

THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW

BY-LAW NUMBER _____

A by-law to amend By-law Number 06-54, as amended.

WHEREAS pursuant to Section 34 and 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the Township of Clearview ENACTS as follows:

1. By-law Number 06-54, as amended, being a Township of Clearview Zoning By-law, is amended by adding the following as Residential Multiple Medium Density Special Exception (RS5-??) :

For a condominium single detached, townhouse and apartment development at 1191 County Road 42

Permitted Uses Restricted To:

- Townhouse dwelling of no more than 10 units per building
- Single detached dwelling
- A professional office as an accessory use located in a residential dwelling in accordance with 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:

- For the purposes of applying Zoning Standards to a Standard Condominium Development at 1191 County Road 42, the definition of Lot Line will be: *Means a line delineating the extent of the that portion of the common element, owned by the Condominium Corporation, that has been assigned to the exclusive use of a unit owner, and otherwise would be perceived as what is typically considered to be a lot line.*
- Maximum Lot Coverage 55%
- For Single Detached Dwellings the Zone Provisions of the RS2 zone as provided in Section 3.10.2 will apply with the following exceptions:
 - Minimum Lot Area 330 m²
 - Minimum Lot Frontage 10.5 m
 - Minimum Interior Side Yard 1.2 m
 - Minimum Exterior Side Yard 4.4 m
 - Maximum Lot Coverage 55%
 - Maximum Height 11 m

2. By-law Number 06-54, as amended, being a Township of Clearview Zoning By-law, is amended by adding the following as Residential High Density Special Exception (RS6-??):

For a multiple residential development at 1191 County Road 42

Altered or Additional Provisions:

- The common outdoor amenity area may be provided in multiple locations if the aggregate areas combine to a minimum of 6 square metres per residential unit
- Common parking facilities shall be no closer than 2.0 m to the side lot line.
- Minimum Landscape Buffer adjacent to the property line is 2.0 m
- A maximum of 50 residential units per hectare are permitted
- For an Apartment Building

- Interior Side Yard Setback 6.0 m
 - Minimum Unit Size 65 m²
 - Minimum Number of Loading Spaces 1
- For a Stacked Townhouse
 - Interior Side Yard Setback 6.0 m
 - Minimum Unit Size 65 m²
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3. Schedule B7 to By-law Number 06-54, as amended, being a Township of Clearview Zoning By-law, is amended by changing thereon from “DA” and “IN-2” to “RS5-??” and “RS6-??”

ENACTED and PASSED this _____ day of _____, 20__