



Planning & Building Department

Township of Clearview
Box 200, 217 Gideon Street
Stayner, Ontario L0M 1S0
plan@clearview.ca
www.clearview.ca
Phone: 705-428-6230

NOTICE OF PASSING

Zoning By-law Amendment No. 25-61

TAKE NOTICE that the Council of The Corporation of the Township of Clearview passed **By-law 25-61** to amend the Township's comprehensive Zoning By-law 06-54 on December 8, 2025, pursuant to Section 34(10) of the Planning Act, R.S.O. 1990, c. P.13 as amended. This Notice of Passing is issued pursuant to Section 34(18) of the Planning Act.

Purpose & Effect

The purpose of the By-law is to amend the zoning of the subject lands from the "Residential Low Density" (RS2), 'Residential Multiple Medium Density' (RS5) and 'General Commercial Hold' (C1(H3)) zones to a General Commercial Exception Hold (C1-10(H34)) Zone. The ZBA also includes the following altered site-specific zone provision(s):

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

Holding Symbol 34 (H34)

That use of the lands, buildings or structure shall not be permitted until such time as Holding Symbol (H34) is removed. The Hold (H34) 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.

The effect of the by-law is to permit general commercial uses on the entirety of the subject lands with site-specific provisions.

Subject Lands

Municipal Address: 7391-7411 County Road 91, 200 Sutherland Street South, 207-209 Quebec Street, & 1018 County Road 42, Stayner

ARN: 4329-020-002-00100, 00200, 00201, 00300, 00400, 00500, 02100, 02101, 02002, 02000

Legal Description: 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

A Key Map is attached hereto.

Material Available for Review

A copy of the Zoning By-law Amendment and supporting documentation are available for inspection on the Township of Clearview [website](#) and in person at the Township Administration Centre (217 Gideon Street, Stayner).

Written & Oral Submissions

Prior to passing of the Zoning By-law Amendment, a statutory Public Meeting was held on April 30, 2025, in accordance with the Planning Act.

Staff Recommendation Report **PB-022-2025** details how all written and oral submissions made regarding the Zoning By-law Amendment have been reviewed and dually considered.

Appeal Rights & Contact Information

Pursuant to s. 34(19) of the Planning Act the applicant, a specified person, a public body, or the registered owner of any land to which the by-law would apply may appeal the decision to the [Ontario Land Tribunal](#).

Last date for filing a Notice of Appeal: **January 4, 2026**

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

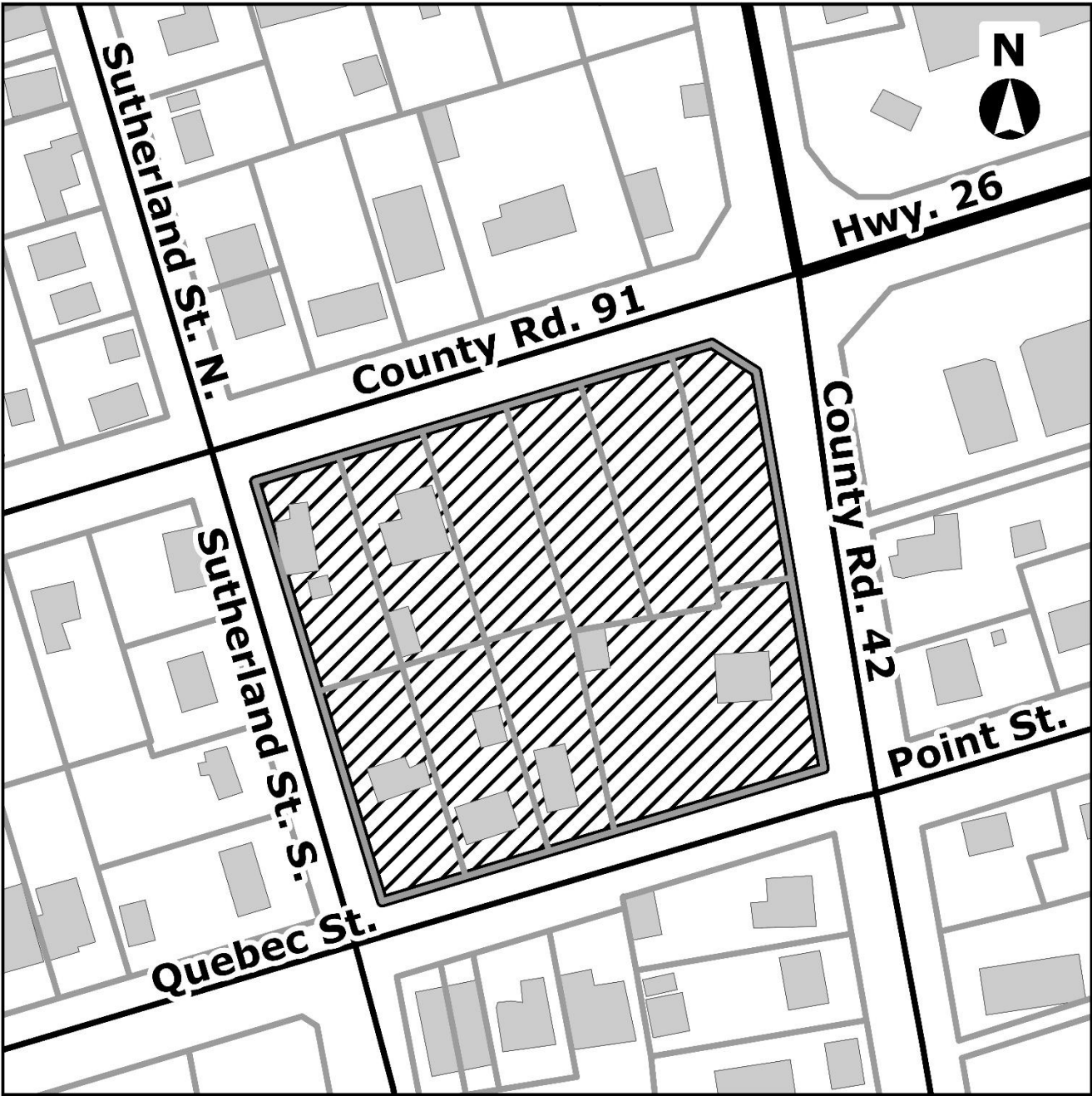
The expiry date and time for filing a notice of appeal to the [Ontario Land Tribunal](#) is referenced above. Appeals filed after 4:30 pm on the last date for filing an appeal is deemed to have been received the next business day. The Township has consented to all notices of appeal being filed through the [OLT e-portal](#) by selecting Clearview (Township) as the approval authority. A notice of appeal must set out the reasons for the appeal, and must be accompanied by the [required fee](#) payable through the OLT e-portal or by cheque made payable to the Minister of Finance. The Ontario Land Tribunal should be consulted for more information on the [appeal process](#). If the OLT e-portal is down, notices of appeal may be provided to plan@clearview.ca.

Planning & Building Department
Clearview Administration Centre
217 Gideon Street
Stayner, Ontario L9X 1A8
Telephone: (705) 428-6230
e-mail: plan@clearview.ca
website: www.clearview.ca/current-projects



Notice dated at the Township of Clearview on **December 15, 2025**.

KEY MAP



By-law Number 25-61

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 (C1-10)' zone and holding provision (H34) 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:

"C1-10(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"

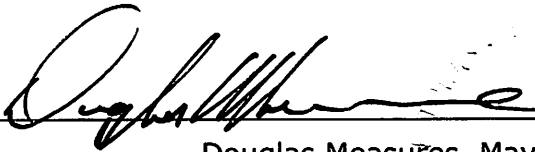
3. Holding Symbol 34 (H34)

That use of the lands, buildings or structure shall not be permitted until such time as Holding Symbol (H34) is removed.

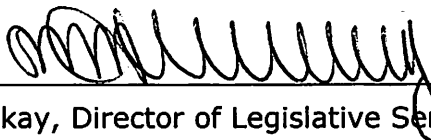
The Hold (H34) Symbol shall not be removed until the following requirements have been met:

- 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 25-61 read a first, second and third time and finally passed this 8th day of December, 2025.



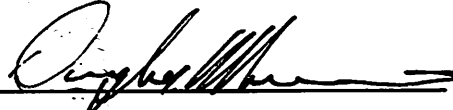
Douglas Measures, Mayor

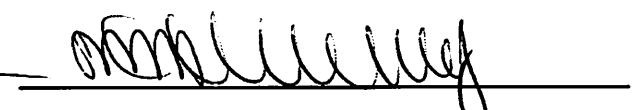


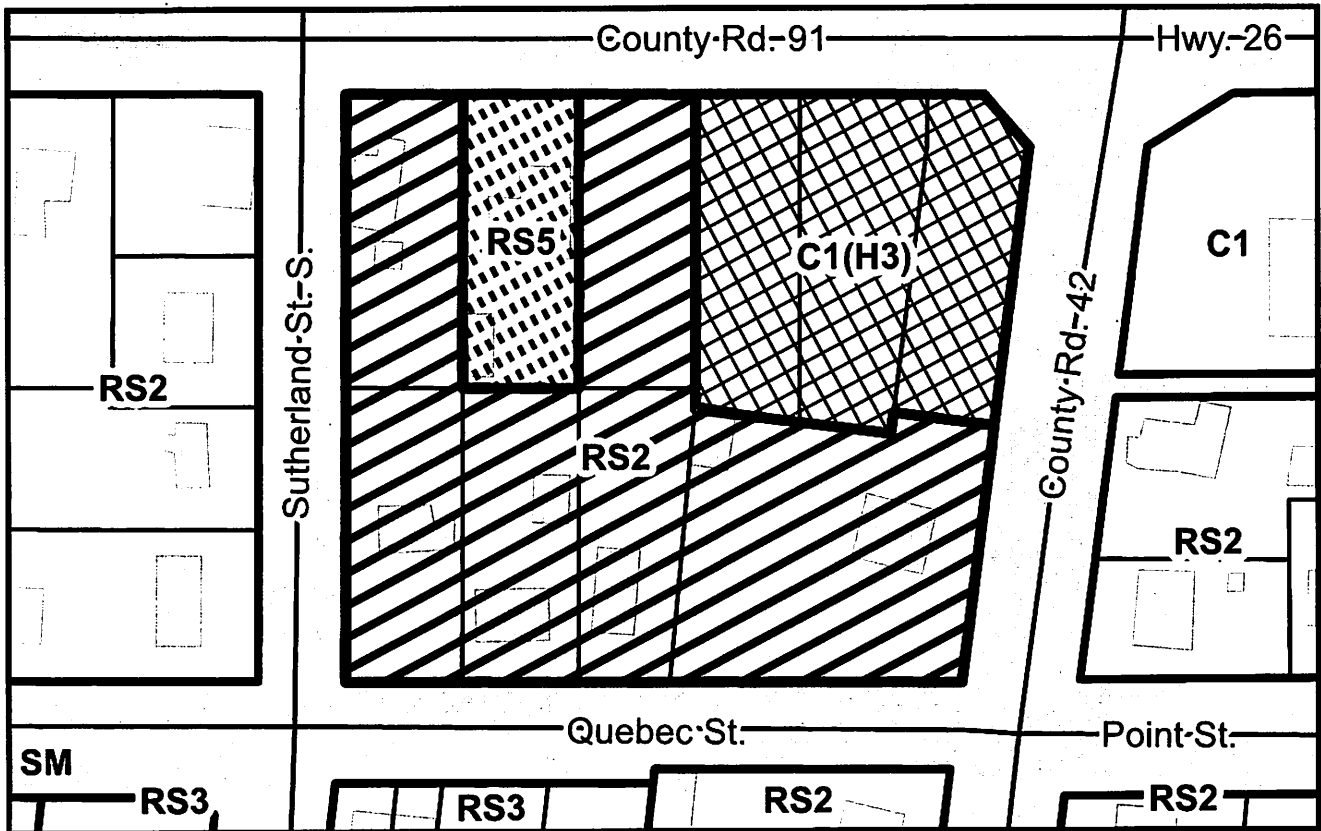
Sasha Helmkey, Director of Legislative Services/Clerk

Township of Clearview Schedule '1'

This is Schedule '1' to Zoning By-law No. 25-61,
passed this 01st day of December, 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 (C1-10(H34))



Area to be rezoned from Residential Multiple Medium Density (RS5) to
General Commercial Exception Holding (C1-10(H34))



Area to be rezoned from General Commercial Holding (C1(H3)) to
General Commercial Exception Holding (C1-10(H34))



1:1,250
0 5 10 20 30 40 Metres

— 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.