



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

LISTING INFORMATION PACKAGE



4177 County Road 124, Nottawa



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royallepage.ca

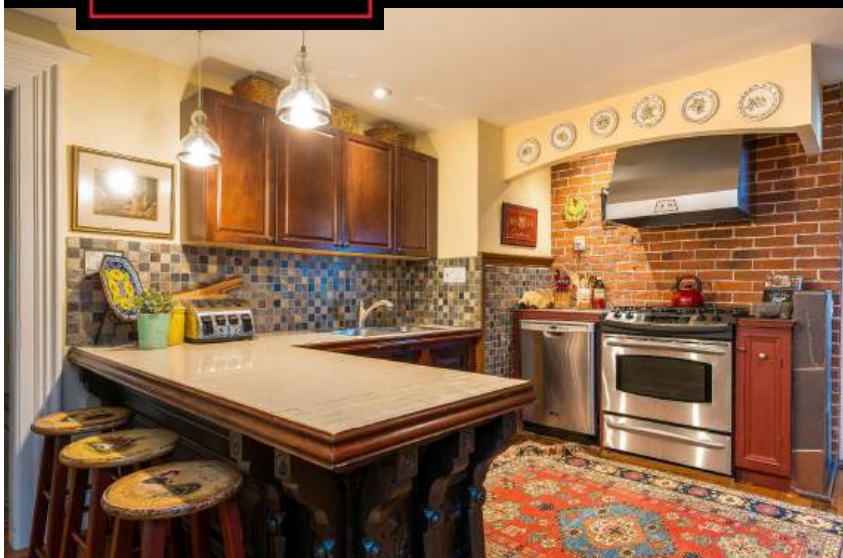


LOCATIONS **NORTH**





CollaborativeRealEstate.ca



3,831 sq. ft.



5 Bed



2 Bath



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE

Quick Facts 4177 County Road 124, Nottawa

- Arrive with your suitcase! Fully turnkey and move-in ready, complete with furnishings and décor, featuring open, versatile spaces perfect for family gatherings and entertaining friends
- Character-filled interior featuring original hardwood floors, beamed ceilings, and stained-glass windows
- Quality solid brick construction with double-glazed windows for comfort and quiet living
- Private backyard retreat with mature trees, abundant birdlife, and a peaceful private setting
- Ideally located just minutes from Collingwood's shops, restaurants, and theatres, while enjoying the serenity of a small hamlet
- Four-season lifestyle with a short drive to Blue Mountain Resort and prestigious ski clubs including Alpine, Craigleith, Georgian Peaks, and Devil's Glen.
- 5 bedroom
- 2 bath

KAREN E WILLISON
 www.CollaborativeRealEstate.ca
 kwillison@royallepage.ca
 Ph: 705-888-0075



Property Client Full

4177 County Road 124 Road, Clearview, Ontario L0M 1P0

Listing

4177 County Road 124 Rd Clearview

Active / Residential Freehold / Detached

MLS®#: S12425913

List Price: \$1,295,000

Price Decrease



Simcoe/Clearview/Nottawa

Tax Amt/Yr: **\$4,072.32/2025** Transaction: **Sale**
 SPIS: **No** DOM: **223**
 Legal Desc: **LT 16 E/S HURONTARIO ST PL 52 NOTTAWASAGA; CLEARVIEW**

Style: **2 Storey** Rooms Rooms+: **12+0**
 Fractional Ownership: BR BR+: **5(5+0)**
 Assignment: Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **3500-5000**
 Storeys: **2.0** SF Source: **Other**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **66.00** Fronting On: **E**
 Lot Depth: **165.00** Builder Name:
 Lot Size Code: **Feet**
 Zoning: **RS/CT1**
 Dir/Cross St: **County Road 124 between Batteaux Road and Queen Street**

PIN #: **582450007** ARN #: **432901000602000** Contact After Exp: **No**
 Holdover: **120** Survey Year/Type: **1988/Available**
 Possession: **Flexible** Possession Date:

Kitch Kitch + Fam Rm: 1 (1+0) Yes	Exterior: Brick	Utilities: Gas, Hydro, No Sewers, Cable Available, Telephone Available
Basement: Yes/Unfinished	Garage: No	Well: Well
Fireplace/Stv: Yes	Gar/Gar Spcs: None/0.0	Water: Water Supply Type:
Fireplace Feat: Family Room, Living Room, Natural Gas, Wood	Drive Pk Spcs: 2.00	Water Meter: Waterfront Feat:
Interior Feat: Bar Fridge, Brick & Beam, Carpet Free, Storage, Water Heater Owned, Water Softener, Water Treatment	Tot Pk Spcs: 2.00	Waterfront Struc: Well Capacity:
Parking Feat: Private	Pool: None	Well Depth: Septic Unknown
Heat: Forced Air	Room Size: Carbon Monoxide Detectors, Smoke Detector, Security System	Sewers: Septic Unknown
Heat Source: Gas	Rural Services: Security Feat:	Special Desig: Septic Unknown
A/C: /None	Security Feat: Carbon Monoxide Detectors, Smoke Detector, Security System	Farm Features: Septic Unknown
Central Vac: No		Winterized: Fully
Apx Age: 100+		
POTL/Mnth Fee: No		
Elevator: No		
Laundry Lev: Main		
Retirement: No		
Property Feat: Golf, Park, Place of Worship, School, Skiing, School Bus Route		
Exterior Feat: Deck, Hot Tub, Landscaped, Patio, Privacy, Recreational Area, Year Round Living		
Roof: Metal		
Foundation: Stone		
Topography: Flat		
Soil Type: Flat		
Phys Hdcp-Eqp: No		
Lease To Own Items: None		
Waterfront Y/N: No	Waterfront: No	Island YN: No
Water Struct: No	Easements/Restr: No	
Under Contract: None	Dev Charges Paid: No	HST App To SP: Included In
View: Downtown, Trees/Woods	Lot Shape: Rectangular	Lot Size Source: Survey

Remarks/Directions

Client Rmks: **When you step inside this unique, renovated 1897 church, you can't help but imagine the fabulous holidays your family and friends would enjoy here. On the main street of the charming village of Nottawa, this is a home meant for gathering. This rare opportunity is absolutely full of thoughtful touches and decor lavished on it by its current owners, and all those touches are included in the sale. Furnishings, linens, rugs, art, lamps, antiques, even the dishes, all come with the house so moving in will be easy. Your family will enjoy**

the restful and restorative atmosphere of the main floor with the soft light of stained glass. The sprawling living space under post and beam cathedral ceilings has a chalet like feel. It features a primary seating area in front of a wood burning fireplace with a wonderful long and welcoming bar for entertaining. The bar itself was recovered from an old general store. An adjoining space houses another seating area in front of a gas fireplace and a large billiards table. The dining table seats 14 so no card tables will be necessary. Each space is wide open yet beautifully defined with a combination of historic details and new improvements. You will have room for all your guests in the five upstairs bedrooms, all stylishly decorated and all enjoying the comforting glow of stained glass windows. The main floor den has a pull out sofa bed and an ensuite bathroom for additional sleeping quarters. It is a home to wander in, explore, and bask in its warmth and coziness. Outside, a large backyard deck allows space for an oversized bbq and an enormous hot tub, all under a beautiful canopy of mature trees. Multiple sheds for storage and potting make maintenance easy -- and even the garden equipment is included.

Inclusions: Refrigerator, gas stove, dishwasher, beverage fridge, washer, dryer, window coverings, light fixtures, TVs/mounting accessories, sound system speakers, furnishings, pool table and accessories, linens, rugs, art, lamps, dishes, hot tub and related accessories, BBQ, patio furniture, fully turnkey.

Listing Contracted With: **Royal LePage Locations North 705-445-5520**

Prepared By: **KAREN E WILLISON, REALTOR Salesperson**

Date Prepared: **05/06/2026**

Rooms

MLS® #: S12425913

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Foyer	Main	3.19 M X 3.4 M	10.46 Ft x 11.15 Ft		Heated Floor, Stone Floor, Wainscotting
Living Room	Main	7.49 M X 8.01 M	24.57 Ft x 26.27 Ft		Brick Fireplace, Cathedral Ceiling, Hardwood Floor
Other	Main	4.12 M X 6.32 M	13.51 Ft x 20.73 Ft		Beamed, Dry Bar, Hardwood Floor
Dining Room	Main	3.26 M X 6.82 M	10.69 Ft x 22.37 Ft		Beamed, Hardwood Floor, Wainscotting
Family Room	Main	6.74 M X 6.82 M	22.11 Ft x 22.37 Ft		Beamed, Brick Fireplace, Hardwood Floor
Kitchen	Main	4.22 M X 5.94 M	13.84 Ft x 19.48 Ft		Hardwood Floor, Pantry, Sliding Doors
Recreation	Main	3.88 M X 4.33 M	12.72 Ft x 14.20 Ft		Hardwood Floor
Primary Bedroom	Second	4.9 M X 3.52 M	16.07 Ft x 11.54 Ft		Cathedral Ceiling, Hardwood Floor, Semi Ensuite
Bedroom	Second	2.85 M X 3.47 M	9.35 Ft x 11.38 Ft		Hardwood Floor, Stained Glass
Bedroom	Second	2.72 M X 3.52 M	8.92 Ft x 11.54 Ft		Hardwood Floor, Stained Glass
Bedroom	Second	2.75 M X 3.8 M	9.02 Ft x 12.46 Ft		Beamed, Hardwood Floor, Stained Glass
Bedroom	Second	2.74 M X 3.54 M	8.98 Ft x 11.61 Ft		Beamed, Hardwood Floor, Stained Glass
Bathroom	Main			3	
Bathroom	Second			4	

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COLLABORATIVE
REAL ESTATE

Expense/Utility/House Details

4177 County Road 124, Nottawa

House Details

Item	Year	Notes
Year Home was Built	1897	
Windows	2008	Tempered glass glazing added to all exterior windows
Roof		
Furnace	2003	
Hot Water Heater		Owned
Water Softener	2021	Installation by The Water Store

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$4,072.00	Township of Clearview
Insurance Premium	\$5,084.00	Travellers / Dominion of Canada
Gas	\$1,651.00	Enbridge
Hydro	\$1,719.00	Hydro One
Septic Services	\$339.00	District Septic - Pumpout September 2017
Internet/Cable Provider	\$2,110.00	Bell (Internet, Phone, TV)
Lawn/Garden Maintenance	N/A	Self
Snow Removal	\$700.00	Tier Land and Snow

Rental Equipment - NONE

Appliances

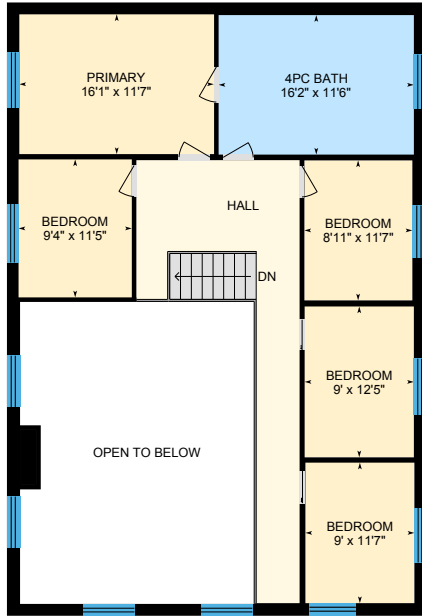
Appliance	Make/Model	Year/Notes
Refrigerator	GE	2018
Dishwasher	Maytag	2015
Stove/Oven	GE	2008
Beverage Fridge		2024
Microwave		2004
Washer	LG	2017
Dryer	LG	2017

Additions/Upgrades

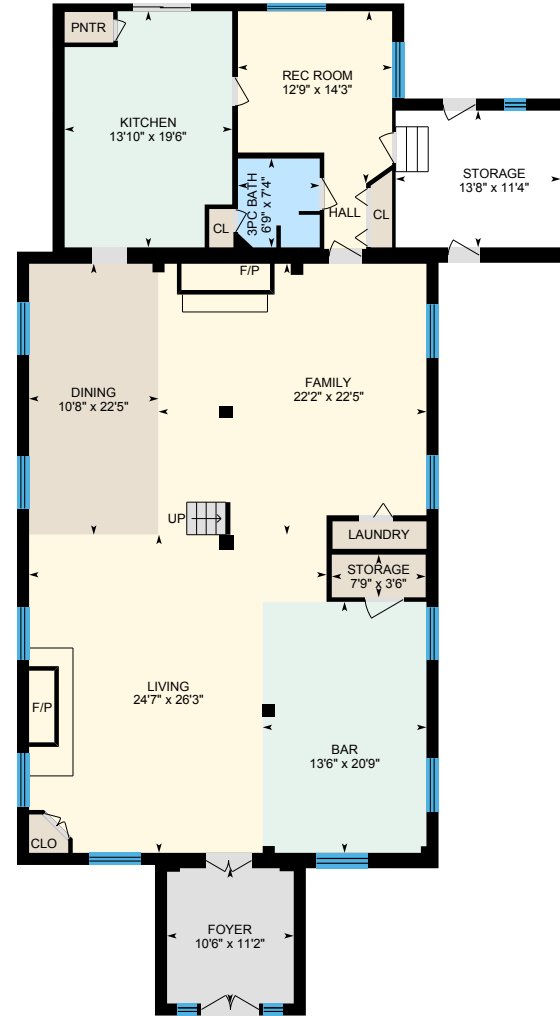
Item	Year	Details/Notes
Soffit, Fascia and Eavestrough	2023	J and J Woods Roofing
Side Shed	2015	Bill Leimgardt Construction
Water Pump and Pressure Tank	2023	Stayner Water Services
Crawl Space Encapsulation	November 2025	Manmen Construction
Foundation Pointing (front corner, south side)	November 2025	Madmen Construction

4177 County Rd 124, Nottawa, ON

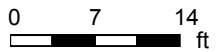
Main Building: Total Exterior Area Above Grade 3831.10 sq ft



2nd Floor
Exterior Area 1276.96 sq ft

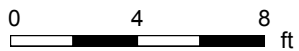


Main Floor
Exterior Area 2554.14 sq ft



4177 County Rd 124, Nottawa, ON

2nd Floor Exterior Area 1276.96 sq ft
Interior Area 1109.23 sq ft
Excluded Area 473.49 sq ft

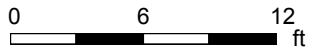


PREPARED: 2025/09/18



4177 County Rd 124, Nottawa, ON

Main Floor Exterior Area 2554.14 sq ft
Interior Area 2298.22 sq ft
Excluded Area 153.85 sq ft



PREPARED: 2025/09/18



4177 County Rd 124, Nottawa, ON

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

2ND FLOOR

4pc Bath: 16'2" x 11'6"
Bedroom: 8'11" x 11'7"
Bedroom: 9'4" x 11'5"
Bedroom: 9' x 12'5"
Bedroom: 9' x 11'7"
Primary: 16'1" x 11'7"

MAIN FLOOR

3pc Bath: 6'9" x 7'4"
Bar: 13'6" x 20'9"
Dining: 10'8" x 22'5"
Family: 22'2" x 22'5"
Foyer: 10'6" x 11'2"
Kitchen: 13'10" x 19'6"
Living: 24'7" x 26'3"
Rec Room: 12'9" x 14'3"
Storage: 13'8" x 11'4"
Storage: 7'9" x 3'6"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

2ND FLOOR

Interior Area: 1109.23 sq ft
Excluded Area: 473.49 sq ft
Perimeter Wall Thickness: 12.0 in
Exterior Area: 1276.96 sq ft

MAIN FLOOR

Interior Area: 2298.22 sq ft
Excluded Area: 153.85 sq ft
Perimeter Wall Thickness: 12.0 in
Exterior Area: 2554.14 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 3407.45 sq ft
Excluded Area: 627.34 sq ft
Exterior Area: 3831.10 sq ft

4177 County Rd 124, Nottawa, ON

iGUIDE Method of Measurement

Definitions

Interior Area is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

Excluded Area is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

Exterior Wall Footprint is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

Exterior Area is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

Grade is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

Total Interior Area is the sum of all Interior Areas.

Total Excluded Area is the sum of all Excluded Areas.

Total Exterior Area is the sum of all Exterior Areas.

Finished Area is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

Unfinished Area is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

PDF Floor Plans

A. RECA RMS 2024: Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

B. ANSI Z765 2021: Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

More Information About the Standards

A. RECA RMS 2024: <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

B. ANSI Z765 2021: <https://www.homeinnovation.com/z765>

GENERAL INFORMATION

[Interactive Map](#)

Roll Number: 432901000602000

Civic Address: 4177 COUNTY ROAD 124, CLEARVIEW

Property Type:

Tax Assessment: \$317,000
<https://www.mpac.ca/> (May not reflect current market value)

EMERGENCY SERVICES

Police Service

Ontario Provincial Police - Huronia West Detachment (KM)

Closest Fire Station

Clearview Fire Station 6 (1.14 KM) [map](#)

WASTE COLLECTION

Garbage/Recycling Collection Day

WEDNESDAY ZONE 1

Bag Tag Locations

Location 1: (4.23 KM)

Location 2: (3.74 KM)

Location 3: (4.23 KM)

Waste Management Facility

General Waste:

Site 2 Collingwood Landfill (8.15 KM)

Hazardous Waste:

Site 10 Nottawasaga Landfill (12.38 KM)

Additional Info: <http://www.simcoe.ca/dpt/swm>

Customer Service: <http://www.simcoe.ca/dpt/cs>

SCHOOLS

Local Schools

Catholic Elementary: St Mary's Collingwood Elementary Catholic School

Catholic Secondary: Jean Vanier Catholic High School

Catholic School Board: <http://smcdsb.on.ca/>

Public Elementary:

Public Secondary:

Public School Board: <http://scdsb.on.ca/>

OTHER

Closest Library

Clearview Public Library - Stayner Branch (15.65 KM)

<http://www.clearview.library.on.ca/>

Municipal Administration Centre

Township of Clearview (15.65 KM)

<http://www.clearview.ca/>

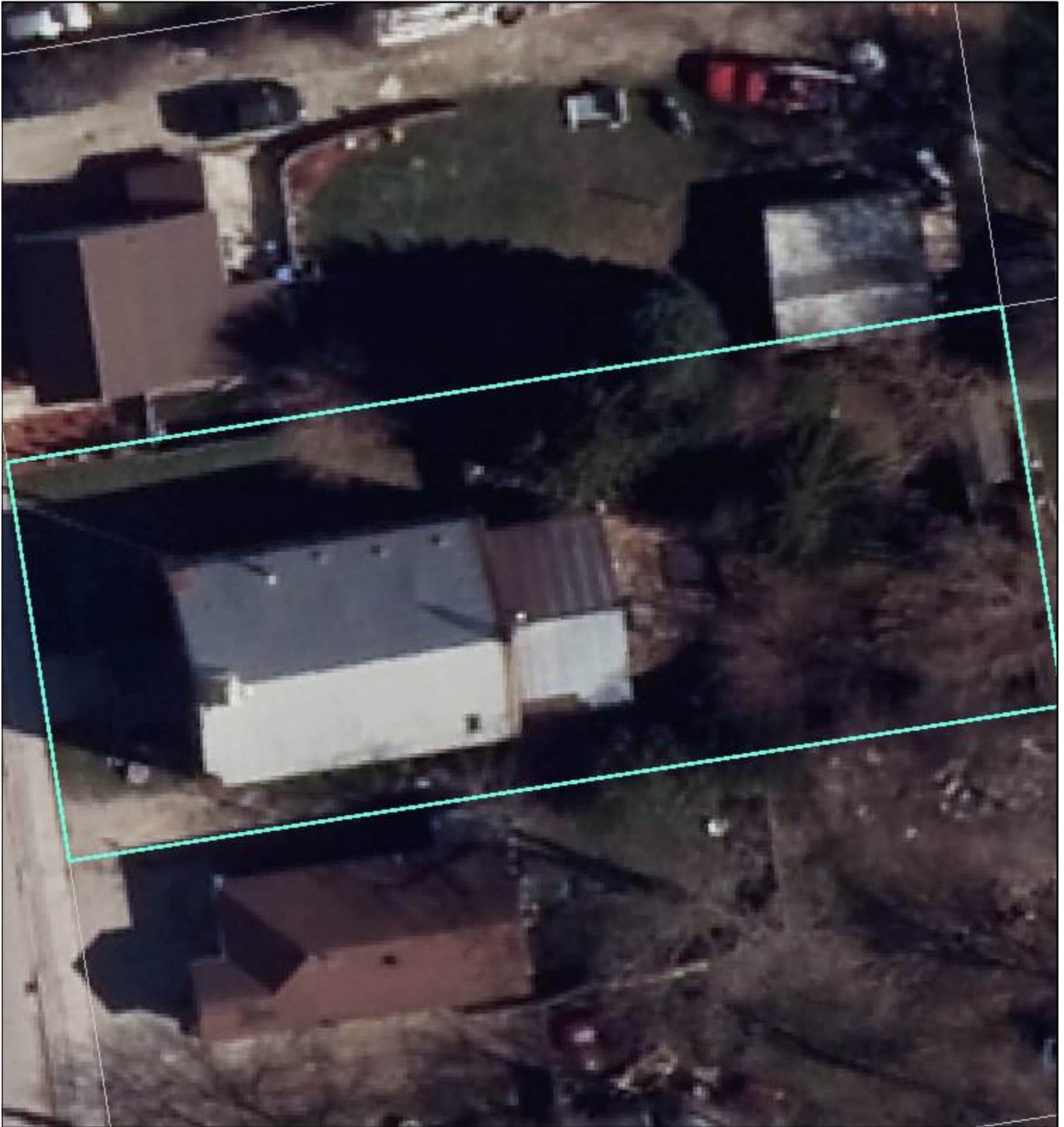
Closest Fire Hydrant

0.52 KM

Closest Hospital

Collingwood General and Marine Hospital

<http://www.cgmh.on.ca/>



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NOTICE OF PUBLIC INFORMATION CENTRE #2

Water Treatment and Supply Expansion for Nottawa

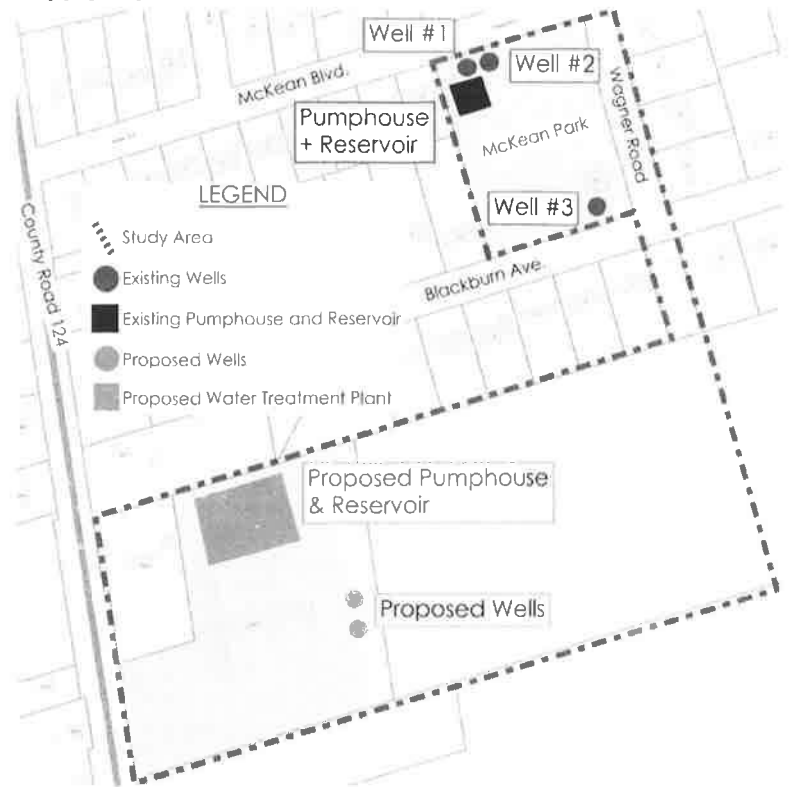
The Study

Georgian Communities is undertaking an investigation to upgrade the existing Nottawa Municipal Water System by replacing the existing water treatment plant with a new treatment plant and reservoir and adding two (2) additional municipal supply wells to the existing system. Refer to figure.

As a result, a Schedule 'C' Class Environmental Assessment (EA) under the Municipal Class EA process is underway to identify a solution for this water servicing expansion. Georgian Communities is the proponent of the study with the Township of Clearview a key stakeholder.

Expansion alternatives were evaluated with the preferred solution presented at the first Public Information Centre (PIC #1) as:

- Expansion of the McKean WTP within the proposed Georgian Communities Nottawa Development which includes:
 - New Reservoir & Pumphouse
 - 2 new municipal wells
 - Decommissioning of the existing reservoir



A second PIC (PIC #2) is being held to provide an update on the study progress, the evaluation of Alternative Designs, and selection of the preliminary preferred Alternative Design concept.

Public Information Centre

To ensure that those interested in this study have an opportunity to provide input to and receive feedback from the study team, PIC #2 will be held as outlined below. PIC #2 will be held virtually, with a pre-recorded presentation available for the public to view. Questions are asked to be directed to the emails listed below.

Date: Wednesday March 4, 2026

Time: Presentation to be available on the Township Website at 5:30 pm for viewing

Location: Virtual. Presentation can be found on the Township Website:

<https://www.clearview.ca/building-planning/current-projects/georgian-communities-subdivision-nottawa>

This study is being undertaken in accordance with the requirements of Schedule C projects, as outlined in the Municipal Class EA document (February 2024) which is approved under the Ontario *Environmental Assessment Act*. The next step in the project will be preparation of an Environmental Study Report (ESR) to document the EA process, consultation activities, and the evaluation. The ESR will be made available for a 30-day public comment period at that time.

Please contact a member of the project team below to ask questions about the PIC materials, provide comments, or to be added to the study contact list. Comments are requested to be sent by **April 4, 2026**.

Brittany Robertson, P.Eng.
Director, Land Development
C.F. Crozier & Associates Inc.
Office: 705-719-3438
Email: brobertson@cfcrozier.ca

Justin L'Abbe, P.Eng.
Project Manager
C.F. Crozier & Associates Inc.
Office: 705-434-3411
Email: jlabbe@cfcrozier.ca

This notice was first issued on February 17, 2026.

Personal information – such as an individual's name plus address or telephone number – is collected under the authority of the Environmental Assessment Act for the purposes of carrying out a Municipal Class Environmental Assessment in accordance with the Freedom of Information and Protection of Privacy Act. Personal information will become part of a public record that is available to the general public unless you request that your personal information be confidential



TOWNSHIP OF CLEARVIEW
 217 GIDEON STREET
 STAYNER ON L0M 1S0
 Tel. No. : (705) 428-6230

TAX BILL

FINAL 2025

Billing Date
May 13, 2025

Access Code / PIN 90877

Roll No. 4329 010 00602000.0000	Mortgage Co:
Mortgage No.	
4177 COUNTY ROAD 124 CON 8 PLAN 52 LOT 16 REG 0.25AC 66.00FR 165.00D	

Assessment		Municipal			Education	
Tax Class	Value	Municipal Levies	Tax Rate	Amount	Tax Rate	Amount
RTP	317,000	TOWNSHIP	0.00821287	2,603.48	0.00153000	485.01
		COUNTY	0.00310357	983.83		
Sub Totals		Municipal Levy		3,587.31	Education Levy	485.01
Special Charges/Credits		Summary				
		Tax Levy Sub-Total (Municipal+Education)				4,072.32
		Special Charges/Credits				0.00
		2025 Tax Cap Adjustment				0.00
		Final 2025 Taxes				4,072.32
		Less Interim Billing				(1,963.24)
		Past Due/Credit (As of 05/13/2025)				981.00
Total		Total Amount Due				\$ 3,090.08



Please return this portion with your payment

FINAL 2025



TOWNSHIP OF CLEARVIEW
 217 GIDEON STREET
 STAYNER ON L0M 1S0
 Tel. No. : (705) 428-6230

Second Installment	
Roll #	4329 010 00602000.0000
Due Date:	Sep 30, 2025
Total Amount Due	\$ 1,054.00
Amount Paid	

Clearview - Zoning Map



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1 : 1,128

Sep 23, 2025

3.8 RESIDENTIAL HAMLET (RS)

3.8.1 PERMITTED USES

PRIMARY USES

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

ACCESSORY USES

- Accessory dwelling unit;
- Bed and Breakfast;
- Home occupation

3.8.2 ZONE PROVISIONS

- a) Minimum Lot Area: 0.2 ha
- b) Minimum Lot Frontage: 25 m
- c) Minimum Front Yard: 7.5 m
- d) Minimum Rear Yard: 10 m
- e) Minimum Interior Side Yard: 2.5 m
- f) Minimum Exterior Side Yard: 7.5 m
- g) Maximum Lot Coverage: 25%
- h) Maximum Height of Dwelling: 11 m
- i) Maximum Height of Accessory Buildings: 6 m
- j) Maximum Number of Accessory Buildings: 3
- k) Maximum Gross Floor Area of All Accessory Buildings: 100 m²

- l) 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;

3.20 GENERAL COMMERCIAL (C1)

3.20.1 PERMITTED USES

PRIMARY USES

- Art gallery;
- Commercial parking lot;
- Commercial training school;
- Data processing centre;
- Farmer's market;
- Financial service establishment;
- Fitness centre;
- Funeral home or crematorium;
- Government, business, or professional offices;
- Hotel or inn, but not a motel;
- Laundromats and dry cleaning establishment;
- Medical clinic;
- Meeting hall and assembly hall;
- Personal service shop;
- Place of entertainment, but not an adult entertainment business;
- Restaurant other than a drive-through or drive-in restaurant;
- Retail store;
- Service shop;
- Veterinarian clinic

ACCESSORY USES

- Accessory dwelling units;
- Accessory outdoor display and sales.

3.20.2 ZONE PROVISIONS

- a) Minimum Lot Area: 450 m²
- b) Minimum Lot Frontage: 10 m
- c) Minimum Front Yard: 0 m
- d) Maximum Front Yard: 2 m (applies to buildings, not structures)
- e) Minimum Rear Yard: 0 m unless adjoining a Residential Zone where the minimum shall be 5 m
- f) Minimum Interior Side Yard: 0 m unless adjoining a Residential Zone where the minimum shall be 5 m

- g) 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
- h) Minimum Exterior Side Yard: 0 m
- i) Maximum Lot Coverage: 65%
- j) Maximum Height of Principal Buildings and Structures: 14 m
- k) Maximum Height of Accessory Buildings: 10 m
- l) Maximum Number of Accessory Buildings: No Limit
- m) Maximum Gross Floor Area of All Accessory Buildings: No Limit

- n) 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.

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

- p) 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.

- q) 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.

- r) Maximum ratio of residential to commercial:
 - i. No more than 25% of the ground floor area shall be used for a residential use.
 - ii. Where all or part of a residential use occurs on the ground floor, it shall be located within the rear half of the building.
 - iii. For buildings over one storey, no residential use may occur on the main floor other than access to the residential use.
 - iv. 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.

- s) 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 accessory dwelling unit 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.

3.20.3 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 ship and office shall not exceed 35% of the total gross floor area of the ground floor area.

C1-6 (H14)

Part of Lot 27, Concession 2, Formerly Nottawasaga
(7662 Highway 26, 010-002-12901)

Additional Permitted Uses:

- Restaurant including a drive through or take-out restaurant
- Drive through associated with such uses as a bank, pharmacy, grocery store, or like uses
- Gas Bar
- Motor Vehicle Washing Facility

Altered Provisions:

- Minimum Number of stories shall be 1

C1-7

Part of Lot 2 Plan 68; Part 4 51R8529
201 Huron Street

Additional Permitted Uses:

- Daycare centre
- Museum

Altered Zone Provisions:

- Maximum Front Yard: 2.5m
- Minimum Number of Stories: 1
- Maximum Lot Coverage: 90%
- Section 2.17 Historical Downtown Parking & Loading Exceptions applies to the subject lands

C1-8

Part of Lot 24, Concession 2
(230, 232, 234 and 236 Huron Street and 217 Ontario Street)

Additional Permitted Uses:

- Light custom workshop

Additional Zone Provisions:

- Garage or overhead bay doors are not permitted to face Ontario or Huron Street

C1-9

Part Lot 13 & 14 Plan 315
(143 & 145 Mill Street)

Prohibited Uses:

- Dry Cleaning Establishment
- Crematorium

Altered Provisions:

- Minimum Number of Parking Spaces: 10 (including barrier free space)
- Minimum Number of Barrier Free Spaces: 1
- No Loading Spaces Required
- Parking Area shall be located a minimum of .9 m from the interior side lot line.
- Landscaping Requirements shall be limited to planting beds located in the parking lot as set out on the site plan.
- No on-site snow storage is required

3.21 COMMERCIAL TRANSITION 1 (CT1)

3.21.1 PERMITTED USES

PRIMARY USES

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

- Accessory dwelling unit;
- Art gallery;
- Bed and Breakfast;
- Business and professional offices;
- Daycare centres;
- Home occupation;
- Medical clinics;
- Personal service shop;
- Restaurants except for drive-in or drive-through restaurants and not including any outdoor serving or seating area;
- Retail store;
- Single-detached dwelling

3.21.2 ZONE PROVISIONS

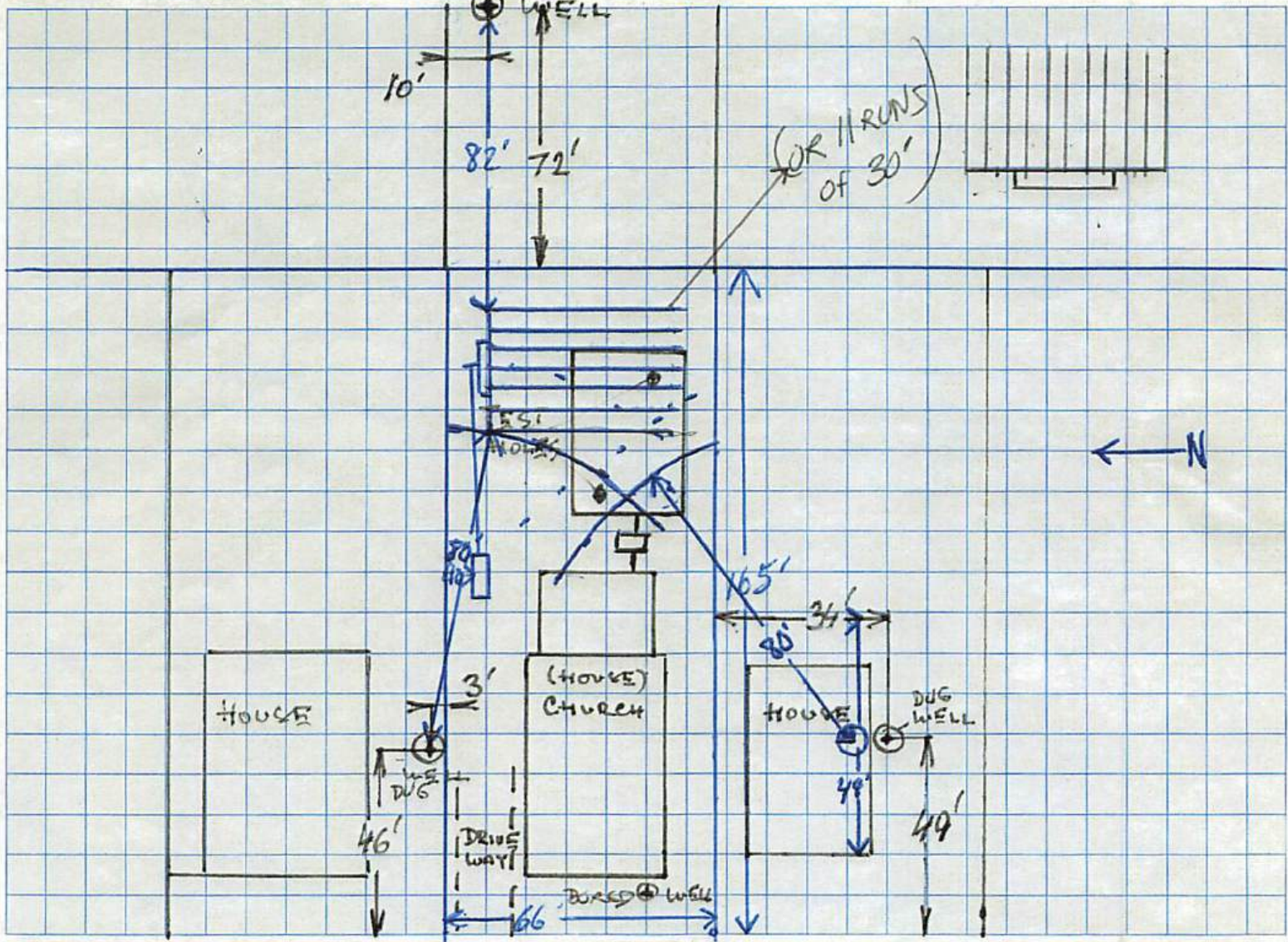
- a) In addition to the provisions of the underlying zone category, the following provisions shall apply where a transitional commercial use occurs.
- b) Parking for customers shall not be located any closer than 3 metres to an adjacent property, and shall be screened from any adjacent residential use 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.
- c) To ensure compatibility with existing uses, landscaping and landscaping screens and buffers shall be required in accordance with the provisions of this By-law.

APPLICATION FORM FOR APPROVAL OF CLASS 2 - 4 SEWAGE SYSTEM

TWSP.	NOTTAWAGAGA	
CONC.	8	R. P.
LOT	16	S. L.
DATE REC'D		

REVISED DIAGRAM

12 LOT DIAGRAM AND SEWAGE SYSTEM PLAN DRAW TO SCALE INDICATING NORTH POINT AND SHOWING:
 A) INTERNALLY SHOWING GENERAL AREA FOR SEPTIC TANK SYSTEM IN RELATION TO HOUSE WELL DRIVEWAY ETC.
 B) EXTERNALLY SHOW HORIZONTAL DISTANCES TO LOT LINES FROM NEIGHBOURING WATER SUPPLIES, WATER COURSES, SWIMMING POOLS ETC.



13 INSPECTED AND REFUSED BY _____ REFUSED _____ DIRECTOR _____ DATE _____ 19__

CERTIFICATE OF APPROVAL

Application approved and this Certificate of Approval under Section 64 of The Environmental Protection Act, 1983 is hereby issued for the proposal outlined on Pages 1 and 2 of the application and its attachments as amended by the requirements and conditions of Section 11 provided that the sewage system shall be completed and a Use Permit issued within 12 months of the issue hereof or such extended period as the Director on application allows.

DO NOT OPERATE THE SYSTEM UNTIL A USE PERMIT IS ISSUED. THIS CERTIFICATE IS NON-TRANSFERABLE

INSPECTED AND RECOMMENDED BY *A. M. Cooper* ISSUED *A. M. Cooper* DIRECTOR DATE *AUG. 8 1989*

Under Section 121 of The Environmental Protection Act, 1983, an applicant may appeal a decision by writing to the Director and to the Environmental Appeal Board, 1 St. Clair Ave. West, Toronto, Ont., M4V 1K7 within 15 days of receipt of the decision.



1. PRINT ONLY IN SPACES PROVIDED
2. CHECK CORRECT BOX WHERE APPLICABLE

11 5724712 MUNICIPAL 57008 CON. COM 08

COUNTY OR DISTRICT: SIMCOE TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE: NOTTAWASAGA CON. BLOCK, TRACT, SURVEY, ETC: 8 LOT: 16
P.O. NOTTAWA DATE COMPLETED: DAY 29 MO 03 YR 89

GENERAL COLOUR	MOST COMMON MATERIAL	OTHER MATERIALS	GENERAL DESCRIPTION	DEPTH - FEET	
				FROM	TO
TOP SOIL				0	1
BROWN SAND				1	5
BROWN SAND			COARSE	5	12 1/2
BLUE CLAY			COARSE SAND	12 1/2	30

31 32

41 WATER RECORD

WATER FOUND AT - FEET	KIND OF WATER					
5-12	<input checked="" type="checkbox"/> FRESH	<input type="checkbox"/> SALTY	<input type="checkbox"/> SULPHUR	<input type="checkbox"/> MINERALS	<input type="checkbox"/> GAS	
15-18	<input type="checkbox"/> FRESH	<input type="checkbox"/> SALTY	<input type="checkbox"/> SULPHUR	<input type="checkbox"/> MINERALS	<input type="checkbox"/> GAS	
20-23	<input type="checkbox"/> FRESH	<input type="checkbox"/> SALTY	<input type="checkbox"/> SULPHUR	<input type="checkbox"/> MINERALS	<input type="checkbox"/> GAS	
25-28	<input type="checkbox"/> FRESH	<input type="checkbox"/> SALTY	<input type="checkbox"/> SULPHUR	<input type="checkbox"/> MINERALS	<input type="checkbox"/> GAS	
30-33	<input type="checkbox"/> FRESH	<input type="checkbox"/> SALTY	<input type="checkbox"/> SULPHUR	<input type="checkbox"/> MINERALS	<input type="checkbox"/> GAS	

51 CASING & OPEN HOLE RECORD

INSIDE DIAM INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET	
			FROM	TO
36"	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE 5 <input type="checkbox"/> PLASTIC	3"	0	12 1/2
30"	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE 5 <input type="checkbox"/> PLASTIC	16 1/2"	8	28
	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE 5 <input type="checkbox"/> PLASTIC			

SCREEN

SIZE (S) OF OPENING (SLOT NO.)	DIAMETER INCHES	LENGTH FEET

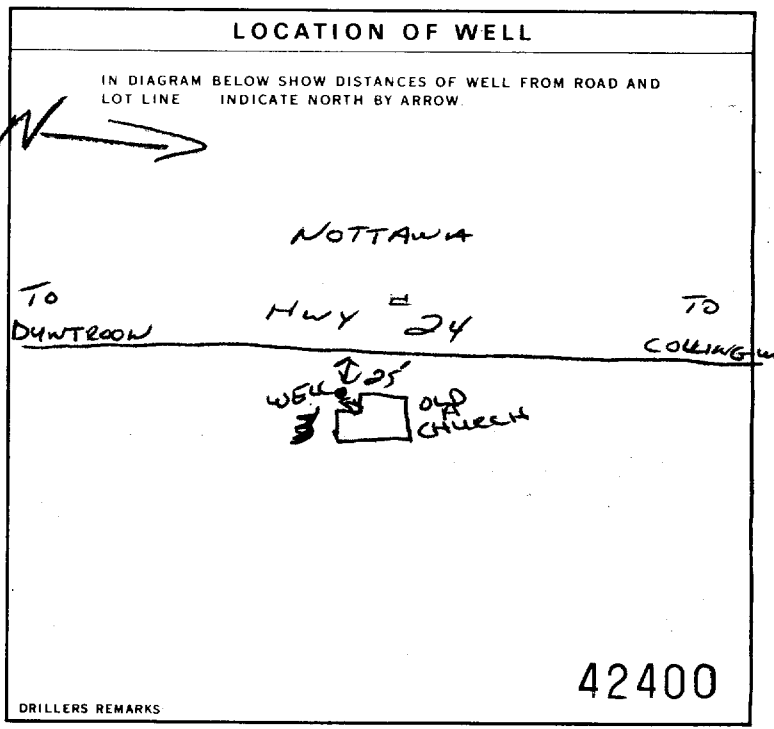
MATERIAL AND TYPE: GRAVEL DEPTH TO TOP OF SCREEN: 41-44 FEET

61 PLUGGING & SEALING RECORD

DEPTH SET AT - FEET		MATERIAL AND TYPE (CEMENT GROUT LEAD PACKER, ETC.)
FROM	TO	
10-13	14-17	
18-21	22-25	
26-29	30-33	

71 PUMPING TEST

PUMPING TEST METHOD	PUMPING RATE GPM	DURATION OF PUMPING HOURS
1 <input type="checkbox"/> PUMP 2 <input type="checkbox"/> BAILER		
STATIC LEVEL: 5 FEET	WATER LEVEL END OF PUMPING: 22-24 FEET	WATER LEVELS DURING PUMPING:
		15 MINUTES: 26-28 FEET
		30 MINUTES: 29-31 FEET
		45 MINUTES: 32-34 FEET
		60 MINUTES: 35-37 FEET
IF FLOWING, GIVE RATE	PUMP INTAKE SET AT: 25 FEET	WATER AT END OF TEST: 42 FEET
RECOMMENDED PUMP TYPE: <input checked="" type="checkbox"/> SHALLOW <input type="checkbox"/> DEEP	RECOMMENDED PUMP SETTING: 25 FEET	RECOMMENDED PUMPING RATE: 3 GPM



FINAL STATUS OF WELL

1 WATER SUPPLY 5 ABANDONED, INSUFFICIENT SUPPLY
2 OBSERVATION WELL 6 ABANDONED, POOR QUALITY
3 TEST HOLE 7 UNFINISHED
4 RECHARGE WELL DEWATERING

WATER USE

1 DOMESTIC 5 COMMERCIAL
2 STOCK 6 MUNICIPAL
3 IRRIGATION 7 PUBLIC SUPPLY
4 INDUSTRIAL 8 COOLING OR AIR CONDITIONING
 OTHER 9 NOT USED

METHOD OF CONSTRUCTION

1 CABLE TOOL 6 BORING
2 ROTARY (CONVENTIONAL) 7 DIAMOND
3 ROTARY (REVERSE) 8 JETTING
4 ROTARY (AIR) 9 DRIVING
5 AIR PERCUSSION DIGGING OTHER

CONTRACTOR

NAME OF WELL CONTRACTOR: JOHNSON & BAETZ
WELL CONTRACTOR'S LICENCE NUMBER: 3030
ADDRESS: RR # 1 MT. PLEASANT
NAME OF WELL TECHNICIAN: DON BAETZ
WELL TECHNICIAN'S LICENCE NUMBER: T0338
SIGNATURE OF TECHNICIAN/CONTRACTOR: [Signature]
SUBMISSION DATE: DAY ____ MO ____ YR ____

OFFICE USE ONLY

DATA SOURCE: 3030 CONTRACTOR DATE RECEIVED: APR 20 1989
DATE OF INSPECTION: INSPECTOR: CSS.ES