

# Schedule F - Draft Zoning By-law

## By-law Number 25-xx

### 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 4769 Highway 26, Clearview, and legally described as Sunnidale Con 9 W Pt Lot 16; Con 10 Pt Lots 16 and 17 and; RP 51R20525 Part 1, Clearview**

(Zoning By-law Amendment – 4769 Highway 26)

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**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 Schedule 'B2' of Zoning By-law 06-54 be amended by rezoning part of lands municipally known as 4769 Highway 26, from the 'Extractvie Industrial' (EX) Zone to the 'Extractvie Industrial Exception' (EX-1) Zone as shown on Schedule '1' attached hereto and forming part of this By-law.
2. That Section 3.43.3 'Extraction Industrial Exceptions' of Zoning By-law 06-54 be amended by adding the following Extraction Industrial exceptions:

"EX-1

Additional Permitted Use

- Asphalt Plant (Permanent)

Additional or Altered Provisions:

- Minimum Front Yard Setback for an Asphalt Plant – 270 m (but shall not include existing truck parking or staging areas)"

3. That all other provisions of By-law 06-54, as amended, which are not inconsistent with the provisions of this By-law, shall continue to apply when the By-law comes into effect.
4. 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-xx read a first, second and third time and finally passed this       day of       2025.**

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Douglas Measures, Mayor

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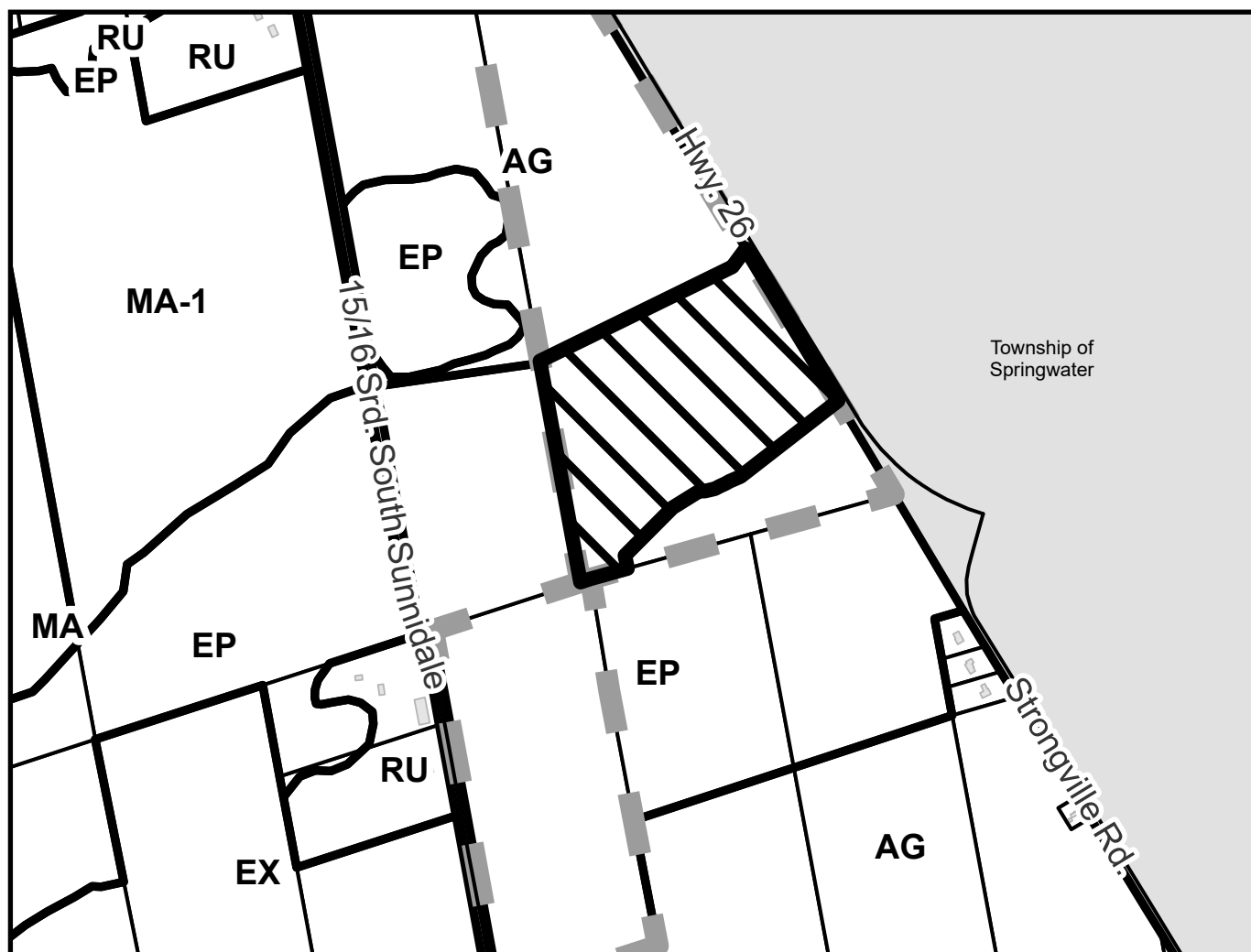
Sasha Helmkey, Director of Legislative Services/Clerk

# 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



Area to be rezoned from 'Extractive Industrial' (EX) to  
'Extractive Industrial Exception' (EX-1)



1:12,500

0 50 100 200 300 400  
Metres

- Road Centerline
- Subject Lands
- Building Footprints
- Assessment Parcels
- ▬ Zone Boundary

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