

By-law Number 25-51xx

The Corporation of the Township of Clearview

Being a By-law to regulate the use of land and the character, location and use of buildings and structures on lands municipally known as 10367 County Road 10, and legally described as Concession 4 South 1/2 Lot 21 ESR, formerly Sunnidale, now in Clearview

(Zoning By-law Amendment – 10367 County Road 10)

Whereas pursuant to Section 34 of the Planning Act R.S.O., 1990, c.P.13, as amended, Council of the Corporation of the Township of Clearview has passed By-law 06-54 being the comprehensive Zoning By-law for the Township of Clearview;

And Whereas pursuant to Section 34(17) of the Planning Act, R.S.O., 1990, c. P.13, as amended, Council determines that no further notice is required in respect of the proposed By-law;

And Whereas the amendment is in conformity with the Township of Clearview Official Plan;

And Whereas Council deems it desirable and necessary to amend By-law 06-54;

Now Therefore Council of the Corporation of the Township of Clearview hereby enacts as follows:

1. That Schedules 'A2' and 'B21' of Zoning By-law 06-54 be amended by rezoning changing the zoning on the lands part of lands municipally known as located at 10367 County Road 10, from the 'General Industrial' (MG), 'General Industrial Exception 1' (MG-1), 'Waste Disposal Industrial' (MW) and 'Agricultural' (AG) zones, to the 'Agricultural Exception (AG-xx28) zone, 'Agricultural Exception (AG-29), and 'Environmental Protection' (EP) as shown on Schedule '1' attached hereto, and Schedule '1' attached hereto forming part of this By-law.
- ~~2. That Schedules 'A2' and 'B21' of Zoning By-law 06-54 be further amended by rezoning part of lands municipally known as 10367 County Road 10, from the 'Agricultural (AG)' to the 'Waste Disposal Industrial Exception 2 (MW-2)' zone, as shown on Schedule '1' attached hereto, forming part of this By-law.~~
- ~~3. That Schedules 'A2' and 'B21' of Zoning By-law 06-54 be further amended by rezoning part of lands municipally known as 10367 County Road 10, from the 'Agricultural (AG)' zone to the 'Environmental Protection (EP)' zone, as shown on Schedule '1' attached hereto, forming part of this By-law.~~
- ~~4. That no development shall take place on the subject lands until a comprehensive site plan application has been completed, including the appropriate traffic impact~~

~~study to the satisfaction of the County of Simcoe and a site rehabilitation plan to the extent required under the Environmental Protections Act.~~

5.2. That Section 3.1.5 'Agricultural Zone Exception'-(AG) be amended by adding the following exception:

"AG-xx28

~~Concession 4 South 1/2 Lot 21 ESR, formerly Sunnidale
(10367 County Road 10, 432904000217600)~~

Accessory Uses to a *Transfer Storage Lagoon* in a 'AG-xx28MW-2' Zone are Restricted to:

- *A Truck Terminal*

Additional or Altered Provisions:

Truck Terminal as an Accessory Use to a *Transfer Storage Lagoon* Provisions:

a) Maximum Development Area:	16,000m ²
b) Maximum Lot Coverage of all structures on lot:	5%
c) Minimum Front Yard:	15 m
d) Minimum Rear Yard:	15 m
e) Minimum Interior Side Yard:	15 m
f) Maximum Height of Principal Buildings and Structures:	11 m
g) Maximum Height of Accessory Buildings:	11 m
h) Maximum Number of Accessory Buildings:	No Limit
i) Maximum Gross Floor Area of All Accessory Buildings:	No Limit

Site Plan Control applies to this use."

6.3. That Section 3.1.5 'Agricultural Zone Exception'31 ~~Waste Disposal Industrial (MW)~~ be amended by adding the following exception:

"AG-xx29MW-2

~~Concession 4 South 1/2 Lot 21 ESR, formerly Sunnidale
(10367 County Road 10, 432904000217600)~~

Notwithstanding the Primary Uses permitted in the MW-AG Zone, the uses permitted in the AG-xx29 MW-2 Zone are limited to:

- *Transfer Storage Lagoon*

Additional or Altered Provisions:

Transfer Storage Lagoon Provisions:

a) Minimum Front Yard:	Not Applicable
b) Minimum Rear Yard:	15 m

- c) Minimum Interior Side Yard: 15 m
- d) Maximum Lot Area of Lagoons: 14 ha
- e) Maximum Lot Coverage of all structures on lot: 5%
- f) Maximum Height of Principal Buildings and Structures: 11 m
- g) Maximum Height of Accessory Buildings: 11 m
- h) Maximum Number of Accessory Buildings: No Limit
- i) Maximum Gross Floor Area of All Accessory Buildings: No Limit
- j) 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.
- k) 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.
- l) 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."

7.4. That Section 4.0 Definitions be amended by adding to the following definition:

"TRANSFER STORAGE LAGOON Means an area of land and/or building/structure used to store seepage from septic tank systems and/or processed wastes from water pollution control plants in lagoons."

8.5. That all other provisions of By-law 06-54, as amended, which are not inconsistent with the provisions of this By-law, shall continue to apply when the By-law comes into effect.

9.6. This By-law shall come into force and take effect in accordance with the provisions of the Planning Act R.S.O, 1990 c. P.13.

By-law Number 25-51xx read a first, second and third time and finally passed this 11th day of August 2025.

Douglas Measures, Mayor

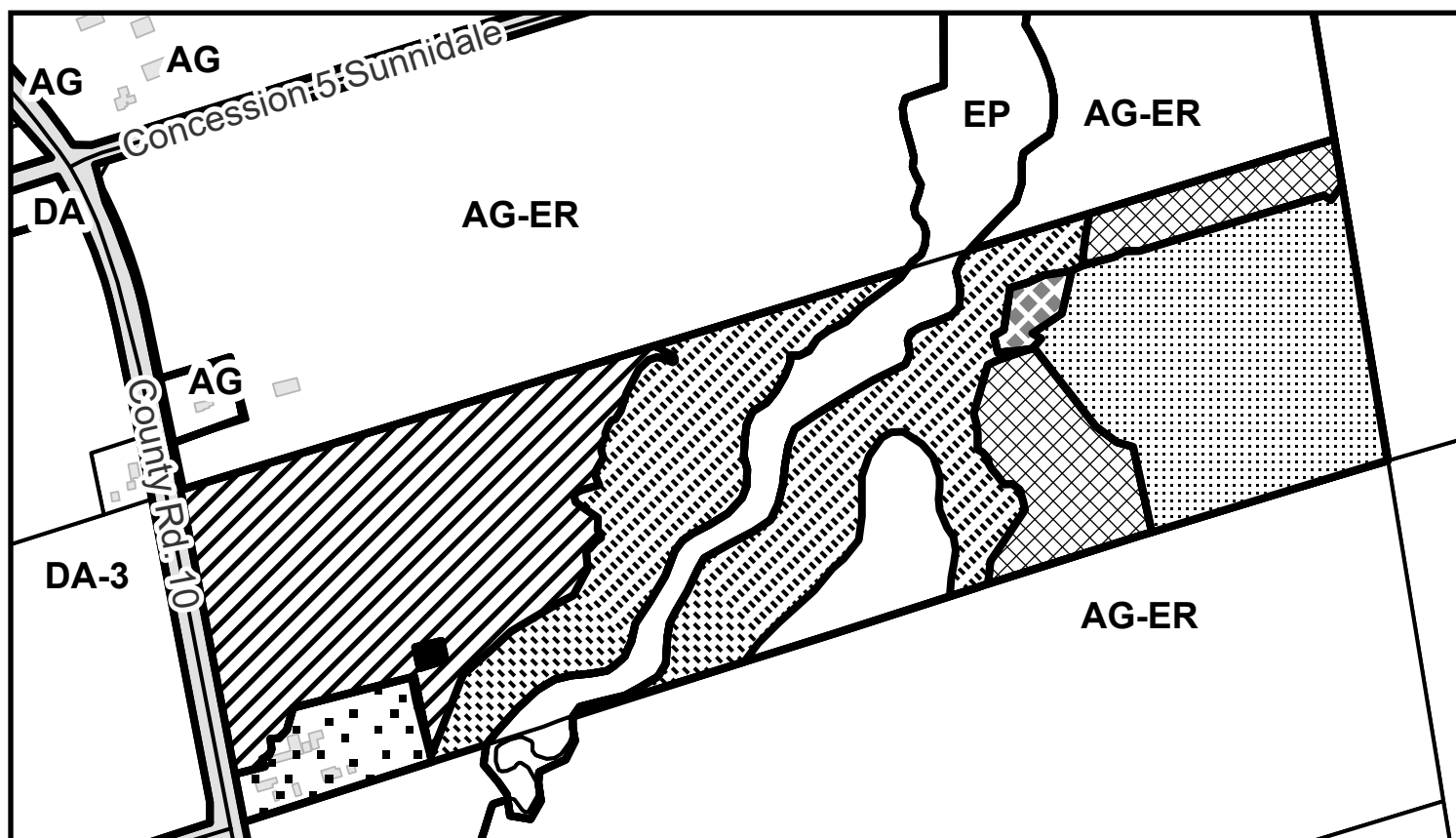
Sasha HelmKay, Director of Legislative Services/Clerk

Township of Clearview Schedule '1'




This is Schedule '1' to Zoning By-law No. 25-xx,
passed this _____ day of _____, 2025.





Douglas Measures,
Mayor

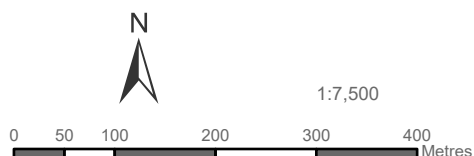
Sasha Helmkey,
Director of Legislative Services/Municipal Clerk







Areas to be rezoned to Agricultural Exception (AG-28):

-  from Agricultural (AG)
-  from General Industrial (MG)
-  from General Industrial Exception (MG-1)

-  Areas to be rezoned from Agricultural (AG) to Environmental Protection (EP)
-  Areas to be rezoned from Agricultural (AG) to Waste Disposal Industrial Exception (MW-2)
-  Areas to be rezoned from Waste Disposal Industrial Exception (MW) to Environmental Protection (EP)
-  Areas to be rezoned from Waste Disposal Industrial (MW) to Waste Disposal Industrial Exception (MW-2)



-  Road Centerline
-  Building Footprints
-  Assessment Parcels
-  Zone Boundary

Produced by Clearview Township GIS. This map may not be reproduced, in whole or in part, without written permission by The Corporation of the Township of Clearview. Information other than zone boundaries is provided for reference only. Clearview Township assumes no liability for inaccuracies, errors, or omissions. This map is not a legal plan of survey.

By-law Number 25-51

The Corporation of the Township of Clearview

Being a By-law to regulate the use of land and the character, location and use of buildings and structures on lands municipally known as 10367 County Road 10, and legally described as Concession 4 South 1/2 Lot 21 ESR, formerly Sunnidale, now in Clearview

(Zoning By-law Amendment – 10367 County Road 10)

Whereas pursuant to Section 34 of the Planning Act R.S.O., 1990, c.P.13, as amended, Council of the Corporation of the Township of Clearview has passed By-law 06-54 being the comprehensive Zoning By-law for the Township of Clearview;

And Whereas pursuant to Section 34(17) of the Planning Act, R.S.O., 1990, c. P.13, as amended, Council determines that no further notice is required in respect of the proposed By-law;

And Whereas the amendment is in conformity with the Township of Clearview Official Plan;

And Whereas Council deems it desirable and necessary to amend By-law 06-54;

Now Therefore Council of the Corporation of the Township of Clearview hereby enacts as follows:

1. That Schedules 'A2' and 'B21' of Zoning By-law 06-54 be amended by changing the zoning on the lands located at 10367 County Road 10, from 'General Industrial' (MG), 'General Industrial Exception' (MG-1), 'Waste Disposal Industrial' (MW) and 'Agricultural' (AG) zones, to the 'Agricultural Exception (AG-28) zone, 'Agricultural Exception (AG-29), and 'Environmental Protection' (EP) as shown on Schedule '1' attached hereto, and forming part of this By-law.
2. That Section 3.1.5 'Agricultural Zone Exception' be amended by adding the following exception:

"AG-28

Accessory Uses to a *Transfer Storage Lagoon* in a 'AG-28' Zone are Restricted to:

- *A Truck Terminal*

Additional or Altered Provisions:

Truck Terminal as an *Accessory Use* to a *Transfer Storage Lagoon* Provisions:

a) Maximum Development Area:	16,000m ²
b) Maximum Lot Coverage of all structures on lot:	5%
c) Minimum Front Yard:	15 m
d) Minimum Rear Yard:	15 m
e) Minimum Interior Side Yard:	15 m
f) Maximum Height of Principal Buildings and Structures:	11 m
g) Maximum Height of Accessory Buildings:	11 m
h) Maximum Number of Accessory Buildings:	No Limit
i) Maximum Gross Floor Area of All Accessory Buildings:	No Limit

Site Plan Control applies to this use.”

3. That Section 3.1.5 ‘Agricultural Zone Exception’ be amended by adding the following exception:

“AG-29

Notwithstanding the Primary Uses permitted in the AG Zone, the uses permitted in the AG-29 Zone are limited to:

- *Transfer Storage Lagoon*

Additional or Altered Provisions:

Transfer Storage Lagoon Provisions:

- | | |
|--|----------------|
| a) Minimum Front Yard: | Not Applicable |
| b) Minimum Rear Yard: | 15 m |
| c) Minimum Interior Side Yard: | 15 m |
| d) Maximum Lot Area of Lagoons: | 14 ha |
| e) Maximum Lot Coverage of all structures on lot: | 5% |
| f) Maximum Height of Principal Buildings and Structures: | 11 m |
| g) Maximum Height of Accessory Buildings: | 11 m |
| h) Maximum Number of Accessory Buildings: | No Limit |
| i) Maximum Gross Floor Area of All Accessory Buildings: | No Limit |
- j) 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.
- k) 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.
- l) 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.”

4. That Section 4.0 Definitions be amended by adding to the following definition:

“TRANSFER STORAGE LAGOON Means an area of land and/or building/structure used to store seepage from septic tank systems and/or processed wastes from water pollution control plants in lagoons.”

5. That all other provisions of By-law 06-54, as amended, which are not inconsistent with the provisions of this By-law, shall continue to apply when the By-law comes into effect.
6. This By-law shall come into force and take effect in accordance with the provisions of the Planning Act R.S.O, 1990 c. P.13.

By-law Number 25-51 read a first, second and third time and finally passed this 11th day of August 2025.

Douglas Measures, Mayor

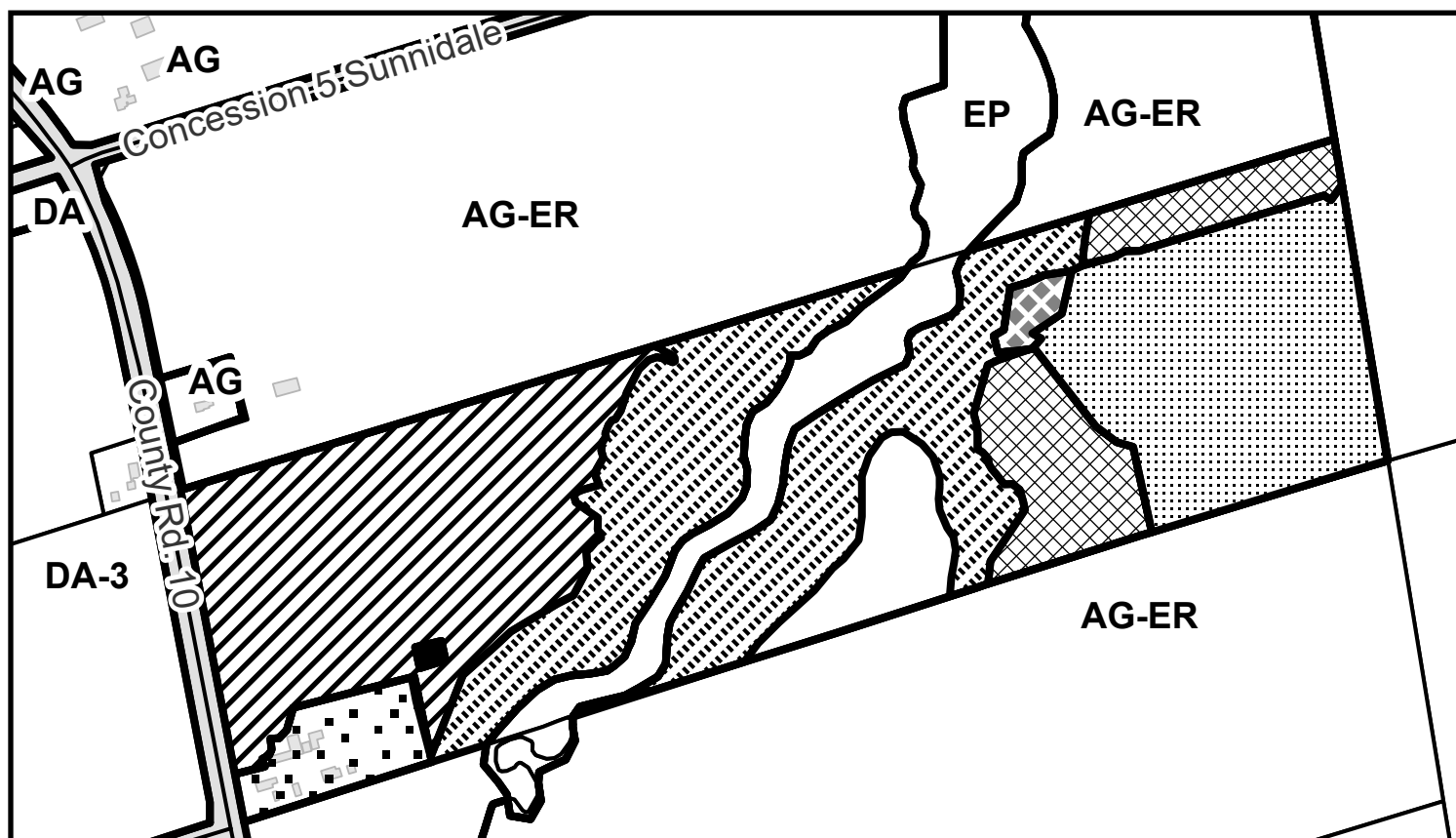
Sasha Helmkey, Director of Legislative Services/Clerk

Township of Clearview Schedule '1'




This is Schedule '1' to Zoning By-law No. 25-xx,
passed this _____ day of _____, 2025.





Douglas Measures,
Mayor

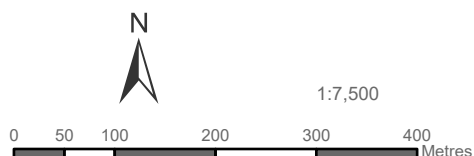
Sasha Helmkey,
Director of Legislative Services/Municipal Clerk







Areas to be rezoned to Agricultural Exception (AG-28):

-  from Agricultural (AG)
-  from General Industrial (MG)
-  from General Industrial Exception (MG-1)

-  Areas to be rezoned from Agricultural (AG) to Environmental Protection (EP)
-  Areas to be rezoned from Agricultural (AG) to Agricultural Exception (AG-29)
-  Areas to be rezoned from Waste Disposal Industrial Exception (MW) to Environmental Protection (EP)
-  Areas to be rezoned from Waste Disposal Industrial (MW) to Agricultural Exception (AG-29)



-  Road Centerline
-  Building Footprints
-  Assessment Parcels
-  Zone Boundary

Produced by Clearview Township GIS. This map may not be reproduced, in whole or in part, without written permission by The Corporation of the Township of Clearview. Information other than zone boundaries is provided for reference only. Clearview Township assumes no liability for inaccuracies, errors, or omissions. This map is not a legal plan of survey.