIDENTIAL ESTATE (RE)

3.7.1 PERMITTED USES

PRIMARY USES

- Single detached dwelling.

ACCESSORY USES

- Single accessory apartment; or,
- Home occupation.

3.7.2 ZONE PROVISIONS

Minimum Lot Area:	0.6 ha	
Minimum Lot Frontage:	50 m	
Minimum Front Yard:	15 m	
Minimum Rear Yard:	15 m	
Minimum Interior Side Yard:	6 m	
Minimum Exterior Side Yard:	15 m	
Maximum Lot Coverage:	20%	
Maximum Height of Principal Buildings and Structures:		11 m
Minimum Gross Floor Area for Single Detached Dwelling:		120 m ²
Maximum Height of Accessory Buildings:		6 m
Maximum Number of Accessory Buildings:		3
Maximum Gross Floor Area of All Accessory Buildings:		64 m ²
Minimum Rear Yard for Accessory Buildings and Structures:		1.8 m
Minimum Interior Side Yard for Accessory Buildings and Structures:		1.8 m

Development may be permitted on private services.

3.7.3 RESIDENTIAL ESTATE ZONE EXCEPTIONS

RE-1

Part Lots 38, 39, & 40, Concession 12, Formerly Nottawasaga

(Angus Drive, Angus Crescent, 010-012-10500)

(Osler Pines Rd, Osler Pines Court, 010-012-10500)

Part Lots 38 & 39, RP 51R13478, RP 51R14056, Concession 2, Formerly Nottawasaga

(Oslerview Drive, Oslerview Crescent, 010-012-09601)

Altered or Additional Provisions:

Maximum number of leased lots (Angus Drive & Angus Crescent):	45
Maximum number of leased lots (Osler Pines Rd & Osler Pines Court):	28
Maximum number of leased lots (Oslerview Drive & Oslerview Crescent):	28
Minimum Lot Area:	0.13 ha
Minimum Lot Frontage:	30 m
Minimum Yards: Front:	6 m
Rear:	6 m
Interior Side:	1.2 m
Exterior Side:	4.5 m
Maximum Lot Coverage:	30%
Maximum Height of Principle:	11 m
Buildings and Structures	
Minimum Gross Floor Area:	120 m ²

Accessory Buildings:

Minimum Yards: Front:	Prohibited
Rear:	3 m
Interior Side:	1.2 m
Exterior Side:	4.5 m
Maximum Height:	4.5 m
Maximum Number:	3
Maximum Gross Floor Area:	64 m ²

Notwithstanding the definitions of a lot in this By-law, where lands are zoned Residential Estate Zone Exception No.1 (RE-1) a lot shall mean a leased lot as shown on the Osler Bluff Ski Club Ltd Lot Plan and the above provisions shall apply to the leased lots.

RE-2

West Part Lot 42, Concession 12, Formerly Nottawasaga
(7956889 Grey Road 19, 010-012-11600)

Altered or Additional Provisions:

- Notwithstanding the requirement for a minimum lot area of 0.6 ha, lots having a lesser area, but more than 0.39 ha, as shown on the approved draft plan at the time of adoption of this By-law, shall be deemed to comply with the minimum lot area requirement.
- Notwithstanding the requirement for a minimum lot frontage of 50 metres, lots having a lesser frontage, but more than 39.9 metres, as shown on the approved draft plan at the time of adoption of this By-law, shall be deemed to comply with the minimum lot frontage requirement.
- Notwithstanding the requirements for a minimum interior side yard, the minimum interior side yard on these lands shall be 5 metres.

RE-3

Part Lot 40, Concession 11, Formerly Nottawasaga
(Plan M183, M184)
(Plan 1570, Lots 1, 4, 6 to 14 Inclusive, 67, 68, 82, & 86)
(Plan 1569, Lots 12 & 15)

Altered or Additional Provisions:

Minimum Lot Area:	0.13 ha
Minimum Lot Frontage:	30 m
Minimum Yards: Front:	10 m
Rear:	10 m
Interior Side:	5 m
Exterior Side:	8 m

3.8 RESIDENTIAL HAMLET (RS)

3.8.1 PERMITTED USES

PRIMARY USES

- Single detached dwelling; or,
- Semi-detached dwelling.

ACCESSORY USES

- Home occupation;
- Single accessory apartment; or,
- Garden suite subject to a temporary use by-law.

3.8.2 ZONE PROVISIONS

Minimum Lot Area:	0.2 ha
Minimum Lot Frontage:	25 m
Minimum Front Yard:	7.5 m
Minimum Rear Yard:	10 m
Minimum Interior Side Yard:	2.5 m
Minimum Exterior Side Yard:	7.5 m
Maximum Lot Coverage:	25%
Maximum Height of Principal Buildings and Structures:	11 m
Maximum Height of Accessory Buildings:	6 m
Maximum Number of Accessory Buildings:	3
Maximum Gross Floor Area of All Accessory Buildings:	100 m ²

Development may be permitted on private services.

3.8.3 RESIDENTIAL HAMLET ZONE EXCEPTIONS

RS-1

Part of Park Lot 3, Plan 141, Formerly Sunnidale
(154 Switzer Street, 040-002-20700)

Altered or Additional Provisions:

- No dwelling shall be more than 33 metres from the front lot line;
- All openings of dwellings shall be at least 0.3 metres above the regulatory flood elevation of 219.58 metres;

3.9 RESIDENTIAL LARGE LOT (RS1)

3.9.1 PERMITTED USES

PRIMARY USES

- Single detached dwelling.

ACCESSORY USES

- Home occupation; or,
- Single accessory apartment.

3.9.2 ZONE PROVISIONS

Minimum Lot Area:	1400 m ²
Minimum Lot Frontage:	22 m
Minimum Front Yard:	6 m
Minimum Rear Yard:	7.5 m
Minimum Interior Side Yard:	1.5 m
Minimum Exterior Side Yard:	6 m
Maximum Lot Coverage:	25%
Maximum Height of Principal Buildings and Structures:	11 m
Maximum Height of Accessory Buildings:	4.5 m
Maximum Number of Accessory Buildings:	2
Maximum Gross Floor Area of All Accessory Buildings:	64 m ²

New development of residential buildings and new accessory apartments may be permitted on private or partial services where:

- Municipal services do not currently exist; and,
- The owner has submitted to the satisfaction of the Township proof of adequate servicing capability which services will not detrimentally impact neighbouring properties or the environment.

3.9.3 RESIDENTIAL LARGE LOT ZONE EXCEPTIONS

RS1-1

Part of Lots 39, Lot 41, 42, 43 and 44, Plan 315, Block 1, Plan 138, Formerly Creemore
(79 Mary Street, 030-001-01600)

Altered or Additional Provisions:

- Building Envelope will be 19.6 m by 44.6 m

RS1-2

Part of Lot 11, Concession 4, Formerly Sunnidale
(5156 County Road 9, 040-002-15200)

Altered or Additional Provisions:

- Minimum Lot Frontage: 18 m

3.10 RESIDENTIAL LOW DENSITY (RS2)

3.10.1 PERMITTED USES

PRIMARY USES

- Single detached dwelling.

ACCESSORY USES

- Home occupation; or,
- Single accessory apartment.

3.10.2 ZONE PROVISIONS

Minimum Lot Area:	750 m ²
Minimum Lot Frontage:	18.5 m
Minimum Front Yard:	6 m
Minimum Rear Yard:	6 m
Minimum Interior Side Yard:	1.5 m
Minimum Exterior Side Yard:	6 m
Maximum Lot Coverage:	50%
Maximum Height of Principal Buildings and Structures:	10 m
Maximum Height of Accessory Buildings:	4.5 m
Maximum Number of Accessory Buildings:	2
Maximum Gross Floor Area of All Accessory Buildings:	64 m ²

New development, including a new accessory apartment, shall occur on full municipal services.

3.10.3 RESIDENTIAL LOW DENSITY ZONE EXCEPTIONS

RS2-1

South Part of Market Square, Plan 68, Formerly Stayner
(226 Charles Street, 020-022-16700)

Additional Permitted Uses:

- Fiveplex

Altered or Additional Provisions:

- Minimum Yards:
 - Interior Side (East): 1.2 m
 - Interior Side (West): 1.7 m
- Minimum Landscaped Screen Width Adjacent to Parking Lot: 1 m

RS2-2 (H7)

Part of Lot 8 and Part of the North and South Halves of Lot 9, Concession 4, Formerly Creemore

Altered or Additional Provisions:

- Notwithstanding the definitions of Section 4.0 of By-law 06-54, the following amended definition shall apply to lands zoned RS2-2:
 - Notwithstanding the definition of height and maximum height, a turret and decorative roof elements shall not be included in the calculation of maximum height;
- Minimum Lot Area: 600 m²
- Minimum Lot Frontage: 15 m
- Minimum Exterior Side Yard: 4 m
- Maximum Height of Principle and Structures: The lesser of 13 m or 3 stacked storeys, and the number of storeys shall be measured only in the principle portion of the building, and a floor above a garage or in a side split or back split unit shall not be considered an additional storey for the purposes of this by-law;
- There shall be a maximum of 76 lots, each developable as one single detached unit in the RS2-2 Zone;
- Where an accessory garage is located in a rear yard, no dwelling unit on the same lot shall be located within 6 m of the accessory garage.

RS2-3

Part Lots 16 and 17, Plan 68, Formerly Stayner
(235 John Street, 020-002-11700)

Altered or Additional Provisions:

- Minimum Lot Area: 500 m²

RS2-4

Part Lots 16 and 17, Plan 68, Formerly Stayner
(235 John Street, 020-002-11700)

Altered or Additional Provisions:

- Minimum Lot Area: 500 m²
- Minimum Front Yard: 2.7 m
- Minimum Exterior Side Yard: 0.27 m

RS2-5

Part of Lots 7 & 8, Plan 68, Formerly Stayner
(265 Superior Street, 020-001-20704 & 208 Thomas Street, 020-001-20710)

Additional or Altered Provisions:

- Minimum Lot Area: 580 m²

RS2-6

Part of Lots 6 & 7, Plan 68, Formerly Stayner
(269 Superior Street, 020-001-20704)

Additional or Altered Provisions:

- Minimum Front Yard: 3 m

3.11 RESIDENTIAL MULTIPLE LOW DENSITY (RS3)

3.11.1 PERMITTED USES

PRIMARY USES

- Single detached dwelling;
- Semi-detached dwelling; or,
- Duplex dwelling.

ACCESSORY USES

- Single accessory apartment in a single detached dwelling only; or,
- Home occupation.

3.11.2 SINGLE DETACHED DWELLING ZONE PROVISIONS

Minimum Lot Area:	400 m ²	
Minimum Lot Frontage:	13.5 m	
Minimum Front Yard:	6 m	
Minimum Rear Yard:	6 m	
Minimum Interior Side Yard:	1.1 m	
Minimum Exterior Side Yard:	4 m	
Maximum Lot Coverage:	60%	
Maximum Height of Principal Buildings and Structures:		10 m
Maximum Height of Accessory Buildings:		4.5 m
Maximum Number of Accessory Buildings:		2 per residential unit
Maximum Gross Floor Area of All Accessory Buildings:		52 m ²

3.11.3 SEMI-DETACHED AND DUPLEX DWELLING ZONE PROVISIONS

Minimum Lot Area:	230 m ² per unit
Minimum Lot Frontage:	7.6 m per unit
Minimum Front Yard:	6 m
Minimum Rear Yard:	6 m

Minimum Interior Side Yard:	1.1 m on exterior walls and 0 m on the shared wall of a semi-detached dwelling
Minimum Exterior Side Yard:	4 m
Maximum Lot Coverage:	60%
Maximum Height of Principal Buildings and Structures:	10 m
Maximum Height of Accessory Buildings:	4.5 m
Maximum Number of Accessory Buildings:	2 per residential unit
Maximum Gross Floor Area of All Accessory Buildings:	52 m ²

New development shall occur on full municipal services.

3.11.4 RESIDENTIAL MULTIPLE LOW DENSITY ZONE EXCEPTIONS

RS3-1(H7)

Part of Lot 8 and Part of the North and South Halves of Lot 9, Concession 4, Formerly Creemore

Permitted Uses Restricted To:

- Single detached dwelling

Altered or Additional Provisions:

- Notwithstanding the definitions of Section 4.0 of the By-law 06-54, the following amended definition shall apply to lands zoned RS3-1:
 - Notwithstanding the definition of height and maximum height, a turret and decorative roof elements shall not be included in the calculation of maximum height;
- Maximum Height of Principle Buildings and Structures: The lesser of 13 m or 3 stacked storeys, and the number of storeys shall be measured only in the principal portion of the building, and a floor above a garage or in a side split or back split unit shall not be considered an additional storey for the purposes of this by-law;
- There shall be a maximum of 32 lots, each developable as one single detached dwelling unit in the RS3-1 Zone;
- Where an accessory garage is located in a rear yard, no dwelling unit on the same lot shall be located within 6 m of the accessory garage;

RS3-2

Part of Lot 24, Plan 315, Formerly Creemore
(29 Elizabeth Street East, 030-001-07201)

Altered or Additional Provisions:

- Minimum Front Yard: 11 metres

RS3-3 (H2)

Part of Lot 27, Concession 2, RP 51R32906 Part 1, Formerly Nottawasaga

Additional or Altered Provisions:

- Minimum Exterior Side Yard: 3 metres

RS3-4 (H12)

East and West Parts of Lot 25, Concession 1, Formerly Nottawasaga

Permitted Uses Restricted To:

- Single Detached Dwelling;

Accessory Uses Restricted To:

- Home Occupation.

3.12 RESIDENTIAL MEDIUM DENSITY (RS4)

3.12.1 PERMITTED USES

PRIMARY USES

- Triplex;
- Fourplex; or,
- Townhouse and link home dwelling units of up to 4 units per building.

ACCESSORY USES

- Home occupation.

3.12.2 ZONE PROVISIONS

Minimum Lot Area:	200 m ² per residential unit
Minimum Lot Frontage:	6.1 m per unit
Minimum Front Yard:	6 m
Minimum Rear Yard:	4.5 m plus 0.1 m for every 0.3 m of building height above 9 m
Minimum Interior Side Yard:	1.5 m plus 0.1 m for every 0.3 m of building height above 9 m on exterior walls and 0 m on any shared wall
Minimum Exterior Side Yard:	6 m
Maximum Lot Coverage:	60%
Maximum Height of Principal Buildings and Structures:	11 m
Maximum Height of Accessory Buildings:	4.5 m
Maximum Number of Accessory Buildings:	1 per residential unit
Maximum Gross Floor Area of All Accessory Buildings:	52 m ²

A minimum of 10 square metres of outdoor amenity space shall be provided adjacent to and for the exclusive use of each residential unit. Notwithstanding this requirement, where the units are stacked, the amenity area for units not having ground floor access may be consolidated as a common area provided in addition to any required landscape screens or buffers.

Common parking areas may be provided. All such parking areas shall be hard-surfaced, shall

include landscaping amenities and a landscaping screen shall be provided to screen the common parking area from adjacent residential properties. Common parking facilities shall be located no closer than 3 metres to a lot line.

New development shall occur on full municipal services.

3.12.3 RESIDENTIAL MEDIUM DENSITY ZONE EXCEPTIONS

RS4-1

Lot 18, Plan 68, Formerly Stayner
(238 Warrington Road, 020-001-16400)

Permitted Uses Restricted To:

- Single detached dwelling;
- Accessory apartment within single detached dwelling;
- One additional accessory apartment in accessory detached building;

Altered or Additional Provisions:

- Minimum Front Yard for existing dwelling: 4 metres
- Minimum Rear Yard for accessory apartment in a detached accessory building: 5.5 metres
- Minimum Exterior Side Yard for existing dwelling and accessory building: 3 metres

Accessory Apartment in Detached Accessory Building Provisions:

- Minimum Habitable Area: 25 square metres
- Accessory apartment shall not be greater than 50% of the gross floor area of the principle single detached dwelling including accessory apartment within;
- Accessory apartment in a detached building may occupy the entire accessory building;
- Accessory apartment shall have separate sanitary and kitchen facilities; and,
- Accessory apartment shall meet all other applicable provisions of the parent by-law and any other fire, health, safety, or occupancy regulations or by-laws.

RS4-2 (H8)

Part of Lot 8 and Part of the North and South Halves of Lot 9, Concession 4, Formerly Creemore

Permitted Uses Restricted To:

- Single detached dwelling;
- Duplex;
- Triplex;
- Fourplex;
- A home occupation in a single detached or duplex dwelling;
- In a triplex or fourplex dwelling unit, only a professional office as a secondary use located in a residential dwelling in accordance with the provisions contained in Section 2.11 is permitted, however notwithstanding those provisions, no employees other than residents of the dwelling unit shall be permitted and no external signage shall be permitted;

Altered or Additional Provisions:

- Notwithstanding the definitions of Section 4.0 of By-law 06-54, the following amended definition shall apply to lands zone RS4-2:
 - Notwithstanding the definition of height and maximum height, a turret and decorative roof elements shall not be included in the calculation of maximum height;
- Minimum Lot Areas:
 - Single detached dwelling: 530 m²
 - Duplex: 700 m²
 - Triplex or Fourplex: 980 m²
- Minimum Lot Frontages:
 - Single detached or duplex dwelling: 13.5 m
 - Triplex or Fourplex: 6 m per unit
- Minimum Interior Side Yard for Fourplex: 3 m
- Maximum Height of Principle Buildings and Structures: The lesser of 13 m or 3 stacked storeys, and the number of storeys shall be measured only in the principle portion of the building, and a floor above a garage or in a side split or back split unit shall not be considered an additional storey for the

purposes of this by-law;

- Maximum Number of Accessory Buildings:
 - Single detached dwelling: 1
 - All other uses: 2
- Maximum Gross Floor Area of Accessory Buildings:
 - Triplex: 63 m²
 - Fourplex: 86 m²
 - All other uses: 52 m²
- Minimum Required Driveway Width: 3 m
- Maximum Dwelling Unit Count: 24
- Outdoor Amenity Space:
 - The amenity space for all units on a lot can be consolidated into a common area or combination of common areas on a lot;
- In addition to, and notwithstanding any provisions of By-law 06-54, the landscaped buffers and screens for Multiple Residential (3 or more units) zoned RS4-2 shall comply with the following provisions:
 - A landscaped buffer is not required along the front lot line and within the front yard;
 - For a side lot line, a landscaped buffer is required. The landscape buffer shall be located along the lot line between a location parallel to the main front wall and extend to the rear lot line;
 - Where a driveway abuts the side lot line, a landscaped buffer shall be reduced to 1 metre and a solid fence shall be built from a point on the side lot line located halfway between the main front wall and the main rear wall to the rear lot line; and,
 - Notwithstanding anything to the contrary, the landscape buffer and/or screen can be reduced to a minimum of 0.3 metre in width between an accessory building, a parking space, a parking aisle, an outdoor amenity area, and a lot line provided that a fence with a minimum height of 1.8 metres is included within the landscape buffer/screen;
- In addition to, and notwithstanding any provisions of By-law 06-54, the design of parking spaces and common parking areas for Multiple Residential (3 or more units) shall comply with the following provisions:
 - Pedestrian walkways shall not be required;

- Parking shall be located no closer than 1 metre to an adjacent rear lot line, and 0.3 m to a side lot line, of a lot used or intended to be used for a residential use, provided that a fence with a minimum height of 1.8 m is included within the landscaped buffer/screen;
- A parking area for a triplex or a fourplex shall not be permitted in the front yard; and,
- Each parking aisle shall have a minimum width of 6 metres;
- Where an accessory garage is located in a rear yard, no dwelling unit on the same lot shall be located within 6 metres of the accessory garage.

RS4-3 (H8)

Part of Lot 8 and Part of the North and South Halves of Lot 9, Concession 4, Formerly Creemore

Additional Definition: **Dwelling, Sixplex**

Means a separate building containing six (6) dwelling units divided horizontally into two floors with each floor containing three (3) dwelling units.

Permitted Uses Restricted To:

- Single detached dwelling;
- Duplex;
- Triplex;
- Fourplex;
- Sixplex;
- A home occupation, as an accessory use, in a single detached or a duplex dwelling;
- In a triplex, fourplex, or sixplex dwelling unit, only a professional office as an accessory use located in a residential dwelling in accordance with the provisions contained in Section 2.11 is permitted, however notwithstanding those provisions, no employees other than residents of the dwelling unit shall be permitted and no external signage shall be permitted;

Altered or Additional Provisions:

- Notwithstanding the definitions of Section 4.0 of By-law 06-54, the following amended definition shall apply to lands zoned RS4-3:
 - Notwithstanding the definition of height and maximum height, a turret and decorative roof elements shall not be included in the calculation of maximum height;
- Minimum Lot Areas:
 - Single detached dwelling: 530 m²
 - Duplex: 700 m²
 - Triplex or Fourplex: 980 m²
 - Sixplex: 1200 m²
- Minimum Lot Frontages:
 - Single detached or duplex dwelling: 15 m
 - Triplex or Fourplex: 6 m per unit
 - Sixplex: 5 m per unit
- Minimum Interior Side Yard for a Fourplex and Sixplex: 4 m
- Maximum Height of Principle Buildings and Structures: The lesser of 13 m or 3 stacked storeys, and the number of storeys shall be measured only in the principle portion of the building, and a floor above a garage or in a side split or back split unit shall not be considered an additional storey for the purposes of this by-law;
- Maximum Number of Accessory Buildings:
 - Single detached dwelling: 1
 - All other uses: 2
- Maximum Gross Floor Area of Accessory Buildings:
 - Sixplex: 125 m²
 - Fourplex: 86 m²
 - Triplex: 63 m²
 - Other uses: 52 m²
- Minimum Required Driveway Width: 3 m
- Maximum Dwelling Unit Count: 72
- Outdoor Amenity Space:
 - Notwithstanding anything to the contrary, the amenity space for all

units on a lot can be considered into a common area or combination of common areas on a lot;

- In addition to, and notwithstanding any provisions of By-law 06-54, the landscaped buffers and screens for Multiple Residential (3 or more units) zoned RS4-3 shall comply with the following provisions:
 - A landscaped buffer is not required along the front lot line and within the front yard;
 - For a side lot line, a landscape buffer is required. The landscape buffer shall be located along the lot line between a location parallel to the main front wall and extend to the rear lot line;
 - Where a driveway abuts the side lot line, a landscape buffer shall be reduced to 1 metre and a solid fence shall be built from a point on the side lot line located halfway between the main front wall and the main rear wall to the rear lot line; and,
 - Notwithstanding anything to the contrary, the landscaped buffer and/or screen can be reduced to a minimum of 0.3 metre in width between an accessory building, a parking space, a parking aisle, an outdoor amenity area, and a lot line provided that a fence with a minimum height of 1.8 metres is included within the landscape buffer/screen;
- In addition to, and notwithstanding any provisions of By-law 06-54, the design of parking spaces and common parking areas for Multiple Residential (3 or more units) shall comply with the following provisions:
 - Pedestrian walkways shall not be required;
 - Parking shall be located no closer than 1 metre to an adjacent rear lot line, and 0.3 metres to a side lot line, of a lot used or intended to be used for a residential use provided that a fence with a minimum height of 1.8 metres is included within the landscaped buffer or screen;
- Where an accessory garage is located in a rear yard, no dwelling unit on the same lot shall be located within 6 m of the accessory garage.

RS4-4 (H12)

East and West Parts of Lot 25, Concession 1, Formerly Nottawasaga

Permitted Uses Restricted To:

- Triplex;

Accessory Uses Restricted To:

- Home Occupation.

3.13 RESIDENTIAL MULTIPLE MEDIUM DENSITY (RS5)

3.13.1 PERMITTED USES

PRIMARY USES

- Two storey apartment of up to ten (10) units per building; or,
- Townhouse of up to ten (10) units per building.

ACCESSORY USES

- Home occupation.

3.13.2 ZONE PROVISIONS

Minimum Lot Area:	200 m ² per residential unit
Minimum Lot Frontage:	6.1 m per unit
Minimum Front Yard:	6 m
Minimum Rear Yard:	4.5 m plus 0.1 m for every 0.3 m of building height above 9 m
Minimum Interior Side Yard:	1.5 m plus 0.1 m for every 0.3 m of building height above 9 m on exterior walls and 0 m on any shared wall
Minimum Exterior Side Yard:	6 m
Maximum Lot Coverage:	60%
Maximum Height of Principal Buildings and Structures:	11 m
Maximum Height of Accessory Buildings:	4.5 m
Maximum Number of Accessory Buildings:	1 per residential unit
Maximum Gross Floor Area of All Accessory Buildings:	52 m ²

A minimum of 10 square metres of outdoor amenity space shall be provided adjacent to and for the exclusive use of each residential unit.

Common parking areas may be provided. All such parking areas shall be hard-surfaced, shall include landscaping amenities and a landscaping screen shall be provided to screen the common parking area from adjacent residential properties. Common parking facilities shall be located no closer than 3 metres to a lot line.

For an apartment building, a common garbage storage facility shall be provided within the building or shall be provided outside and screened in accordance with the requirements of this By-law and shall be located no closer than 5 metres to an adjacent property.

To ensure compatibility with surrounding uses, landscaping and landscaping screens and buffers shall be required in accordance with the requirements of this By-law.

New development shall occur on full municipal services.

The following additional provisions shall apply to the apartment dwelling units:

- a) The minimum floor area of each of the apartment dwelling unit shall be 55 square metres; and,
- b) Each apartment dwelling unit shall have separate washroom and kitchen facilities from the other apartment dwelling units and those of a non-residential use.

3.13.3 RESIDENTIAL MULTIPLE MEDIUM DENSITY ZONE EXCEPTIONS

3.14 RESIDENTIAL HIGH DENSITY (RS6)

3.14.1 PERMITTED USES

PRIMARY USES

- Townhouse or link homes of 10 or more units per building; or,
- Apartment building of over 10 units or over two stories.

ACCESSORY USES

- Home occupation.

3.14.2 ZONE PROVISIONS

Minimum Lot Area:	181 m ² per residential unit
Minimum Lot Frontage:	30 m
Minimum Front Yard:	6 m plus 0.1 m for every additional 0.3 m above a height of 9 m
Minimum Rear Yard:	6 m plus 0.1 m for every additional 0.3 m above a height of 9 m
Minimum Interior Side Yard:	5 m plus 0.1 m for every additional 0.3 m above a height of 9 m and 0 m on any shared wall
Minimum Exterior Side Yard:	6 m plus 0.1 m for every additional 0.3 m above a height of 9 m
Maximum Height of Principal Buildings and Structures:	13 m
Maximum Height of Accessory Buildings:	4.5 m
Maximum Number of Accessory Buildings:	2
Maximum Gross Floor Area of All Accessory Buildings:	64 m ²
Minimum Landscaped Open Space:	10%

The maximum lot coverage shall be 55% however this may be increased to a maximum of 75% coverage where 75% or more of the required parking spaces are provided as underground or indoor parking.

A maximum of 35 residential units per hectare shall be permitted where more than 50% of the required parking spaces are provided as outdoor parking. A maximum of 50 residential units per hectare shall be permitted where underground or indoor parking is provided for a minimum of 50% of the residential units.

A minimum common outdoor amenity area of 6 square metres per residential unit shall be provided in consolidated form in addition to any required landscaped strips or buffers, and such area shall be exclusive of balconies, any on-site community centre building or a swimming pool.

Common parking areas shall be provided. All such outdoor parking areas shall be hard-surfaced and include landscaping amenities, and a minimum of 3 metres wide landscaping screen shall be provided to screen the common parking area from adjacent residential properties. Common parking facilities shall be located no closer than 3 m to a lot line.

A common garbage storage facility shall be provided within the building or shall be provided outside and screened in accordance with the requirements of this By-law and shall be located no closer than 5 metres to an adjacent property.

To ensure compatibility with surrounding uses, landscaping and landscaping screens and buffers shall be required in accordance with the requirements of this By-law.

New development shall occur on full municipal services.

The following additional provisions shall apply to the apartment dwelling units:

- a) The minimum floor area of each of the apartment dwelling unit shall be 55 square metres; and,
- b) Each apartment dwelling unit shall have separate washroom and kitchen facilities from the other apartment dwelling units and those of a non-residential use.

3.14.3 RESIDENTIAL HIGH DENSITY ZONE EXCEPTIONS

RS6-1 (H5)

Part of Lot 8, Concession 4, Part of Lot 33, RP 315, Formerly Creemore
(80 Edward Street East, 030-001-04700)

Permitted Uses Restricted To:

- Reference in the following provisions to Blocks is made to the Blocks as shown on the draft plan of condominium approved by Ontario Municipal Board Orders 0500 and 1023;
- Block 1 shall be restricted to a single residential apartment building of no more than 18 dwelling units
- Blocks 2 and 3 shall be restricted to a single apartment building each which shall collectively not exceed 54 dwelling units;
- Notwithstanding the list of permitted uses, in Block 1 an area of 16 m in depth along the southwestern portion of Mary Street and 42 m in width extending along Edward Street and 60 m in depth extending along Edward Street in the remaining portion of Block 1 and in Blocks 2 and 3, buildings and structures not required for landscaping, amenities, parking or servicing, as approved by the municipality in site plan approval, shall not be permitted.

Altered or Additional Provisions:

- Each of Blocks 1, 2 and 3 shall be considered to be a lot, regardless of the registration of a common elements condominium on this parcel fabric. All related definitions with respect to lot lines and associated provision standards shall be interpreted accordingly;
- The front lot line of Block 1 shall be the lot line along Mary Street;
- The front lot line of Block 2 and 3 shall be the lot line along Edward Street;

Minimum Lot Area:	0.6 ha
Minimum Lot Frontage:	69 m for Block 1
	55 m for Block 2
	65 m for Block 3
Minimum Front Yard:	7.0 m
Minimum Rear Yard:	25 m for Block 1
	9.0 m for Blocks 2 and 3

Minimum Interior Side Yard:	18 m for Block 1
	9.0 m for Block 2
	9.0 m for the west side lot line of Block 3
	11 m for the east lot line of Block 3
Minimum Exterior Side Yard:	16 m for Block 1
Maximum Height of Principal Buildings:	13 m to the peak and 9 m to the eaves
Maximum Number of Accessory Buildings:	1
Minimum Landscaped Open Space:	30%

Accessory refuse storage structures and buildings may be located no closer than 5 m to any interior lot line other than the rear lot line.

- A landscaped screen shall be required and shall be installed along:
 - a) The northern side lot lines of Block 1;
 - b) The rear lot lines of Block 2 and 3; and,
 - c) The east side lot line of Block 3.
- A landscaped buffer shall be required along the front lot line of Block 1.
- A landscaped buffer with a minimum width of 16 m shall be provided along the external side lot line of Block 1 and the front lot lines of Blocks 2 and 3. The landscaping buffer shall also incorporate a masonry or stone wall of a minimum height of 1m along the southerly perimeter of all parking areas to be constructed on Blocks 1, 2 and 3.
- The parking spaces required for the development of Blocks 1, 2 and 3 may be provided collectively through distribution of parking facilities on all three Blocks. The total amount of parking required shall therefore be calculated on the basis of the total amount of development on Blocks 1, 2 and 3.
- An additional area equal to ten percent (10%) of the required parking area shall be provided for snow storage.
- Parking areas and access to the parking area may cross a lot line where shared contiguous parking facilities are provided.
- All artificial lighting used to illuminate a parking area, maneuvering space, or driveway shall be arranged and shielded as to prevent direct glare from the light source onto any public street, or onto adjacent property other than Blocks 1, 2 or 3.

RS6-2 (H15)

Lots 10-14 Melville Street, Plan 296, Part Lot 9, 10 to 16 River Lane, Plan 410, Part Lot 36, Concession 9, Formerly Nottawasaga

(23 Melville Street, 010-006-15300)

Altered or Additional Provisions:

- Maximum Number of Dwelling Units: 22
- Minimum Dwelling Unit Size: 34 square metres
- Maximum Height of the fence on the northern property line will be 1.8 metres;
- No landscaping islands will be required for every 10 parking spaces;
- No landscaping screen will be required for the loading space;
- The loading space will be permitted to be located in front of the main wall of the building;
- The loading space access aisle will be permitted to be 6 metres in width;
- Parking space size will be permitted to be 2.75 metres by 5.8 metres;
- Disabled parking space size will be permitted to be 4.6 by 5.8 metres;
- Minimum parking aisle will be permitted to be 6 metres in width;
- Driveway width will be permitted to be 6 metres in width;
- Parking will be permitted to be located 2.5 metres from the north lot line and 1.5 metres from the front lot line;
- Minimum landscaping screen between the parking area and the adjacent residential property and lot lines will be 1.5 metres in width;
- The development will be permitted to develop on private services;
- Interior side yard setback on the northern property line in front of the building will be permitted to be 2.5 metres.

RS6-3 (H9)

Part of Lot 8 and Part of the North and South Halves of Lot 9, Concession 4, Formerly Creemore

Additional Definition: **Dwelling, Sixplex**

Means a separate building containing six (6) dwelling units divided horizontally into two

floors with each floor containing three (3) dwelling units.

Permitted Uses Restricted To:

- Single detached dwelling;
- Townhouse dwelling of no more than 8 units per building;
- A home occupation, as an accessory use, in a single detached dwelling;
- In a townhouse dwelling unit, only a professional office as an accessory use located in a residential dwelling in accordance with the provisions contained in Section 2.11 is permitted, however notwithstanding those provisions, no employees other than residents of the dwelling unit shall be permitted and no external signage shall be permitted;

Altered or Additional Provisions:

- Notwithstanding the definitions of Section 4.0 of By-law 06-54, the following amended definition shall apply to lands zoned RS6-3:
 - Notwithstanding the definition of front lot line, a front lot line shall include a lot line which divides a lot from a private street in a plan of condominium;
 - Notwithstanding the definition of lot frontage, lot frontage shall include the horizontal distance along the street line of a private street measured between the interior side and/or exterior side lot lines in a plan of condominium;
 - Notwithstanding the definition of height and maximum height, a turret and decorative roof elements shall not be included in the calculation of maximum height;
- Minimum Lot Areas per unit:
 - Single detached dwelling: 360 m²
 - Townhouse unit: 180 m²
- Minimum Lot Frontages per unit:
 - Single detached dwelling: 12.2 m
 - Townhouse unit: 6 m
- Minimum Yard Setbacks for a Townhouse Dwelling:
 - Interior and Exterior Side Yard: 3 m, 0 m for a shared wall
 - Front Yard: 6 m
 - Rear Yard: 5 m

- Minimum Yard Setbacks for a Single Detached Dwelling:
 - Front Yard Setback: 6 m
 - Exterior and Interior Side Yard: 1.2 m
 - Rear Yard Setback: 5 m
- Maximum Height of Principle Buildings and Structures: 10.5 m or 2 stacked storeys, and the number of storeys shall be measured only in the principal portion of the building, and a floor above a garage or in a side split or back split unit shall not be considered an additional storey for the purposes of this by-law;
- Maximum Number of Accessory Buildings: 1 per unit
- Maximum Gross Floor Area of Accessory Buildings:
 - Single detached dwelling: 20 m²
 - All other dwelling uses: 10 m² per unit
- Parking Areas:
 - Common parking areas are not required, but may be provided. Where parking is not provided in a common area, the parking requirement shall be satisfied with the required number of parking spaces in association with each dwelling unit;
- Minimum Paved Width of a Private Street: 7 m
- Maximum Dwelling Unit Count: 149 units
- In addition to, and notwithstanding any provisions of By-law 06-54, the landscaped buffers and screens for Multiple Residential (3 or more units) zoned RS6-3 shall comply with the following provisions:
 - A landscaped buffer is not required along the front lot line and within the front yard;
 - For a side lot line the landscape screen shall commence from the main front wall to the rear lot line for external townhouse units in a townhouse dwelling;
 - A landscape screen is not required between two townhouse dwelling units within the same townhouse building;
 - A fence, of a minimum height of 1.8 m shall separate rear yards of abutting townhouse units.

RS6-4 (H10)

Part of Lot 8 and Part of the North and South Halves of Lot 9, Concession 4, Formerly Creemore

Permitted Uses Restricted To:

- Fourplex;
- Sixplex;
- A professional office as an accessory use located in a residential dwelling in accordance with the provisions contained in Section 2.11, however notwithstanding those provisions, no employees other than residents of the dwelling unit shall be permitted and no external signage shall be permitted;

Altered or Additional Provisions:

- Notwithstanding the definitions of Section 4.0 of By-law 06-54, the following amended definition shall apply to lands zoned RS6-4:
- Minimum Lot Areas:
 - Fourplex Dwelling Building: 980 m²
 - Sixplex Dwelling Building: 1300 m²
- Minimum Lot Frontages:
 - Fourplex: 5.5 m per unit
 - Sixplex: 5 m per unit
- Minimum Front Yard Setback: 6 m
- Minimum Interior Side Yard Setback: 3 m
- Minimum Exterior Side Yard Setback: 4 m
- Maximum Height of Principle Building and Structures: The lesser of 13 m or 3 stacked storeys, and the number of storeys shall be measured only in the principal portion of the building, and a floor above a garage or in a side split or back split unit shall not be considered an additional storey for the purposes of this by-law;
- Maximum Height of Accessory Buildings abutting County Road 9 is 6 m;
- Maximum Number of Accessory Buildings: 2 per building
- Maximum Gross Floor Area of all Accessory Building for each Fourplex or Sixplex Dwelling:
 - Fourplex: 86 m²

- Sixplex: 125 m²
- Minimum Required Driveway Width: 3 m
- Minimum Paved Width of a Private Street: 7 m
- Maximum Dwelling Unit Count: 70
- Maximum amount of Fourplex Dwelling Buildings: 7
- Maximum amount of Sixplex Dwelling Buildings: 7
- Outdoor Amenity Space:
 - The amenity space for all units on a lot can be consolidated into a common area or a combination of common areas on a lot;
- Additional Regulations for Accessory Buildings and Structures:
 - No accessory building or structure shall be located within 1 metre of a side lot line;
- In addition to, and notwithstanding any provisions of By-law 06-54, the landscaped buffers and screens for Multiple Residential (3 or more units) zoned RS6-4 shall comply with the following requirements:
 - A landscaped screen/buffer is not required along the front lot line and within the front yard;
 - For a side lot line, a landscape buffer is required. The landscape buffer shall commence from the main front wall to the rear lot line;
 - Where a driveway or parking area abuts the side lot line, a landscape buffer shall be reduced to 1 metre; and,
 - The landscape buffer and/or screen can be reduced to a minimum of 1 metre in width between accessory building or a parking space and a lot line, provided that a fence with a minimum height of 1.8 metres is included within the landscape buffer/screen;
- Parking Standards for Multiple Residential (3 or more units):
 - Minimum Required Parking: 1.5 per unit located on the lot of the fourplex or sixplex dwelling; and,
 - Minimum Required Visitor Parking: 0.5 spaces for every 3 dwelling units which may be provided on the same lot as the dwelling units or may be located within the lands zoned RS6-4 as provided for in an approved site plan and plan of condominium;
- In addition to, and notwithstanding any provisions of By-law 06-54, the design of parking spaces and common parking areas for Multiple Residential (3 or more

units shall comply with the following provisions:

- Pedestrian walkways shall not be required;
- Parking shall be located no closer than 1 metre to an adjacent lot line of a lot used or intended to be used for a residential use;
- A parking area for a fourplex or a sixplex shall not be permitted in the front yard; and,
- Each parking aisle shall have a minimum width of 7 metres;
- Where an accessory garage is located in a rear yard, no dwelling unit on the same lot shall be located within 6 m of the accessory garage;

RS6-5 (H9)

Part of Lot 8 and Part of the North and South Halves of Lot 9, Concession 4, Formerly Creemore

Permitted Uses Restricted To:

- Apartment Buildings;
- Townhouse or link homes of a maximum of four units per building and one storey;
- A professional office as an accessory use located in a residential dwelling in accordance with the regulations contained in Section 2.11, however notwithstanding those regulations, no employees other than residents of the dwelling unit shall be permitted and no external signage shall be permitted;
- Accessory buildings or structures incidental to the permitted uses;
- Accessory recreational uses to apartment buildings;
- Commercial uses permitted in the Neighbourhood Commercial (C5) Zone and a café;

Altered or Additional Provisions:

- Minimum Lot Area: A minimum of 1,000 m² plus 181 m² per dwelling unit
- Maximum Dwelling Unit Count: 75
- Maximum Height of Principal Buildings and Structures: The lesser of 13 m or 3 stacked storeys, and the number of storeys shall be measured only in the principal portion of the building, and a floor above a garage or in a side split or back split unit shall not be considered an additional storey for the purposes of

this by-law;

- Commercial Uses are permitted in accordance with the zone provisions for commercial uses in the Neighbourhood Commercial (C5) Zone with the altered and additional provisions that:
 - Such commercial uses must occupy the ground floor of a residential apartment building and the residential use must exceed 50% of the total gross floor area of the building;
 - The total gross floor area limitation of 200 m² applies to the entire area zoned RS6-5;
 - Garbage storage facilities shall be located within the building;
 - Parking spaces for the commercial uses shall be separated from and separately identified for the commercial use; and,
 - The landscaping requirements shall be those which would apply to the residential apartment building.

RS6-6 (H13)

East and West Parts of Lot 25, Concession 1, Formerly Nottawasaga

Permitted Uses Restricted To:

- Townhouse of 10 or more units per building (by plan of condominium);
- Apartment building of 10 or more units with maximum height of three stories;

Accessory Uses Restricted To:

- Home Occupation.

3.15 SETTLEMENT AREA BED AND BREAKFAST (RS - BB)

3.15.1 PERMITTED USES

PRIMARY USES

- Single detached dwelling.

ACCESSORY USES

- Bed and breakfast.

3.15.2 ZONE PROVISIONS

Provisions for a Bed and Breakfast serviced by Municipal Water and Waste Water Systems

Minimum Lot Area:	750 m ²
Minimum Lot Frontage:	18.5 m
Minimum Front Yard:	6 m
Minimum Rear Yard:	6 m
Minimum Interior Side Yard:	1.5 m
Minimum Exterior Side Yard:	6 m
Maximum Lot Coverage:	50%
Maximum Height of Principal Buildings and Structures:	10 m
Maximum Height of Accessory Buildings:	4.5 m
Maximum Number of Accessory Buildings:	2
Maximum Gross Floor Area of All Accessory Buildings:	52 m ²
Maximum Number of Guest Rooms:	3

Accessory buildings may be located in the side or rear yard, but not in the front yard, and must meet all minimum yards and setbacks.

Provisions for a Bed and Breakfast on Partial or Private Services

Minimum Lot Area:	1400 m ²
Minimum Lot Frontage:	22 m
Minimum Front Yard:	6 m
Minimum Rear Yard:	7.5 m
Minimum Interior Side Yard:	1.5 m
Minimum Exterior Side Yard:	6 m
Maximum Lot Coverage:	25%
Maximum Height of Principal Buildings and Structures:	10 m
Maximum Height of Accessory Buildings:	4.5 m
Maximum Number of Accessory Buildings:	2
Maximum Gross Floor Area of All Accessory Buildings:	64 m ²
Maximum Number of Guest Rooms:	3

Accessory buildings may be located in the side or rear yard, but not in the front yard, and must meet all minimum yards and setbacks.

3.15.3 SETTLEMENT AREA BED AND BREAKFAST ZONE EXCEPTIONS

RS-BB-1

Lots 4 & 5, Plan 315, Formerly Creemore
(3 Nelson Street, 030-001-26800)

Additional Permitted Uses:

- Accessory Bachelor Apartment; and,
- Home Occupation.

RS-BB-2

Lots 14 & 15, Plan 315, Formerly Creemore
(201 Mill Street, 030-001-30500)

Altered or Additional Provisions:

- The parking area for guest shall not be located closer than 0.3 metres to a neighbouring property and shall not be required to be screened; and,
- Fencing, landscaping, or combination thereof, shall not be provided between the parking area and the adjacent residential zone.

RS-BB-3

Lots 2 & 3, Plan 71, Formerly Stayner

(236 Phillips Street, 020-001-30510)

Additional Permitted Use:

- Home Occupation.

RS-BB-4

Lots 1, 2 and Part Lot 3, Plan 234, Formerly Nottawasaga

(262 Batteaux Sideroad, 010-005-69800)

Additional Permitted Use:

- Home Occupation.

3.16 DEVELOPMENT AREA (DA)

3.16.1 PERMITTED USES

PRIMARY USES

- Existing single detached dwelling on an existing lot;
- New single detached dwelling on an existing lot;
- Produce farm;

ACCESSORY USES

- Accessory farm produce sales outlet;
- Home occupation;
- Home industry; or,
- Single accessory apartment.

3.16.2 ZONE PROVISIONS

Minimum Lot Area:	750 m ² or the existing lot area, whichever is greater.
Minimum Lot Frontage:	18.5 m or the existing lot frontage, whichever is greater.
Minimum Front Yard:	6 m
Minimum Rear Yard:	6 m
Minimum Interior Side Yard:	1.5 m
Minimum Exterior Side Yard:	6 m
Maximum Lot Coverage:	50%
Maximum Height of Principal Buildings and Structures:	10 m
Maximum Height of Accessory Buildings:	4.5 m
Maximum Number of Accessory Buildings:	2
Maximum Gross Floor Area of All Accessory Buildings:	64 m ²

3.16.3 DEVELOPMENT AREA ZONE EXCEPTIONS

DA-1

Part of Lot 23, Concession 2 East, Formerly Stayner
(247 Margaret Street, Ashton Meadows, 010-002-09400)

Additional Permitted Uses:

- Golf course and driving range with accessory structures and uses.

DA-2

Part of Lot 26, Concession 3, Formerly Nottawasaga
(7603 Highway 26, 010-002-17800)

Additional Permitted Uses:

- Livestock, including any cattle, chickens, turkeys, or other fowl, fur bearing animals, pigs and hogs are permitted until 13 February 2009 or, until occupancy is granted for on the adjacent property to the south which is zoned C4-1(H).

3.17 INSTITUTIONAL (IN)

3.17.1 PERMITTED USES

PRIMARY USES

- School or educational facility;
- Daycare centre;
- Career counseling centre;
- Place of worship;
- Job training centre;
- Library;
- Museum;
- Art gallery;
- Government office or government works building;
- Hospital or health care centre;
- Cemetery, including an accessory funeral home or a crematorium; or,
- Public works yards and facilities with accessory outdoor storage.

3.17.2 ZONE PROVISIONS

For Privately or Partially Serviced Development

Minimum Lot Area:	0.4 ha
Minimum Lot Frontage:	30 m
Minimum Front Yard:	7.5 m
Minimum Rear Yard:	10 m
Minimum Interior Side Yard:	5 m
Minimum Exterior Side Yard:	7.5 m
Maximum Lot Coverage:	35%
Maximum Height of Principal Buildings and Structures:	14 m
Maximum Height of Accessory Buildings:	6.5 m
Maximum Number of Accessory Buildings:	3
Maximum Gross Floor Area of All Accessory Buildings:	100 m ²

For Full Municipally Serviced Development

Minimum Lot Area:	750 m ²
Minimum Lot Frontage:	18.5 m
Minimum Front Yard:	6 m
Minimum Rear Yard:	6 m
Minimum Interior Side Yard:	1.5 m
Minimum Exterior Side Yard:	6 m
Maximum Lot Coverage:	50%
Maximum Height of Principal Buildings and Structures:	14 m
Maximum Height of Accessory Buildings:	6.5 m
Maximum Number of Accessory Buildings:	3
Maximum Gross Floor Area of All Accessory Buildings:	100 m ²

To ensure compatibility with surrounding uses, landscaping and landscaping screens and buffers shall be required in accordance with the requirements of this By-law. Landscaping screens shall be used along lot lines adjacent to residential uses and zones and shall have a minimum width of 3 metres.

3.17.3 INSTITUTIONAL ZONE EXCEPTIONS

IN-1

Lots 2, 3, 4, & 5, Plan 51M-541, Part 21, RP 51R36521, Formerly Stayner
(6993 Highway 26, 020-001-280-32-34-60-62)

Additional Permitted Uses:

- An emergency services facility containing fire, ambulance, police and related services as well as accessory buildings and structures;

Altered or Additional Provisions:

- Minimum Parking: 66 spaces of which a minimum of 2 shall be designed for persons with disabilities;

- Loading spaces may be located within the building and no additional snow storage space is required;
- Parking design may allow a maximum of 13 spaces in a row uninterrupted by landscaped island or peninsula;
- Front lot line shall be the line separating the lot from the right-of-way of Provincial Highway 26

IN-2

West Part of Lot 23, Concession 2, Formerly Nottawasaga

(209 Margaret Street and 1191 County Road 42, 010 002 09500 – 09600)

Permitted Uses Limited To:

- School or educational facility;
- Daycare centre;
- Career counseling centre;
- Place of worship;
- Job training centre;
- Library;
- Museum;
- Art gallery;
- Government office or government works building;
- Hospital or health care centre; and,
- Cemetery, including an accessory funeral home or a crematorium.

Altered or Additional Provisions:

- No permanent buildings or structure shall be located or installed within 10 metres of the limit of the County Road No. 42 right-of-way, 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.

3.18 INSTITUTIONAL RESIDENTIAL 1 (INR1)

3.18.1 PERMITTED USES (PUBLIC OR PRIVATE)

PRIMARY USES

- Seniors home;
- Nursing home or assisted care facility; or,
- Retirement home.

3.18.2 ZONE PROVISIONS

Minimum Lot Area:	1400 m ²
Minimum Lot Frontage:	22 m
Minimum Front Yard:	7.5 m
Minimum Rear Yard:	10 m
Minimum Interior Side Yard:	3 m
Minimum Exterior Side Yard:	7.5 m
Maximum Height of Principal Buildings and Structures:	11 m
Maximum Height of Accessory Buildings:	4.5 m
Maximum Number of Accessory Buildings:	2
Maximum Gross Floor Area of All Accessory Buildings:	150 m ²

All new development shall be on full municipal services.

The maximum lot coverage shall be 55% however this may be increased to a maximum of 75% coverage where a minimum of 75% of the required parking spaces are provided as underground or indoor parking.

A minimum common outdoor amenity area of 6 square metres per residential occupant shall be provided in consolidated form in addition to any required landscaped strips or buffers, and such area shall be exclusive of balconies, any on-site community centre building, or a swimming pool.

Common parking areas shall be provided. All such outdoor parking areas shall be hard-surfaced, shall include landscaping amenities and a minimum 3 metre wide landscaping screen shall be provided to screen the common parking area from adjacent residential properties. Common parking facilities shall be located no closer than 3 m to a lot line.

A common garbage storage facility shall be provided within the building or shall be screened in accordance with the requirements of this By-law, and shall be located no closer than 5 metres to an adjacent property.

To ensure compatibility with existing uses, landscaping and landscaping screens and buffers shall be required in accordance with the requirements of this By-law.

Institutional Residential uses shall be considered to be multiple residential uses in regard to the requirements for landscaping and parking standards (other than the required number of spaces as specified in this By-law) and the applicable provision shall apply in this context.

3.18.3 INSTITUTIONAL RESIDENTIAL 1 ZONE EXCEPTIONS

INR1-1

Part of Block M, Plan 214, Formerly Stayner
(212 Scott Street, 020-001-00500)

Permitted Uses Limited To:

- No primary or accessory buildings and structures shall be permitted to expand or enlarge beyond those that existed on May 1, 1996.

3.19 INSTITUTIONAL RESIDENTIAL 2 (INR2)

3.19.1 PERMITTED USES (PUBLIC OR PRIVATE)

PRIMARY USES

- Group home;
- Crisis centre or care facility; or,
- Halfway house, rehabilitation facility, or counseling house.

3.19.2 ZONE PROVISIONS

Minimum Lot Area:	1400 m ²
Minimum Lot Frontage:	22 m
Minimum Front Yard:	7.5 m
Minimum Rear Yard:	10 m
Minimum Interior Side Yard:	3 m
Minimum Exterior Side Yard:	7.5 m
Maximum Height of Principal Buildings and Structures:	11 m
Maximum Height of Accessory Buildings:	4.5 m
Maximum Number of Accessory Buildings:	2
Maximum Gross Floor Area of All Accessory Buildings:	150 m ²

All new development shall be on full municipal services.

The maximum lot coverage shall be 55% however this may be increased to a maximum of 75% coverage where a minimum of 75% of the required parking spaces are provided as underground or indoor parking.

A minimum common outdoor amenity area of 6 square metres per residential occupant shall be provided in consolidated form in addition to any required landscaped strips or buffers, and such area shall be exclusive of balconies, any on-site community centre building, or a swimming pool.

Common parking areas shall be provided. All such outdoor parking areas shall be hard-surfaced, shall include landscaping amenities and a minimum 3 metre wide landscaping screen shall be provided to screen the common parking area from adjacent residential properties. Common parking facilities shall be located no closer than 3 m to a lot line.

A common garbage storage facility shall be provided within the building or shall be screened in accordance with the requirements of this By-law, and shall be located no closer than 5 metres to an adjacent property.

To ensure compatibility with existing uses, landscaping and landscaping screens and buffers shall be required in accordance with the requirements of this By-law.

Institutional Residential uses shall be considered to be multiple residential uses in regard to the requirements for landscaping and parking standards (other than the required number of spaces as is specified in this By-law) and the applicable provision shall apply in this context.

3.19.3 INSTITUTIONAL RESIDENTIAL 2 ZONE EXCEPTIONS

3.20 RECREATION LANDS (REC)

3.20.1 PERMITTED USES

Any of the following principal uses where not a commercial use and not intended for profit:

PRIMARY USES

- Indoor and outdoor athletic fields, field house, arena and stadium;
- Community centres, auditoriums, and hall;
- Indoor and outdoor swimming pool;
- Ornamental greenhouse and botanical garden;
- Zoological garden;
- Wildlife management area;
- Nature interpretation centre;
- Public information centre;
- Skating, hockey and curling rinks;
- Bandstands, concert centres, amphitheatres, theatres, stages and indoor and outdoor entertainment venues;
- Recreation and athletic facility;
- Fairground;
- Campground and picnic area;
- Health club; or,
- Passive recreational and conservation uses.

ACCESSORY USES

- Accessory restaurant; or,
- Accessory retail sales.

3.20.2 ZONE PROVISIONS

Minimum Lot Area:	No Minimum
Minimum Lot Frontage:	No Minimum
Minimum Front Yard:	7.5 m

Minimum Rear Yard:	15 m
Minimum Interior Side Yard:	15 m
Minimum Exterior Side Yard:	7.5 m
Maximum Lot Coverage:	40%
Maximum Height of Principal Buildings and Structures:	11 m
Maximum Height of Accessory Buildings:	11 m
Maximum Number of Accessory Buildings:	No Limit
Maximum Gross Floor Area of All Accessory Buildings:	No Limit

3.20.3 RECREATION LANDS ZONE EXCEPTIONS

REC-1

South Part of Lot 4, Concession 6, Formerly Sunnidale
(5867 County Road 9, 040-002-03202)

Permitted Uses Limited To:

- Campgrounds

REC-2

Part of Lot 35, Concession 5, RP 51R11038 Part 1, 2 and 3, Formerly Nottawasaga
(2220 Fairgrounds Road North, 010-005-00950)

Notwithstanding the permitted uses of the Recreation Lands Zone, the following additional or altered provisions shall apply:

- Truck and Tractor Pull;
- Demolition Derby;
- Mud Bog Competition.

The additional or altered provisions shall be limited to no more than two (2) occurrences per year.

REC-3

Part of Lot 8 and Part of the North and South Halves of Lot 9, Concession 4, Formerly Creemore

Permitted Uses Restricted To:

- Walking trails;
- Municipal well;
- Water treatment facility.

REC-4

Part of Lot 8 and Part of the North and South Halves of Lot 9, Concession 4, Formerly Creemore

Permitted Uses Restricted To:

- Walking trails;
- Drainage channel;
- Stormwater management facilities.

3.21 RECREATIONAL TRAIL (RECT)

3.21.1 PERMITTED USES

PRIMARY USES

- Organized recreational trails; or,
- Conservation uses.

ACCESSORY USES

- Accessory passive recreation.

3.21.2 ZONE PROVISIONS

The establishment of new trails or modification of trail locations on private lands shall not require an amendment to zoning by-law unless located within 10 metres of a residential building for a non-motorized trail or 50 metres for a motorized trail, subject to the filing of a plan showing the trail with the Township. The Township may update trail mapping accordingly within the By-law schedules from time to time without an amendment to this By-law.

Any buildings associated with a trail shall be required to locate in and comply with the zone provisions of the Public Recreation Lands Zone (REC) or Commercial Recreation (RECC) Zone.

3.21.3 RECREATIONAL TRAIL ZONE EXCEPTIONS

3.22 COMMERCIAL RECREATION LANDS (RECC)

3.22.1 PERMITTED USES

PRIMARY USES

Any of the following principal uses operated on a commercial and/or private member basis:

- All uses permitted in the Recreation Lands (REC) Zone;
- Golf course including a driving range;
- Driving range;
- Lodges, resorts and conference centres;
- Banquet facility and meeting hall;
- Ski hill, lift facilities, ski club and ski lodge;
- Special event facility;
- Theatre or concert hall;
- Outdoor recreational facility;
- Auditorium and hall;
- Event arena including, but not limited to, a horse riding arena or dog showing facility;
- Equestrian facility;
- Fitness centre;
- Country club;
- Tavern; or,
- Fish camp.

ACCESSORY USES

- Accessory retail use;
- Accessory hotel, motel, or time-share rental temporary accommodation unit;
- Accessory clubhouse, which may include dining and recreational facilities to service the clients or members utilizing the principal recreation use;
- Accessory restaurant; or,
- Accessory outdoor display and sales.

3.22.2 ZONE PROVISIONS

Minimum Lot Area: 2 ha

Minimum Lot Frontage:	50 m
Minimum Front Yard:	7.5 m
Minimum Rear Yard:	15 m
Minimum Interior Side Yard:	15 m
Minimum Exterior Side Yard:	7.5m
Maximum Lot Coverage:	40%
Maximum Height of Principal Buildings and Structures:	13 m
Maximum Height of Accessory Buildings:	11 m
Maximum Number of Accessory Buildings:	No Limit
Maximum Gross Floor Area of All Accessory Buildings:	No Limit

Any garbage storage facility shall be located no closer than 5 metres to an adjacent property in accordance with the requirements of this By-law shall be screened.

Parking for customers shall be located no closer than 3 metres to an adjacent property and shall be screened from any adjacent residential use in accordance with the requirements of this By-law. The parking spaces attributable to a temporary residential use shall be designated for the exclusive use of the temporary residential occupants and shall be so signed and shall be physically separated from the off-street parking spaces attributable to commercial uses.

3.22.3 COMMERCIAL RECREATION LANDS ZONE EXCEPTIONS

RECC-1

West Part Lot 42, Concession 12, Formerly Nottawasaga
(7956889 Grey Rd 19, 010-012-11600)

Permitted Uses Limited To:

- Outdoor recreational facilities including picnic areas, tennis courts, playgrounds and playing fields;
- Passive recreation trails; or,
- Conservation uses.

No buildings are permitted.

3.23 GENERAL COMMERCIAL (C1)

3.23.1 PERMITTED USES

PRIMARY USES

- Meeting hall and assembly hall;
- Retail use not permitted specifically as another use in another zone in this By-law;
- Service shop not permitted specifically as another use in another zone in this By-law;
- Personal service shop;
- Government, business, or professional offices;
- Restaurant other than a drive-through or drive-in restaurant;
- Farmer's market;
- Medical centre and clinic;
- Fitness centre;
- Veterinarian clinic;
- Laundromats and dry cleaning establishment;
- Convenience store;
- Hardware store;
- Art gallery;
- Boutique;
- Financial service establishment;
- Data processing centre;
- Public information centre;
- Place of amusement;
- Place of entertainment, but not an adult entertainment business;
- Nightclub;
- Tavern;
- Funeral home or crematorium;
- Commercial training school;
- Hotel or inn, but not a motel; or,
- Commercial parking lot.

ACCESSORY USES

- Secondary use residential apartments; or,
- Accessory outdoor display and sales.

3.23.2 ZONE PROVISIONS

Minimum Lot Area:	450 m ²
Minimum Lot Frontage:	10 m
Minimum Front Yard:	0 m
Maximum Front Yard:	2 m (applies to buildings, not structures)
Minimum Rear Yard:	0 m unless adjoining a Residential Zone where the minimum shall be 5 m
Minimum Interior Side Yard:	0 m unless adjoining a Residential Zone where the minimum shall be 5 m
Minimum Number of Stories:	2, of which the second storey gross floor area shall be no less than 50% of the gross floor area of the first storey
Minimum Exterior Side Yard:	0 m
Maximum Lot Coverage:	65%
Maximum Height of Principal Buildings and Structures:	14 m
Maximum Height of Accessory Buildings:	10 m
Maximum Number of Accessory Buildings:	No Limit
Maximum Gross Floor Area of All Accessory Buildings:	No Limit

Notwithstanding the maximum front yard requirement for buildings, buildings existing at the time of adoption of this By-law may be expanded or enlarged despite having a larger than required front yard.

Notwithstanding the above provisions, where a lot is serviced by a private sewage disposal system, the minimum required lot size is 0.4 ha.

For developments where more than 50% of the required parking is provided underground or enclosed in the building, the minimum lot coverage is increased to 100%, although other applicable provisions including, but not limited to, parking, loading, servicing, and landscaping

screen and buffer requirements must be met.

Commercial uses which are located in the Historic Downtown Cores as shown on schedules to this By-law, and which are exempt from the parking requirements of this By-law shall also be entitled to 100% lot coverage.

The maximum total gross floor area utilized for one or more secondary use residential apartments shall not exceed 50% of the total gross floor area of one or two storey building or up to 66% of the total floor area of a three storey building. No more than 25% of the ground floor area shall be used for all or part of a secondary use residential apartment. Where all or part of a secondary use residential apartment occurs on the ground floor, it shall be located within the rear half of the building.

Any exterior garbage storage facility shall be screened in accordance with the requirements of this By-law and shall be located no closer than 5 metres to an adjacent property used for residential purposes.

Parking for customers shall be located no closer than 3 metres to an adjacent property and shall be screened from any adjacent primary residential use. Screening is not required for a residential use which is accessory to a commercial use. The parking spaces attributable to a secondary residential apartment shall be designated for the exclusive use of the residential occupants, and shall be so signed, and shall be physically separated from the off-street parking spaces attributable to commercial uses. Parking shall be provided to the rear or side of the building.

3.23.3 GENERAL COMMERCIAL ZONE EXCEPTIONS

C1-2

Part of Lot 15, Plan 315, Formerly Creemore
(3 Caroline Street East, 030-001-13100)

Altered or Additional Provisions:

- Minimum Lot Area: 400 square metres

C1-4

Part of Block B, Plan 116, Formerly Sunnidale

(5273 County Road 9, 040-002-09000)

Additional Permitted Uses:

- Plumbing contractor shop and office;

Altered or Additional Provisions:

- Minimum Lot Area (private sewage disposal): 2500 square metres
- Parking Spaces for Business Office: 1 space per 20 square metres of gross floor area
- Parking Spaces: 2 additional parking spaces over the number per use
- Landscape screening or fence is not required between loading space and residential use;
- Truck deliveries are permitted to back in from the street;
- The plumbing contractor shop and office shall not exceed 35% of the total gross floor area of the ground floor area.

3.24 COMMERCIAL TRANSITION 1 (OVERLAY) (CT1)

3.24.1 PERMITTED USES

PRIMARY USES

In addition to the uses of the underlying zone, the following additional uses are permitted:

- Boutique;
- Art gallery;
- Artist's studio;
- Personal service shop;
- Business and professional offices;
- Restaurants except for drive-in or drive-through restaurants and not including any outdoor serving or seating area;
- Medical clinics;
- Nursery schools; or,
- Daycare centres.

3.24.2 ZONE PROVISIONS

In addition to the provisions of the underlying zone category, the following provisions shall apply where a transitional commercial use occurs.

Parking for customers shall not be located any closer than 3 metres to an adjacent property, and shall be screened from any adjacent residential use with a landscaping screen. The parking spaces attributable to a residential use shall be designated for the exclusive use of the residential occupants and shall be so signed and shall be physically separated from the off-street parking spaces attributable to commercial uses.

To ensure compatibility with existing uses, landscaping and landscaping screens and buffers shall be required in accordance with the provisions of this By-law.

3.24.3 COMMERCIAL TRANSITION 1 EXCEPTIONS

CT1-1

Lot 28, Plan 102, Formerly Stayner

(7142 Highway 26, 020-001-04700)

Notwithstanding the permitted uses of the Commercial Transition 1, the following additional or altered provisions shall apply:

- A minimum side yard of 1.0 metres shall be permitted where the side lot establishing the yard is fenced with a solid board fence with a minimum height of 1.5 metres;
- The landscape buffer strip required shall be reduced to a minimum of 1.0 metres in width and a requirement for a solid board fence no less than 1.5 metres in height along the side lot lines and the rear lot line (along Weir Street) except for the area required for the laneway to/from the parking area. In the case of the rear line the solid fence shall be placed a minimum of 1.0 metres into the lot from the lot line and the landscaped buffer shall be placed between the lot line and fence; and,
- A minimum of seven (7) parking spaces are required for a therapy clinic of up to three (3) practitioners.

3.25 COMMERCIAL TRANSITION 2 (OVERLAY) (CT2)

3.25.1 PERMITTED USES

PRIMARY USES

In addition to the uses of the underlying zone, the following additional uses are permitted:

- Boutique;
- Art gallery; or,
- Artist's studio.

3.25.2 ZONE PROVISIONS

In addition to the provisions of the underlying zone category, the following provisions shall apply where a transitional commercial use occurs.

Parking for customers shall not be located any closer than 3 metres to a neighbouring property, and shall be screened from any adjacent residential use with a landscaping screen. The parking spaces attributable to a residential use shall be designated for the exclusive use of the residential occupants and shall be so signed and shall be physically separated from the off-street parking spaces attributable to commercial uses.

To ensure compatibility with existing uses, landscaping and landscaping screens and buffers shall be required in accordance with the provisions of this By-law.

3.25.3 COMMERCIAL TRANSITION 2 EXCEPTIONS

3.26 HIGHWAY COMMERCIAL (C2)

3.26.1 PERMITTED USES

PRIMARY USES

- Inns, hotels, and motels;
- Restaurant including a drive through or take-out restaurant;
- Gas bar;
- Motor vehicle wash facility;
- Towing compound;
- Public information centre; or,
- Commercial or car pool parking lot.

ACCESSORY USES

- Accessory retail use; or,
- Accessory outside display and sales.

3.26.2 ZONE PROVISIONS

Minimum Lot Area:	450 m ²
Minimum Lot Frontage:	15 m
Minimum Front Yard:	7.5 m
Minimum Rear Yard:	7 m
Minimum Interior Side Yard:	3 m
Minimum Exterior Side Yard:	6 m
Maximum Lot Coverage:	40%
Maximum Height of Principal Buildings and Structures:	14 m
Maximum Height of Accessory Buildings:	11 m
Maximum Number of Accessory Buildings:	3
Maximum Gross Floor Area of All Accessory Buildings:	No Limit

Notwithstanding the above provisions, where a lot is serviced by a private sewage disposal system, the minimum required lot size is 0.4 ha.

Any new development and any outside display area shall have a minimum setback from any residential building, other than a residential building on the same lot, of 30 metres.

Any garbage storage facility shall be located no closer than 5 metres to an adjacent property and shall be screened in accordance with the provisions of this By-law.

Parking for customers shall be located no closer than 3 metres to an adjacent property and shall be screened from any adjacent residential use with a landscaping screen with a minimum width of 3 metres.

No fuel pump or full service island shall be located closer than 6 metres to a front or exterior lot line. No fuel storage tank access shall be located with an area required for parking.

To ensure compatibility between on and off site uses, landscaping and landscaping screens and buffers shall be required in accordance with the provision of this By-law.

A towing compound shall be considered to be a primary outdoor storage use and shall comply with the requirements of Section 2.18. A towing compound shall also incorporate an associated office on the same lot.

3.26.3 HIGHWAY COMMERCIAL ZONE EXCEPTIONS

C2-1

North Part of Lot 33, Concession 8, RP51R31957 Part 1, Formerly Nottawasaga
(3874 County Road 124, 010-007-00605)

Permitted Uses Limited To:

- Seasonal produce stand;
- Garden and landscape centre;
- Craft, tourist, special feature (antique) shop;
- Heating and hearth supply shop including the sale of fire places, wood stoves, barbeques, geo-thermal heating systems, and other heating and hearth supplies and service;
- Recreational and leisure furniture sales outlet;
- Convenience store.

C2-2 (H1)

Part of Lot 11 WSR, Concession 11, Formerly Sunnidale
(12384 County Road 10, 040-003-14400)

Additional Permitted Uses:

- Convenience store.

Altered or Additional Provisions:

- New development shall have a minimum setback from the existing residential building on an adjacent lot of 15 metres;
- Parking standards for restaurant (take out or drive through) shall be 2 spaces per 20 square metres;
- A solid noise fence shall be placed along the west side of the stacking lane to the Township's satisfaction and a sound impact study shall not be required.

C2-3

Part Block A, Plan 412, Formerly Stayner
(7109 and 7117 Highway 26, 020-001-23900 – 24000)

Additional Permitted Use:

- Convenience store

Additional or Altered Provisions:

- Maximum entrance width at Highway 26: 12.57 m
- Required number of parking stalls: 12 stalls
- Minimum stacking land setback from the west residential use lot boundary: 2 m
- Minimum landscape screen width adjacent to drive thru stacking lane: 2 m
- Snow storage requirement as a percent of the total parking and loading areas: 24%

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 Provisions:

- No permanent buildings or structures shall be located or installed within 15 meters 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 Outdoor Display and Sale is 54m²
- Notwithstanding stacking lane requirements a minimum of (3) three parking space before the order board and minimum of (9) nine parking spaces between the order board and transition window shall be required

3.27 SERVICE COMMERCIAL (C3)

3.27.1 PERMITTED USES

PRIMARY USES

- Farm implement and supplies outlets and farm co-operative;
- Recreational vehicle sales and service establishment;
- Motor vehicle sales and service establishment;
- Towing compound;
- Motor vehicle wash facility;
- Motor vehicle repair garage;
- Gas bar;
- Marine sales and service establishment;
- Equipment sales and rental establishment;
- Public information centre;
- Commercial parking lot; or,
- Primary outdoor display and sales.

ACCESSORY USES

- Accessory restaurant; or,
- Accessory outdoor storage.

3.27.2 ZONE PROVISIONS

Minimum Lot Area:	0.5 ha
Minimum Lot Frontage:	50 m
Minimum Front Yard:	15 m
Minimum Rear Yard:	7.5 m
Minimum Interior Side Yard:	7.5 m
Minimum Exterior Side Yard:	15 m
Maximum Lot Coverage:	40%
Maximum Height of Principal Buildings and Structures:	11 m
Maximum Height of Accessory Buildings:	11 m

Maximum Number of Accessory Buildings:	3
Maximum Gross Floor Area of All Accessory Buildings:	Not Applicable

Any new development and any outside display area shall have a minimum setback from any residential building, other than a residential building on the same lot, of 30 metres.

Any garbage storage facility shall be contained within a solid fence and shall be located no closer than 5 metres to an adjacent property.

Parking for customers shall be located no closer than 3 metres to an adjacent residential property and shall be screened from any adjacent residential use with a landscaping screen with a minimum width of 3 metres. The parking spaces attributable to a residential use shall be designated for the exclusive use of the residential occupants and shall be so signed and shall be physically separated from the off-street parking spaces attributable to commercial uses.

No fuel pump or full service island shall be located closer than 6 metres to a front or exterior lot line. No fuel storage tank access shall be located with an area required for parking.

A towing compound shall be considered to be a primary outdoor storage use and shall comply with the requirements of Section 2.18. A towing compound shall also incorporate an associated office on the same lot.

To ensure compatibility between on and off site uses landscaping screens and buffers shall be required in accordance with the provisions of this By-law. Landscaping screens shall have a minimum width of 3 metres.

3.27.3 SERVICE COMMERCIAL ZONE EXCEPTIONS

C3-1

Part of Lot 22, Concession 2, Formerly Nottawasaga
(1247 County Road 42, 010-002-09301)

Additional Permitted Uses:

- Building supply outlet;

- Motor vehicle leasing establishment;
- Commercial self storage facility;
- Contractor's yard;
- Flea market;
- Nursery or garden supply centre;
- Mobile home or trailer sales, service, and display centre;
- Motel or hotel;
- Motor vehicle repair establishment;
- Prefabricated building sales and display centre;
- Restaurant;
- Farmer's market;
- Swimming pool sales and display centre;
- Tavern;
- Truck terminal;
- Veterinary clinic
- Farm implement outlet;
- Gas bar;
- Light equipment sales, service and rental;
- Marine sales and service;
- Motor vehicle sales and service;
- Motor vehicle service station.

C3-2

South Half of Lot 10, Concession 5, Formerly Sunnidale
(2585 9/10 Sideroad, 040-002-22800)

Permitted Uses Limited To:

- Recreational vehicle sales and service and parts supply

C3-3

Part of Lot 22, Concession 2, Formerly Nottawasaga
(1247 County Road 42, 010-002-09301)

Permitted Uses Limited To:

- Motor vehicle leasing establishment;
- Marine sales and service;
- Motor vehicle sales and service;
- Nursery or garden supply centre;
- Swimming pool sales and display centre;
- Craft, tourist, special feature (antique) shop;
- Mobile home or trailer sales, service, and display centre;
- Motel or hotel;
- Restaurant, but not a drive-thru or take-out restaurant;
- Tavern;
- Farmers Market;
- Truck terminal providing services to a winery, brewery, or food related business or industry;
- Accessory retail or wholesale sales establishment;
- Accessory enclosed storage of equipment or supplies; or,
- Accessory outdoor display and sales.

Altered or Additional Provisions:

- Notwithstanding the definition of a Truck Terminal, as set out in Section 4 of this By-law, goods and materials may be stored on-site for a period of up to four months prior to being transferred or re-shipped;
- Notwithstanding Section 2.27, in association with an active truck terminal use, goods or materials may be temporarily stored in licensed truck trailers in designated and appropriately screened truck trailers storage/parking areas. Screening requirements for such truck trailer storage/parking areas shall be the same as those established in Section 2.13.1 for outdoor storage areas and truck loading areas;
- Truck trailer storage/parking spaces shall be considered loading spaces and shall be designed in accordance with the requirements for Section 2.14.10. Notwithstanding the requirements of Section 2.14.10(f), loading spaces used for the storage or parking of truck trailers may be constructed of a porous pavement surface or a stabilized grass surface (i.e. porous grass paving grid surface). All

other parking and loading spaces and access aisles shall meet the requirements for Section 2.14.10(f);

- Notwithstanding the requirements of Section 2.13.1, a landscaped screen shall be required along the entire northerly and easterly lot lines and a landscape buffer shall be required along all other lot lines;
- Notwithstanding Sections 2.13.3, 2.14.4, and 2.19.8, or any other contrary section of this By-law, the development of, or use of the lands in accordance with the permitted uses of this site, shall require full compliance with the general and zone provisions, unless other stipulated in this exception.

C3-4

Part of Lot 24, Concession 2, Formerly Stayner
(238 Huron Street, 020-001-15140)

Permitted Uses Limited To:

- Motor vehicle repair garage within the existing building;
- All uses under the General Commercial (C1) Zone.

Altered or Additional Provisions:

- The Service Commercial (C3) Zone provisions shall not apply and the General Commercial (C1) Zone provisions shall apply to the entire lot.

C3-5

Part of Lot 24, Concession 2, Formerly Stayner
(238 Huron Street, 020-001-15140)

Permitted Uses Limited To:

- Recreational vehicle sales and display within the northern 20 metres of the existing parking lot;
- All uses under the General Commercial (C1) Zone

Altered or Additional Provisions:

- The Service Commercial (C3) Zone provisions shall not apply and the General Commercial (C1) Zone provisions shall apply to the entire lot.

C3-6

Parts of Lot 1 and 2, Plan 197, Formerly Nottawasaga
(7106 Highway 26, 010-002-04701)

Altered or Additional Provisions:

- Minimum Lot Frontage: 40 metres
- Minimum Front Yard: 5 metres
- New Development and outside display area shall have a minimum setback from any residential building, other than a residential building on the same lot: 15 metres

3.28 LARGE FORMAT COMMERCIAL (C4)

3.28.1 PERMITTED USES

PRIMARY USES

- Large format retail;
- Shopping centre;
- Wholesale retail outlet;
- Building supply outlet;
- Home improvement outlet;
- Pool and patio supply outlet;
- Nurseries and garden centre;
- Fitness centre;
- Places of entertainment, but not an adult entertainment use;
- Nightclub;
- Banquet halls; or,
- Primary outdoor display and sales.

ACCESSORY USES

- Accessory retail uses;
- Accessory restaurant; or,
- Accessory outdoor storage.

3.28.2 ZONE PROVISIONS

Minimum Lot Area:	0.5 ha
Minimum Lot Frontage:	50 m
Minimum Front Yard:	3 m
Maximum Front Yard:	5 m (applies only to 60% of total building ground floor area)
Minimum Rear Yard:	7.5 m
Minimum Interior Side Yard:	7.5 m
Minimum Exterior Side Yard:	15 m

Maximum Lot Coverage:	30%
Maximum Height of Principal Buildings and Structures:	14 m
Maximum Height of Accessory Buildings:	11 m
Maximum Number of Accessory Buildings:	3
Maximum Gross Floor Area of All Accessory Buildings:	Not Applicable

Maximum lot coverage may be increased to 60% where a two storey building occurs and the second storey has a floor area no less than 50% of the first storey floor area, or where a 5 metre maximum front yard for buildings occurs.

All development other than building supply outlets, home improvements outlets, pool and patio supply outlets and nursery and garden centres shall be full municipal services.

Any new development and any outside display area shall have a minimum setback from any residential building, other than a residential building on the same lot, of 30 metres.

Any garbage storage facility shall be contained within a solid fence and shall be located no closer than 5 metres to an adjacent property.

Parking for customers shall be located no closer than 3 metres to an adjacent property and shall be screened from any adjacent residential use with a landscaping screen. The parking spaces attributable to a residential use shall be designated for the exclusive use of the residential occupants and shall be so signed and shall be physically separated from the off-street parking spaces attributable to commercial uses.

To ensure compatibility between on and off site uses landscaping screens and buffers shall be required in accordance with the provisions of this By-law. Landscaped screens shall have a minimum width of 3 metres.

3.28.3 LARGE FORMAT COMMERCIAL ZONE EXCEPTIONS

C4-1

North Part of Lot 26, South Part of Lot 27, Concession 3, Formerly Nottawasaga
(7603 Highway 26, 010-002-17800)

Notwithstanding the regulations of the Commercial Large Format (C4) Zone, where a property is zoned Commercial Large Format Hold (C4-1(H)), the following applies:

Altered or Additional Provisions:

- Setback from a Rural Zone or Rural lot line: 8 m
(Including parking areas and structures)
- Additional landscaping buffers shall be placed along the front yard as well as interior side yards, and a landscape plan shall be provided to the satisfaction of the Township as part of the site plan approval process;
- Parking areas shall be paved with asphalt.

Permitted Uses Restricted To:

- Outdoor storage is prohibited.

C4-2

Part of Lot 38, Concession 8, Formerly Nottawasaga
(4473 County Road 124, 010-007-04500)

Permitted Primary Uses Restricted To:

- Large format retail;
- Wholesale retail outlet;
- Building supply outlet;
- Home improvements outlet;
- Pool and patio supply outlet;
- Nurseries and garden centre;

Permitted Accessory Uses Restricted To:

- Accessory retail uses;
- Accessory outdoor storage;

Altered or Additional Provisions:

- Minimum interior side yard (south lot line applicable to an addition of up to 120 square metres): 4 metres
- Development is permitted on private water and sanitary services.

3.29 NEIGHBOURHOOD COMMERCIAL (C5)

3.29.1 PERMITTED USES

PRIMARY USES

- Convenience store; or,
- Personal service shop.

ACCESSORY USES

- Secondary use residential apartment; or,
- Accessory outside display and sales.

3.29.2 ZONE PROVISIONS

Minimum Lot Area:	1,000 m ²
Minimum Lot Frontage:	20 m
Minimum Front Yard:	7.5 m
Minimum Rear Yard:	10 m
Minimum Interior Side Yard:	5 m
Minimum Exterior Side Yard:	7.5 m
Maximum Lot Coverage:	60%
Minimum Number of Stories:	2
Maximum Total Gross Floor Area of Commercial Use:	200 m ²
Maximum Height of Principal Buildings and Structures:	10 m
Maximum Height of Accessory Buildings:	4.5 m
Maximum Number of Accessory Buildings:	2
Maximum Gross Floor Area of All Accessory Buildings:	64 m ²

Notwithstanding the above provisions where a lot is serviced by a private sewage disposal system, the minimum required lot size is 0.4 ha.

The maximum total gross floor area utilized for an accessory apartment in a building used for commercial uses shall not exceed 50% of the total gross floor area of the building.

Any garbage storage facility shall be contained within a solid fence and shall be located no closer than 5 metres to an adjacent property.

Parking for customers shall be located no closer than 3 metres to an adjacent property and shall be screened from any adjacent primary residential use with a landscaping screen. Screening is not required for a residential use which is accessory to a commercial use. The parking spaces attributable to a residential use shall be designated for the exclusive use of the residential occupants and shall be so signed and shall be physically separated from the off-street parking spaces attributable to commercial uses.

To ensure compatibility between on and off site uses, landscaping and landscaping screens and buffers shall be required shall be required in accordance with the provisions of this By-law.

3.29.3 NEIGHBOURHOOD COMMERCIAL ZONE EXCEPTIONS

3.30 COUNTRY COMMERCIAL (C6)

3.30.1 PERMITTED USES

PRIMARY USES

- Public information centre;
- Antique shop;
- Boutique;
- Garden centre with primary outdoor display and sales;
- Restaurant but not a drive through, drive-in, or take-out restaurant;
- Tavern; or,
- Art gallery or artist's studio.

ACCESSORY USES

- Accessory outdoor display and sales.

3.30.2 ZONE PROVISIONS

Maximum Lot Area:	1 ha
Minimum Lot Frontage:	60 m
Minimum Front Yard:	10 m
Minimum Rear Yard:	7 m
Minimum Interior Side Yard:	3 m
Minimum Exterior Side Yard:	6 m
Maximum Lot Coverage:	40%
Maximum Height of Principal Buildings and Structures:	11 m
Maximum Height of Accessory Buildings:	11 m
Maximum Number of Accessory Buildings:	3
Maximum Gross Floor Area of All Accessory Buildings:	No Limit

Development may occur on private services.

Any new development and any outside display area shall have a minimum setback from any residential building, other than a residential building on the same lot, of 30 metres.

Any garbage storage facility shall be located no closer than 5 metres to an adjacent property in accordance with the provisions of this By-law shall be screened.

Parking for customers shall be located no closer than 3 metres to an adjacent property and shall be screened from any adjacent residential use with a landscaping screen.

To ensure compatibility between on and off site uses, landscaping and landscaping screens and buffers shall be required in accordance with the provision of this By-law.

3.30.3 COUNTRY COMMERCIAL ZONE EXCEPTIONS

C6-1

West Part Lot 3, Concession 12, RP 51R19815 Part 1, Formerly Nottawasaga
(793175 County Road 124, 010-011-27200)

Additional Permitted Use:

- Single accessory apartment.

3.31 RESTRICTED INDUSTRIAL (MR)

3.31.1 PERMITTED USES

PRIMARY USES

Any of the following uses which are intended to be light industrial and accessory uses:

- Dry light manufacturing, processing, repairing, fabricating and assembly operations;
- Warehouses;
- Commercial self storage facility;
- Printing or publishing establishments;
- Industrial laundromats and/or dry-cleaning establishments;
- Broadcasting and communication establishments;
- Bakeries;
- Food Processing Establishment;
- Dairy products plant;
- Light equipment sales and rental establishments;
- Towing compound;
- Wineries and breweries;
- Research establishments including laboratories;
- Data processing centre;
- Assembly halls;
- Adult entertainment businesses;
- Home improvement outlets without outdoor storage; or,
- Restaurant;

ACCESSORY USES

- Accessory business and administrative offices;
- Accessory outside display and sales;
- Accessory outdoor storage; or,
- An accessory retail outlet for the purpose of sale of goods and materials produced on the premises.

3.31.2 ZONE PROVISIONS

Minimum Lot Area:	0.2 ha
Minimum Lot Frontage:	30 m
Minimum Front Yard:	15 m except where use on opposite side of the street is industrial shall be reduced to 7.5 m
Minimum Rear Yard:	5 m except where adjacent to a non-industrial zone boundary shall be increased to 15 m
Minimum Interior Side Yard:	2 m except where adjacent to a non-industrial zone boundary shall be increased to 15 m
Minimum Exterior Side Yard:	15 m
Maximum Lot Coverage:	50% on private or partial services; 70% on full services
Maximum Height of Principal Buildings and Structures:	18 m
Maximum Height of Accessory Buildings:	18 m
Maximum Number of Accessory Buildings:	No Limit
Maximum Gross Floor Area of All Accessory Buildings:	No Limit

Notwithstanding the above provisions, where a lot is serviced by a private sewage disposal system, the minimum required lot size is 0.4 ha.

No industrial use shall be located any closer than 20 m to a residential or institutional building.

All uses, other than accessory outdoor storage or accessory outside display and sales, must be carried out in a fully enclosed building.

To ensure compatibility between on and off site uses, landscaping screens and buffers shall be required in accordance with the provisions of this By-law. Landscape screens shall have a minimum width of 3 metres.

It is the purpose of this provision of the By-law to establish reasonable and uniform regulations to prevent the concentration of adult entertainment businesses within the Township of Clearview.

It is the intent to promote the health, safety, and general welfare of the citizens of the Township of Clearview; and, it is the intent of this that the regulations be utilized to prevent problems of land

use incompatibility which may accompany and may be brought about by the concentration of adult entertainment businesses.

The provisions of this By-law have neither the purpose nor effect of imposing limitation or restriction on the content of any communicative materials, including sexually oriented materials or to unlawfully restrict or deny access by adults to sexually oriented materials; and, neither is it the intent, nor effect of this By-law, to condone or legitimize the distribution of such materials.

Adult entertainment businesses are permitted in the Restricted Industrial zone by amendment to this By-law. Notwithstanding any other provision of this By-law, no adult entertainment business shall be permitted within 200 metres of another existing adult entertainment business or one for which a building permit has been applied for. No adult entertainment business shall be permitted within 200 metres of any existing dwelling or residential zone boundary, within 50 metres of any commercial zone boundary, and within 300 metres of any school, daycare, or place of worship. These separation distances shall be measured in a straight line from property boundary to property boundary without regard to intervening building, structures, or uses.

A towing compound shall be considered to be a primary outdoor storage use and shall comply with Section 2.18. A towing compound shall also incorporate an associated office on the same lot.

3.31.3 RESTRICTED INDUSTRIAL ZONE EXCEPTIONS

MR-1

Part of Lot 27, Concession 1, Formerly Sunnidale
(9523 County Road 10, 040-001-06400)

Primary Uses Restricted to:

- Warehouses; and,
- Light equipment sales and rental establishments.

Additional Permitted Primary Uses:

- Truck or transport terminal;
- Contractor shop and/or yard;
- Garden centre; and,

- Antique shop.

Additional Permitted Uses:

- All materials uses of the MR Zone with the exception that outdoor storage of any waste materials;
- An accessory boarding house limited to employees of a business on the premises only;
- An accessory apartment.

MR-2

Part of Lot 10, Concession 4, Formerly Sunnidale

(6 Greengage Rd, 040-002-10020)

Additional Permitted Uses:

- Motor vehicle body shop;
- Contractor shop;
- Truck terminal.

MR-3

Part of Lot 10, Concession 4, Formerly Sunnidale

(2 Greengage Road, 040-002- 10002)

Additional Permitted Uses:

- Sawmill or lumber yard;
- Truck or transport terminal;
- Building supply outlet.

Additional or Altered Provisions:

- No outdoor storage shall occur beyond the perimeter of the concrete slab existing at the time of adoption of former By-law 05-58, as illustrated on the site plan forming a schedule thereto;
- All outdoor storage shall be enclosed by either a solid fence and or combination of chain link fence and landscaped screening.

MR-4

Part of Lot 11, Concession 4, Formerly Sunnidale
(10, 12, & 14 Greengage Road, 040-002-10022-23-24)

Additional Permitted Uses:

- Sawmill or lumber yard;
- Building supply outlet; or,
- Outdoor assembly and storage of log home components.

MR-5

Part of Lot 10 & 11, Concession 4, Formerly Sunnidale
(7 Greengage Road, 040-002-10027)

Additional Permitted Uses:

- Welding and manufacturing of metal components conducted entirely within an enclosed building.

MR-6

Part of Lot 10, Concession 4, Formerly Sunnidale
(3 Greengage Road, 040-002-10030)

Additional Permitted Uses:

- Truck or transport terminals.

MR-7

Part of Lot 9, Concession 5, Block K, RP 51R13949 Parts 1 & 2, Formerly Nottawasaga
(56 Wellington St. West, 030-001-37312)

Additional Permitted Uses:

- Construction yard or contractor yards; or,
- Truck or transport terminals.

MR-8

Part of Lot 9, Concession 5, Formerly Nottawasaga
(7685 County Road 9, 030-001-37303)

Additional Permitted Uses:

- Truck or transport terminal;
- Truck service depot; or,
- Metals recycling transfer station.

MR-9

Part of Lot 12, Concession 10, Formerly Sunnidale
(6029 Highway 26, 040-003-10000)

Additional Permitted Uses:

- Auto wrecking and salvage yard; or,
- A single detached dwelling.

MR-10

North Part Lot 38, Concession 7, RP 51R22727 Part 1, Formerly Nottawasaga
(2700 Concession 6, 010-005-71204)

Additional Permitted Uses:

- Contractor's Yard;
- Accessory Outdoor Storage.

MR-11

North Part of Lot 31, Concession 1, Formerly Nottawasaga
(1858 and 1872 County Road 7, 010-003-00200/00300)

Additional Permitted Uses:

- Accessory single detached dwelling;

- Ancillary office building;

Additional or Altered Provisions:

- Minimum Front Yard for single detached dwelling: 8 metres
- Minimum Front Yard for ancillary office building: 6 metres
- Minimum Interior Side Yard for Storage Units: 6 metres
- Minimum Interior Side Yard for existing single detached dwelling: 2.5 metres
- Notwithstanding the parking provisions, two regular parking spaces and one barrier free parking space will be required;
- Notwithstanding the loading provisions, no loading spaces will be required;
- Notwithstanding Section 2.19.17(g), the hard surfacing will be located from the northern property line measured 21 metres south, except that at the westerly property line measured easterly 18 metres, hard surfacing will be located from the northern property line 27 metres south.

3.32 PRESTIGE INDUSTRIAL (MP)

3.32.1 PERMITTED USES

PRIMARY USES

Any of the following uses which are intended to be prestige light industrial and accessory uses:

- Light manufacturing, processing, repairing, fabricating and assembly operations;
- Business, professional and administrative offices;
- Printing or publishing establishments;
- Broadcasting and communication establishments;
- Wineries and breweries;
- Research establishments; or,
- Indoor recreational facilities and fitness clubs.

ACCESSORY USES

- An accessory retail outlet for the purpose of sale of goods and materials produced on the premises.

3.32.2 ZONE PROVISIONS

Minimum Lot Area:	2 ha
Minimum Lot Frontage:	100 m
Minimum Front Yard:	15 m
Minimum Rear Yard:	20 m
Minimum Interior Side Yard:	5 m
Minimum Exterior Side Yard:	15 m
Maximum Lot Coverage:	50%
Maximum Height of Principal Buildings and Structures:	18 m
Maximum Height of Accessory Buildings:	18 m
Maximum Number of Accessory Buildings:	No Limit
Minimum Landscaped Open Space:	20%

All development is to incorporate a landscaped buffer which may include berms. All development must be on full municipal water and waste water services. All uses must be carried out in a fully enclosed building. Landscape screens shall have a minimum width of 5 metres and landscaped buffers shall have a minimum width of 3 metres.

To ensure compatibility between on and off site uses, landscaping screens and buffers shall be required in accordance with the provisions of this By-law.

3.32.3 PRESTIGE INDUSTRIAL ZONE EXCEPTIONS

3.33 GENERAL INDUSTRIAL (MG)

3.33.1 PERMITTED USES

PRIMARY USES

Any of the following uses which are intended to allow both light industrial and heavy industrial and accessory uses:

- All restricted industrial uses;
- Heavy manufacturing, processing, repairing, fabricating and assembly operations;
- Tannery;
- Auto wrecking and salvage yards;
- Motor vehicle repair garages;
- Motor vehicle body-shops;
- Motor vehicle service stations;
- Marine sales and service establishments;
- Motor vehicle sales and service establishments;
- Motor vehicle gasoline outlets and truck stops;
- Recreational vehicle sales and service establishments;
- Farm implement and supplies outlets;
- Building supply outlets;
- Construction yards and contractor yards;
- Sawmill or lumber yard;
- Truck or transportation terminals;
- Towing compound;
- Chemical manufacturing and petroleum products refining;
- Primary metals plant;
- Asphalt and concrete plants;
- Ethanol production plants;
- Recycling facility;
- Snow storage and disposal facilities;
- Railway uses;

- Bulk storage operations including bulk storage of road salts, fuels and petroleum products, hazardous chemicals, and other hazardous substances;
- Top soil bulking and manufacture establishments; or,
- Primary outdoor storage.

ACCESSORY USES

- Accessory outdoor storage.

3.33.2 ZONE PROVISIONS

Minimum Lot Area:	0.4 ha
Minimum Lot Frontage:	40 m
Minimum Front Yard:	15 m except where use on opposite side of the street is industrial shall be reduced to 7.5 m
Minimum Rear Yard:	5 m except where adjacent to a non-industrial zone boundary shall be increased to 15 m
Minimum Interior Side Yard:	2 m except where adjacent to a non-industrial zone boundary shall be increased to 15 m
Minimum Exterior Side Yard:	15 m
Maximum Lot Coverage:	50% on private or partial services 70% on full municipal services
Maximum Height of Principal Buildings and Structures:	18 m
Maximum Height of Accessory Buildings:	18 m
Maximum Number of Accessory Buildings:	No Limit
Maximum Gross Floor Area of All Accessory Buildings:	No Limit

To ensure compatibility between on and off site uses, landscaping screens and buffers shall be required in accordance with the provisions of this By-law. Landscaped screens shall have a minimum width of 3 metres.

No industrial use in a General Industrial Zone shall be located closer to a sensitive use than one of the following separation distances which are to be measured from the limits of the uses:

Class I – 70 metres minimum separation distance;

Class II – 300 metres minimum separation distance; and,

Class III – 1,000 metres minimum separation distance.

Class I Industrial Facility

A place of business for a small scale, self contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions. Outputs are infrequent, and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.

Class II Industrial Facility

A place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (i.e. it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours.

Class III Industrial Facility

A place of business for large scale manufacturing or processing, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is high probability of fugitive emissions.

A towing compound shall be considered to be a primary outdoor storage use and shall comply with the requirements of Section 2.18. A towing compound shall also incorporate an associated office on the same lot.

3.33.3 GENERAL INDUSTRIAL ZONE EXCEPTIONS

MG-1

Part of Lot 21, E.S.R., Concession 4, Formerly Sunnidale
(10367 County Road 10, 040-002-17600)

Permitted Uses Limited to:

- An underground storage facility for the purposes of storing:
 - Organic Waste – Fuels – 221L Light Fuels – Gasoline, kerosene, diesel tank drainings/washings/bottoms, spill cleanup residues; and,
 - Organic Waste – Oily Wastes 251L Waste Oils/Sludges (Petroleum bases) – Oil/Water separator sludges, dissolved air floatation skimming, heavy oil tanks drainage, slop oil and emulsions.

Altered or Additional Provisions:

- Township of Clearview Site Plan Agreement required;
- Ministry of Environment Certificate of Approval required;
- Maximum Area (including underground tanks): 550 m²
- Maximum Underground Tank Volume: 50,000 litres
- Minimum Front Yard for Buildings and Structures: 210 m
(including underground tanks)
- Minimum Front Yard shall mean the minimum distance between County Road 10 ROW and the zone boundary;
- Minimum interior side yard for buildings and structures 90 metres including underground tanks;
- Minimum interior side yard shall mean the minimum distance from the south property line to the zone boundary;
- Access to the facility and parking and loading spaces shall be paved and the driveway shall have a minimum width of 6 metres;
- No additional storage, under or above the ground, shall be permitted;
- Maximum Height of Buildings: 10 m

MG-2

Part of Lot 35, Plan 315, RP 51R24351 Part 1, Formerly Nottawasaga,
(102 Edward Street East, 030-001-04500)

Part of Lot 35, Plan 315, RP 51R24351 Part 2, Formerly Nottawasaga,
(104 Edward Street East, 030-001-04425)

Part of Lot 35, Plan 315, RP 51R24351 Part 3, Formerly Nottawasaga,
(108 Edward Street East, 030-001-04410)

Part of Lot 35, Plan 315, RP 51R11823, Formerly Nottawasaga,

(112 Edward Street East, 030-001-04400)

Permitted Uses Restricted To:

- All restricted industrial uses;
- Motor vehicle repair garages;
- Motor vehicle body shops;
- Construction yards and contractor yards; or,
- Truck or transport terminals.

MG-3

Lot 34, Plan 315, Formerly Nottawasaga

(90 Edward Street East, 030-001-04600)

Permitted Uses Restricted To:

- All restricted industrial uses; or,
- Truck or transport terminals.

3.34 AIRPORT INDUSTRIAL (MA)

3.34.1 PERMITTED USES

PRIMARY USES

- Cartage terminals and warehousing;
- Sales, service, display, and rental of aircraft;
- Commercial flight school;
- Airport related special events, exhibits, and trade shows venues;
- Fueling station for small aircraft;
- Runways and Taxiways;
- Dry light manufacturing, processing, repairing, fabricating and assembly operations;
- Warehouses;
- Storage units;
- Broadcasting and communication establishments;
- Light equipment sales and rental establishments;
- Research establishments including laboratories; or,
- Primary outdoor storage.

ACCESSORY USES

- Accessory business and administrative offices;
- Accessory eating establishments;
- Accessory buildings including hangars;
- Accessory outdoor storage; and,
- Accessory retail outlet for the purpose of sale of goods and materials produced on the premises.

3.34.2 ZONE PROVISIONS

Minimum Lot Area:	0.4 ha
Minimum Lot Frontage:	40 m
Minimum Front Yard:	15 m

Minimum Rear Yard:	5 m except where adjacent to a non-industrial zone boundary shall be increased to 15 m
Minimum Interior Side Yard:	2 m except where adjacent to a non-industrial zone boundary shall be increased to 15 m
Minimum Exterior Side Yard:	15 m
Maximum Lot Coverage:	40%
Maximum Height of Principal Buildings and Structures:	18 m
Maximum Height of Accessory Buildings:	18 m
Maximum Number of Accessory Buildings:	No Limit
Maximum Gross Floor Area of All Accessory Buildings:	No Limit

No commercial or industrial use shall be located any closer than 20 metres to a residential or institutional use other than a flight school.

All uses, other than accessory outdoor storage or accessory outside display and sales, must be carried out in a fully enclosed building.

Accessory buildings may be located in all yards and shall comply with all minimum yards and setbacks.

Parking for special events will be provided on site on temporary grass parking areas.

To ensure compatibility between on and off site uses, landscaping screens and buffers shall be required in accordance with the provisions of this By-law.

Nothing in this By-law shall be construed to apply to the operation of an aerodrome in relation to matter regulated by Transport Canada other than by voluntary compliance.

3.34.3 AIRPORT INDUSTRIAL ZONE EXCEPTIONS

MA-1

Part of Lot 13 & 14, Concession 10, Formerly Sunnidale

(5195 Highway 26, 040-003-12300)

Additional Permitted Uses:

- Single Detached Dwelling;
- Up to 4 Apartment Dwelling Units.

Altered or Additional Provisions:

- Parking for special events may be provided on site on temporary grass parking areas.

3.35 WASTE DISPOSAL INDUSTRIAL (MW)

3.35.1 PERMITTED USES

PRIMARY USES

- Waste disposal facility including active and inactive landfill sites;
- Waste transfer station;
- Waste management system;
- Waste recycling facility; or,
- Sewage treatment plant including a sewage lagoon.

3.35.2 ZONING PROVISIONS

Minimum Lot Area:	4 ha
Minimum Lot Frontage:	30 m
Minimum Front Yard:	30 m
Minimum Rear Yard:	30 m
Minimum Interior Side Yard:	30 m
Minimum Exterior Side Yard:	30 m
Maximum Lot Coverage:	5%
Maximum Height of Principal Buildings and Structures:	11 m
Maximum Height of Accessory Buildings:	11 m
Maximum Number of Accessory Buildings:	No Limit
Maximum Gross Floor Area of All Accessory Buildings:	No Limit

No permitted use shall be established, altered, enlarged or extended unless a provincial certificate of approval has been issued by the Ministry of the Environment as required by the Environmental Protection Act.

Permitted uses shall be well separated from existing or proposed residential land uses and shall meet all applicable Ministry of the Environment minimum distance separation guidelines including the Ministry "Guideline on Separation Distances" as may be amended from time to time. At a minimum, a strip of land not less than 15 metres in width shall be reserved for landscaped open space purposes along all property lines. At a minimum, where a permitted use abuts a

Residential Zone or a lot containing a dwelling, or a roadway is the only separation between two such areas, then no permitted use shall be made of any kind within 70 metres of the abutting lot line.

Development and site alteration shall occur in a manner so that it is compatible with surrounding uses and the impacts of uses shall be mitigated through the use of landscaping screens and buffers and on the basis of land use compatibility and design guidelines as may be adopted by Council.

3.35.3 WASTE DISPOSAL INDUSTRIAL ZONE EXCEPTIONS

MW-1

Lot 34, Plan 315, Formerly Nottawasaga
(90 Edward Street East, 030-001-04600)

Permitted Uses Restricted to:

- Closed landfill site.

MW-2

East Half Lot 31, Concession 2, Formerly Nottawasaga
(5820 County Road 64, 010-003-25700)

Permitted Uses Restricted to:

- Waste transfer station;
- Waste recycling facility for construction demolition materials.

Altered or Additional Provisions:

- Minimum setbacks from the west draw of the Lamont Creek will be as follows:
 - Septic System: 39 m
 - Truck Weigh Scale: 49.4 m
 - Processing/Storage Building: 116.3 m
 - Exterior Storage Area: 127.7 m
- Landscaped open space along the western property line will be a minimum of 14 metres;

- Side yard setback for the western property line will be a minimum of 14.6 metres;
- The following uses shall be setback a minimum distance from any residential zoned property or lot containing a dwelling or a roadway is the only separation between two such uses:
 - Stormwater management pond: 15 m
 - Truck weigh scale proposed modular office: 50.4 m
 - Septic system: 55 m

3.36 WASTE DISPOSAL ASSESSMENT AREA (OVERLAY) (WDAA)

3.36.1 PERMITTED USES

All uses permitted by the underlying zone category are permitted with the exception that no new buildings may be constructed and no building additions may occur unless the owner has prepared and submitted studies to the Township, and applicable approval authorities, demonstrating to the satisfaction of the Township and approval authorities that:

- i) Such development can occur in compatibility and without risk associated with the existing or former waste disposal use; and,
- ii) That the recommendations of any such studies have or will be implemented.

Notwithstanding the foregoing, new buildings may also be permitted where the Township and approval authority determine that development is exempt from the requirement to prepare a study. Additionally, new structures and alterations to existing structures, interior alterations to existing buildings, exterior alterations to existing buildings that do not expand the footprint, and new buildings which do not require a building permit are permitted without the need for studies or implementation measures.

3.37 MINERAL AGGREGATE RESOURCE AREA (OVERLAY) (MARA)

3.37.1 PERMITTED USES

PRIMARY USES

- All uses permitted by the underlying zoning category with the exception that no new buildings or structures are permitted unless the owner has prepared and submitted information to the Township to indicate to the Township's satisfaction that development and site alteration will not preclude or hinder future extraction of the aggregate resource or that there are no significant aggregate resources in the area of the proposed development.

3.38 ENVIRONMENTAL PROTECTION (EP)

3.38.1 PERMITTED USES

PRIMARY USES

- Conservation use;
- Wildlife management area;
- Forestry (including the harvesting, collection and processing of maple syrup) conducted in accordance with good forestry practices;
- Existing agricultural uses;
- Passive recreation uses; or,
- Flood and erosion control works.

3.38.2 ZONE PROVISIONS

Minimum Lot Area:	No Minimum	
Minimum Lot Frontage:	No Minimum	
Minimum Front Yard:	No Minimum	
Minimum Rear Yard:	No Minimum	
Minimum Interior Side Yard:	No Minimum	
Minimum Exterior Side Yard:	No Minimum	
Maximum Lot Coverage:	Not Applicable	
Maximum Height of Principal Buildings and Structures:		Not Applicable
Maximum Height of Accessory Buildings and Structures:		Not Applicable
Maximum Number of Accessory Buildings:		Not Applicable
Maximum Gross Floor Area of All Accessory Buildings:		Not Applicable

Structures and buildings are not permitted other than those for a permitted use.

3.38.3 ENVIRONMENTAL PROTECTION ZONE EXCEPTIONS

3.39 STORMWATER MANAGEMENT FACILITIES (SM)

3.39.1 PERMITTED USES

PRIMARY USES

- Stormwater treatment facilities;
- Conservation use;
- Wildlife management area;
- Forestry (including the harvesting, collection and processing of maple syrup) conducted in accordance with good forestry practices;
- Existing agricultural uses;
- Passive recreation uses; or,
- Flood and erosion control works.

3.39.2 ZONE PROVISIONS

Minimum Lot Area:	No Minimum
Minimum Lot Frontage:	No Minimum
Minimum Front Yard:	No Minimum
Minimum Rear Yard:	No Minimum
Minimum Interior Side Yard:	No Minimum
Minimum Exterior Side Yard:	No Minimum
Maximum Lot Coverage:	Not Applicable
Maximum Height of Principle Buildings and Structures:	Not Applicable
Maximum Height of Accessory Buildings and Structures:	Not Applicable
Maximum Number of Accessory Buildings:	Not Applicable
Maximum Gross Floor Area of All Accessory Buildings:	Not Applicable

Structures and buildings are not permitted other than those for a permitted use.

3.39.3 STORMWATER MANAGEMENT FACILITIES ZONE EXCEPTIONS

3.40 HAZARD LAND (OVERLAY) (FP)

3.40.1 PERMITTED USES

Uses permitted by the underlying zoning category with the following exceptions:

- No new buildings or structures and no alterations to existing buildings or structures or site alteration shall be permitted unless approved in a permit by the Nottawasaga Valley Conservation Authority under the Conservation Authorities Act or the development or site alteration is identified as being exempt from permit requirements in writing to the Township by the Conservation Authority; and,
- Any use which requires the alteration of the existing grade or removal of natural vegetation, other than normal farm practices, shall not be permitted unless the alteration of grade and clearing of lands associated with the use has been approved by the Nottawasaga Valley Conservation Authority through the issuance of a permit under the Conservation Authorities Act, or, where applicable, through the issuance of a fill or grading permit by the Township, or if the use is permitted by an exemption to the requirements for a permit from either the Nottawasaga Valley Conservation Authority or the Township of Clearview.

Development and site alteration shall not be permitted in the floodway (the floodplain).

3.40.2 ZONE PROVISIONS

The zone provisions of the underlying zone shall apply where consistent with the requirements and provisions of the Hazard Land Zone.

3.40.3 HAZARD LAND (FP) IN NEC ZONE

The Hazard Land (FP) Overlay Zone shown on the schedules to this By-law, located within the NEC Zone are shown for reference and information only as municipal by-laws do not apply. However, the Hazard Land (FP) Zone boundary illustrates an area regulated by the Nottawasaga Valley Conservation Authority and those regulations do apply within the NEC area.

3.41 HAZARD LAND SPECIAL POLICY (OVERLAY) (FPSP)

3.41.1 PERMITTED USES

Only uses permitted by the underlying zoning category with the following exceptions:

- Hospitals, retirement homes, nursing homes, pre-school, school nurseries, day care facilities, schools, essential emergency services, and uses associated with the disposal, manufacture, treatment or storage of hazardous substances, including gas stations, shall not be permitted;
- Buildings or structures in the flood fringe are not permitted unless they are shown to have been legally existing on the date of adoption of this Zoning By-law, or are a permitted use of the underlying Zone, are within an approved two-zone floodplain management area (although agricultural buildings may be located in the flood fringe outside two zone management areas), and have been approved by the Township in accordance with having met the provisions set out below for Township approval and are authorized in a permit issued by the Nottawasaga Valley Conservation Authority under the Conservation Authorities Act on or following the date of adoption of this Zoning By-law;
- Any use which requires the alteration of the existing grade or removal of natural vegetation, other than normal farm practices, shall not be permitted unless the alteration of grade and clearing of lands associated with the use has been approved by the Nottawasaga Valley Conservation Authority through the issuance of a permit under the Conservation Authorities Act, or, where applicable, through the issuance of a fill or grading permit by the Township, or if the use is permitted by an exemption to the Township By-law; and,
- Dwelling units, or portions of dwelling units, are not permitted the regional flood elevation unless flood proofed using dry flood proofing measures.
- Development and site alteration are not permitted within the floodway although development may be permitted in the flood fringe;

3.41.2 ZONE PROVISIONS

The zone provisions of the underlying zone shall apply where not inconsistent with the requirements and provisions of the Hazard Land Special Policy Zone.

Any activity involving grading, filling, construction of ponds or alteration of existing grades in any manner shall be required to conform to, and comply with, the requirements of any applicable by-law of the Township controlling grading or filling activity and/or the regulations pursuant to the Conservation Authorities Act of the Nottawasaga Valley Conservation Authority as may be applicable.

For the purposes of Section 3.43, the terms “development”, “site alteration”, “floodplain”, “floodway”, and “flood fringe”, are defined in accordance with the Provincial Policy Statement (2005) and those definitions shall prevail over any other definition in this By-law for the purposes of Section 3.43 of this By-law.

3.42 NIAGARA ESCARPMENT (NEC)

Lands zoned Niagara Escarpment fall under the land use jurisdiction of the Niagara Escarpment Commission.

The Niagara Escarpment Commission has the authority to control land use in this area and municipal land use zoning by-laws do not apply.

3.43 ARCHAEOLOGICAL ASSESSMENT OVERLAY (AR)

3.43.1 PERMITTED USES

Uses permitted by the underlying zoning category with the following exceptions:

- No new buildings or structures or additions to the footprint of existing buildings or structures shall not be permitted unless a clearance letter has been provided by the Ministry of Culture which may require submission of an archaeological assessment by a licensed archaeologist to be submitted by the owner;

- Any use which requires the alteration of the existing grade, other than that of normal farm practices, shall not be permitted unless a clearance letter has been provided by the Ministry of Culture which may require submission of an archaeological assessment by a licensed archaeologist to be submitted by the owner.

3.44 EXTRACTION INDUSTRIAL – ABOVE THE WATER TABLE (EX1)

3.44.1 PERMITTED USES

- Produce farm or livestock farm;
- Extraction of aggregate above the water table;
- Portable processing and associated equipment but not including asphalt or concrete plants;
- Temporary stockpiles of aggregate extracted on the premises; or,
- Temporary stockpiles of topsoil from the extracted site.

3.44.2 ZONE PROVISIONS

Minimum Lot Area: No Minimum

Minimum Lot Frontage: No Minimum

Access must be secured by a registered easement where no frontage is available

Minimum Front Yard: 15 m

Minimum Rear Yard: 15 m

Minimum Interior Side Yard: 15 m

Minimum Exterior Side Yard: 15 m

Extraction of Aggregate will not occur below the elevation level of: 250.5 m

Extraction of Aggregate will occur above the water table: 1.5 m

Yard requirements shall apply to all aggregate extraction and processing activities.

No buildings or structures are permitted other than extraction equipment and portable processing equipment utilized in on-site operations. No on-site operations servicing or refueling of portable extraction or processing equipment is permitted in the area zoned for extraction uses. Such uses may occur only in the area zoned as the processing area.

All extraction and portable processing areas shall be screened and buffered from visibility from public roads and residential, commercial, recreational and institutional uses.

No fuel storage is permitted.

In addition, the applicant will be required to undertake a water monitoring program to the satisfaction of the Township of Clearview and the Nottawasaga Valley Conservation Authority.

3.44.3 EXTRACTION INDUSTRIAL ABOVE THE WATER TABLE ZONE EXCEPTIONS