

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 7391-7411 County Road 91, 200 Sutherland Street South, 207-209 Quebec Street, & 1018 County Road 42, Stayner, and legally described as Plan 103 Pt Lot 1 E Pt Lot 2; Plan 103 Pt Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Pt Lots 1 and 15 RP;51R41424 Part 1; Pt Lot 14 Pt Lot 15; King St W Pt Lot 1 Quebec N, Clearview

(Zoning By-law Amendment – Lilacpark Inc.)

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 'B8' of Zoning By-law 06-54 be amended by rezoning part of lands municipally known as 7391-7411 County Road 91, 200 Sutherland Street South, 207-209 Quebec Street, & 1018 County Road 42, Stayner, from the 'Residential Low Density' (RS2), 'Residential Multiple Medium Density' (RS5) and 'General Commercial Hold-3' (C1(H3)) zones, to the 'General Commercial Exception (C1-XX)' zone and holding provision (HXX) as shown on Schedule '1' attached hereto and forming part of this By-law.
2. That Section 3.20.3 'General Commercial Exceptions' of Zoning By-law 06-54 be amended by adding the following General Commercial exception:

"C1-XX(H)

Additional Permitted Use

- Restaurant including a drive-through restaurant

Additional or Altered Provisions:

- Minimum Number of Storeys: 1
- Minimum Barrier-free Parking Space Size: 2.4 m wide + 1.5 m wide shared access aisle
- No on-site snow storage is required. Snow storage requirements shall be addressed through a Site Operations & Maintenance Manual to the satisfaction of the Township
- Bicycle parking requirement: 1.0 spaces per 300 sq. metres of gross floor area"

3. Holding Symbol XX (HXX)

That use of the lands, buildings or structure shall not be permitted until such time as Holding Symbol (HXX) is removed.

The Hold (HXX) Symbol shall not be removed until the following requirements have been met:

- a) That sufficient municipal servicing capacity and allocation required to service the permitted uses be confirmed in a manner to the satisfaction of the Township.
 - b) That all entrances and/or access points (ingress & egress) to the subject lands are provided in accordance the policies of the Township of Clearview Official Plan to the satisfaction of the Township.
 - c) That a Natural Hazard Assessment be completed and implemented to the satisfaction of the Township and the Conservation Authority, demonstrating that the proposed development conforms to all applicable provincial and NVCA policies, standards, and criteria for development within flood hazard areas.
 - d) That a site plan agreement has been entered into with the municipality and registered on title to the land for the development of the site.
4. 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.
 5. 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.

Douglas Measures, Mayor

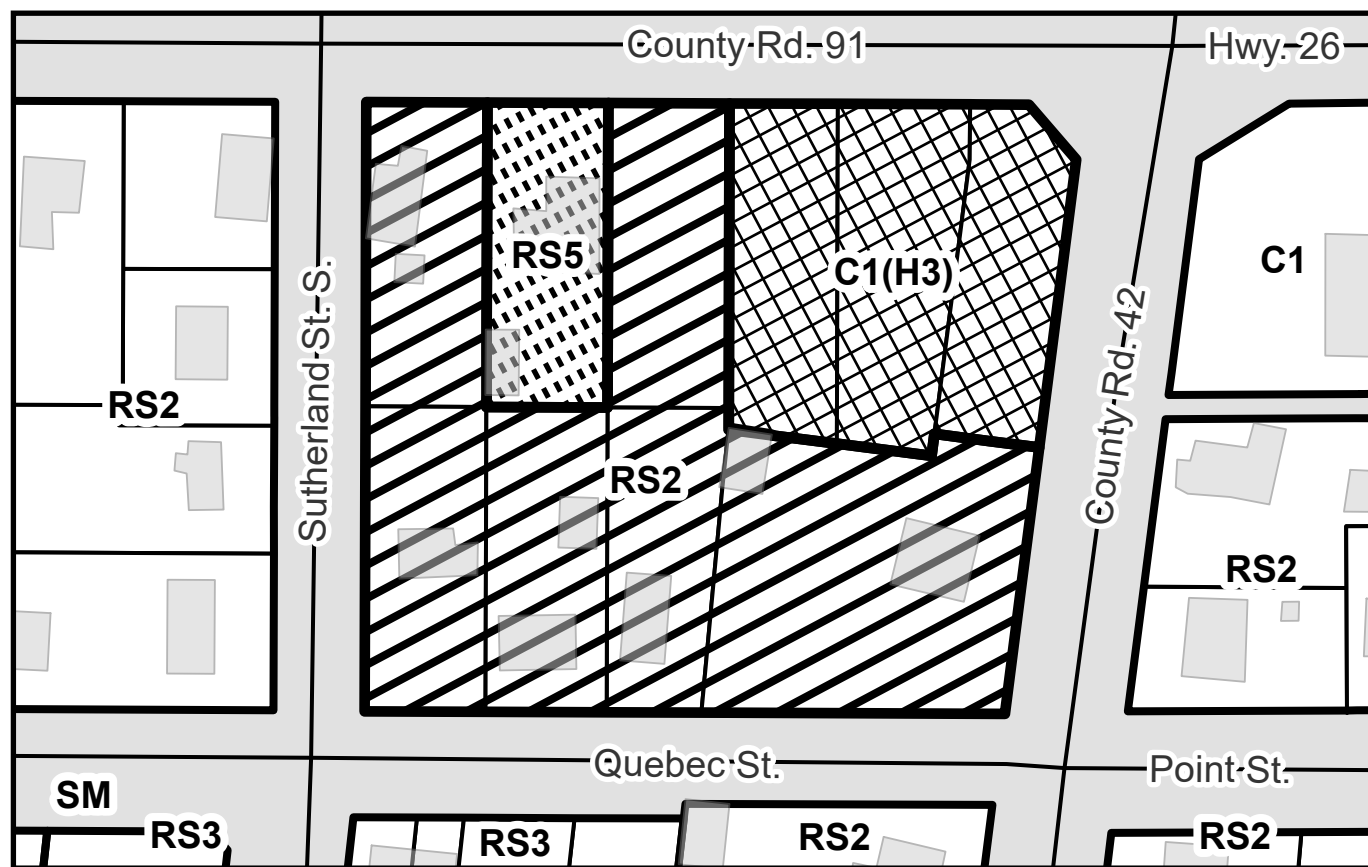
Sasha Helmkey, Director of Legislative Services/Clerk

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 HelmKay,
Director of Legislative Services/Municipal Clerk



Area to be rezoned from Residential Low Density (RS2) to
General Commercial Exception Holding (C1-XX(HX))



Area to be rezoned from Residential Multiple Medium Density (RS5) to
General Commercial Exception Holding (C1-XX(HX))



Area to be rezoned from General Commercial Holding (C1(H3)) to
General Commercial Exception Holding (C1-XX(HX))



1:1,250

0 5 10 20 30 40
Metres

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

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