



Planning & Building Department

Township of Clearview
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NOTICE OF PASSING

Zoning By-law Amendment No. 25-43

TAKE NOTICE that the Council of The Corporation of the Township of Clearview passed **By-law 25-43** to amend the Township's comprehensive Zoning By-law 06-54 on June 23, 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 proposed By-law is to amend the zoning on a portion of the subject lands from the 'Extractive Industrial' (EX) Zone to the 'Extractive Industrial Exception' (EX-1) Zone to include an 'Asphalt Plant (Permanent)' as an additional permitted use. The proposed ZBA also includes the following altered site-specific zone provision:

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

The effect of the proposed by-law is to permit the establishment and operation of a permanent Asphalt Plant (Hot Mix) on a portion of the subject lands.

Subject Lands

The lands subject to the Zoning By-law Amendment are known municipally 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.

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 August 28, 2024, in accordance with the Planning Act.

Staff Recommendation Report **PB-021-2025** 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: **July 17, 2025**

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.

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Notice dated at the Township of Clearview on **June 27, 2025**.

KEY MAP

