

File 125025

April 2, 2026

Danielle Waters, MSc, MCP, RPP
Community Planner
Township of Clearview
Box 200, 217 Gideon Street
Stayner, Ontario L0M 1S0
dwaters@clearview.ca

Re: 234 Poplar Street, Stayner
Re: Zoning By-law Amendment Application – Letter of Opinion

Dear Danielle:

In support of the Zoning By-law Amendment application by the owner (Reinhart Foods Limited), Tatham Engineering Limited provides this letter of professional opinion to allow the parking area for approximately 30 semi-truck trailers to remain gravel and not require an asphalt surface.

The subject lands are zoned General Industrial (MG) and a Site Location Plan is enclosed for reference.

Section 2.15.6.1 *Parking Areas within Settlement Area* of the Zoning By-law 06-54 (amendment 25-61) states:

“Within a settlement area, all parking areas must be constructed with a hard surface. This requirement applies to all uses, including single-detached, semi-detached, duplex and townhouse dwellings.”

The definition of a hard surface in the by-law is:

“Means a ground surfacing material such as asphalt, concrete, paving stone, or like material which creates a contiguous hard, immovable surface.”

Based on our review, we provide the following summary:

- The subject lands are privately owned and currently vacant with an existing gravel parking lot. The intent of the development is to maintain a private parking area for the safe storage of trailers. In the context of its use, the terminology “storage” is more appropriate, as the use is completely private versus the more regular use that a traditional parking lot would see.
- The proposal to pave the entrance to 1.0 metres into the property and leave the remaining surface gravel is supportable and regular for a use such as this and will provide a safe and functional solution from an engineering perspective. The landowner has committed to ensuring adequate maintenance occurs and no impacts to public lands and roads will occur.

- We have reviewed the approved Site Plan for the development to the east (230 Poplar Street) and only the entrance driveways and parking area for public access required a hardened surface (ie asphalt). The remainder of the site was permitted to be gravel to serve as access to the sides and rear of the building, storage of materials and vehicles. These areas are highlighted on the attached drawing (Site Plan for 230 Poplar Street).
- There are no buildings proposed for 234 Poplar Street; therefore, no public access.
- There is an existing ditch along the south and east boundaries of the property which intercepts surface drainage from the gravel parking area prior to discharging to the roadside ditch on Poplar Street.
- An entrance culvert Permit (#25-018) was approved by the Township in 2025, which will include the driveway entrance being paved 1.0 meters inside the property line. This measure will help mitigate tracking of gravel onto Poplar Street. Calcium chloride will also be applied to the gravel as required to control dust generation across the parking area during the summer.
- The surrounding area is largely undeveloped with one residential property to the north on Side Street. Prevailing winds are primarily from the west; therefore, it is not anticipated the gravel parking lot at 234 Poplar Street will adversely impact the adjacent resident in terms of nuisance dust.

Based on the above, it is our opinion that the proposed development can operate in a manner that meets the intent of the Zoning By-law amendment with respect to drainage, erosion control, dust mitigation, protection of adjacent properties or additional maintenance by the Township, without requiring the parking area to be paved.

We trust that this letter, together with the accompanying supporting documentation from the owner, provides sufficient justification for approval of the requested Zoning By-law Amendment application.


Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours truly,

Tatham Engineering Limited



Michael A. Buske, C.E.T.
Project Manager
MAB: rlh
Encl.



Dan Hurley, B.A.Sc., P.Eng., LEED AP
President

copy: Jeff Singer

Reinhart Foods Ltd.

jsinger@reinhartfoods.com

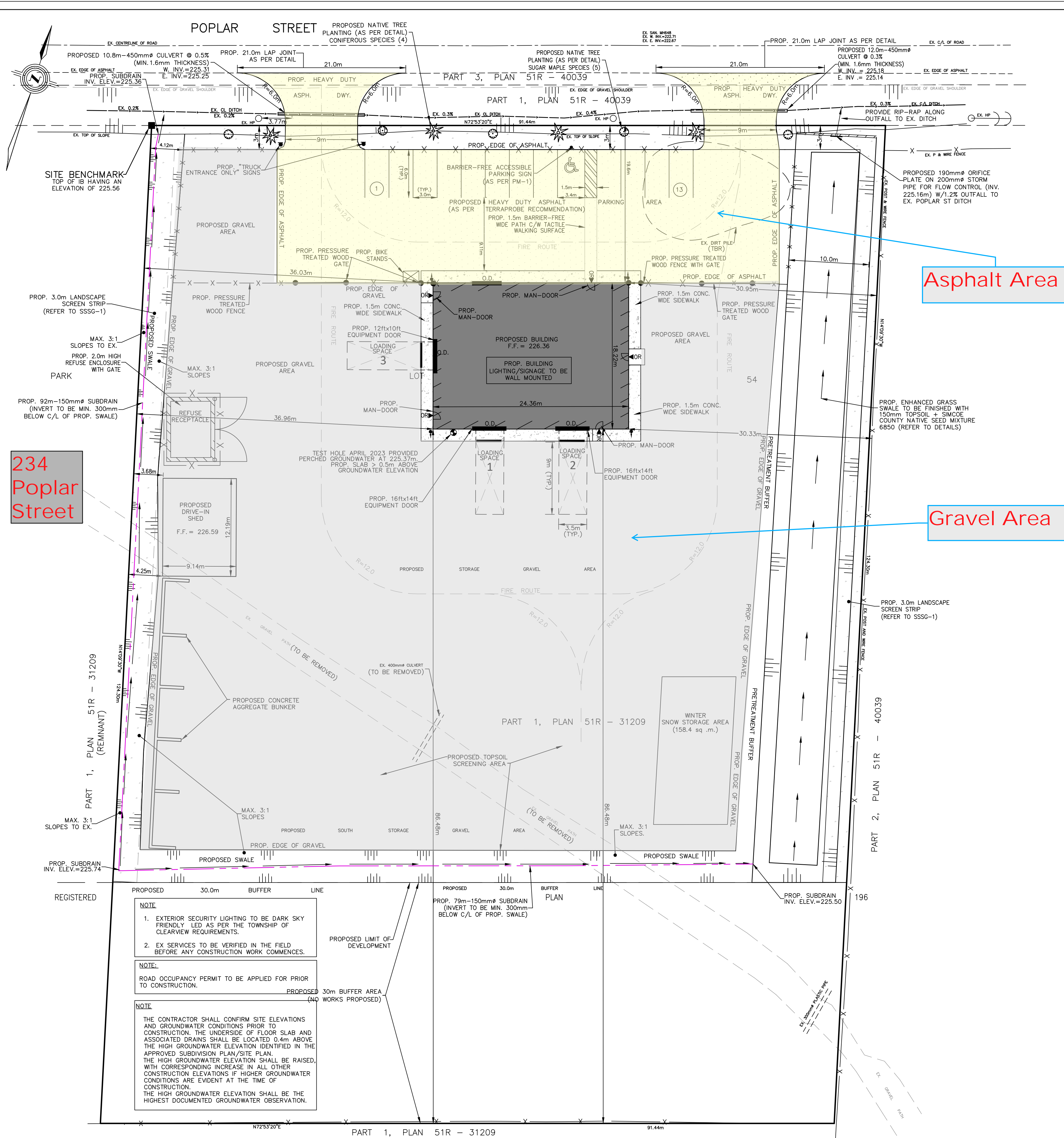




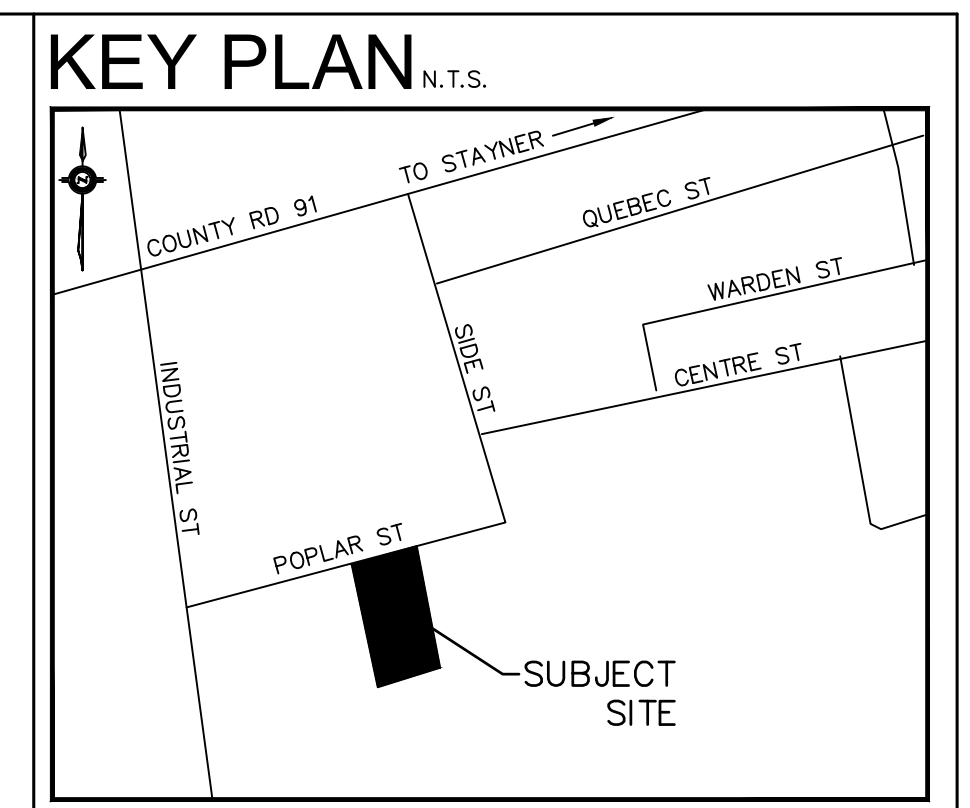
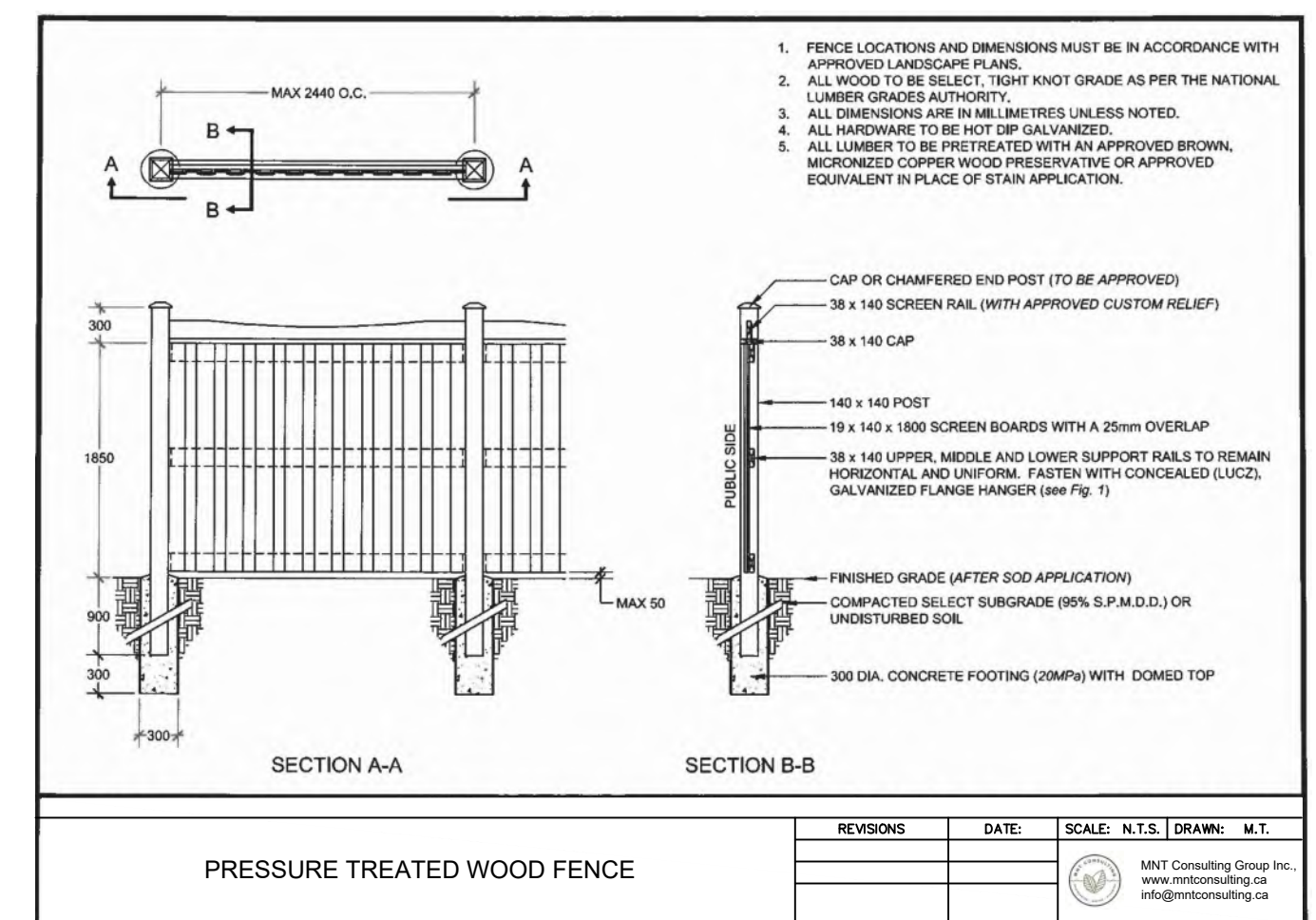
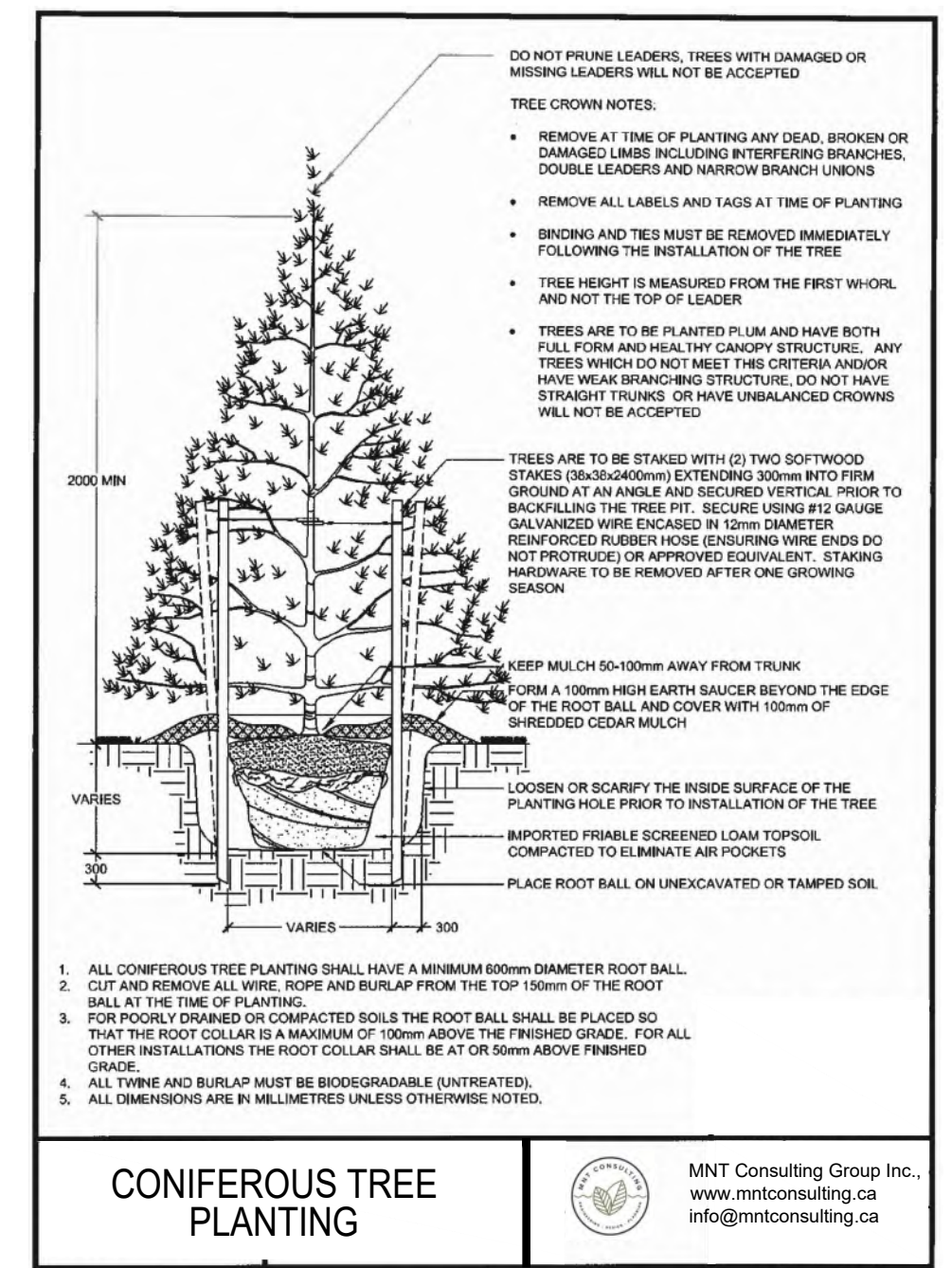
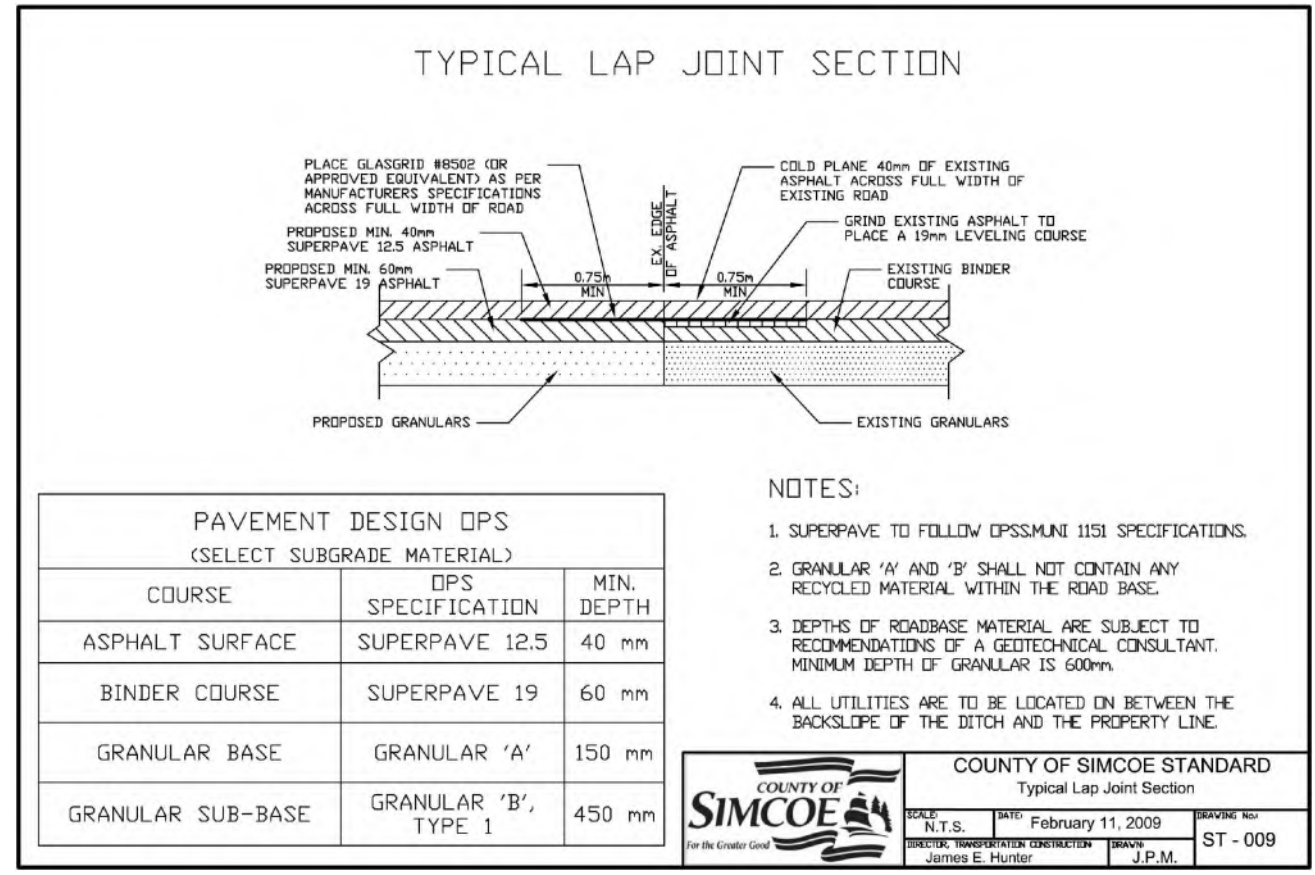
234 Poplar Street, Stayner

Figure 1 - Site Location Plan





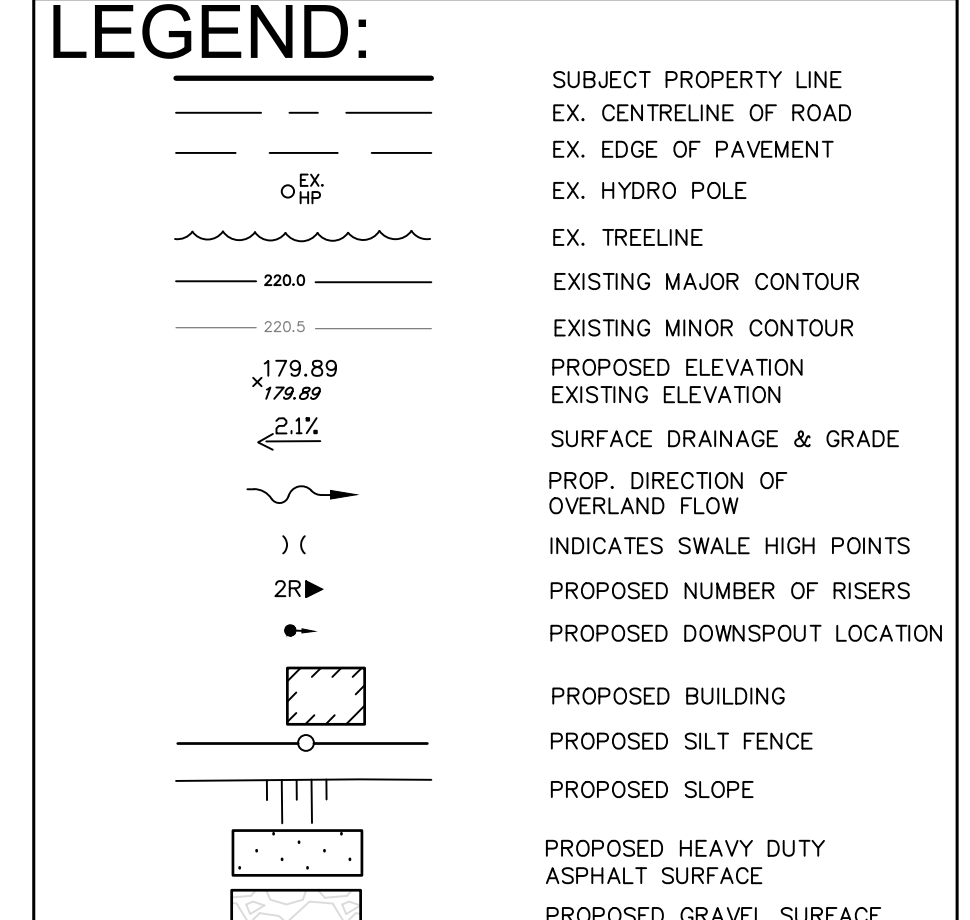
LOT STATISTICS ZONING IS MC	REQUIRED	PROVIDED
MIN. LOT AREA	0.4ha	1.35ha
MIN. LOT FRONTAGE	40.0m	91.44m
MIN. FRONT YARD	15.0m	19.6m
MIN. REAR YARD	7.5m	116.32m
MIN. SIDE YARD (E)	2.0m	36.03m
MIN. SIDE YARD (W)	2.0m	30.33m
MAX. LOT COVERAGE - INCL. REFUSE AND SHED	70%	4.3%
PARKING SPACES (3.0m x 6.0m)	13.0	13.0
BARRIER-FREE SPACES (4.6m x 6.0m)	1.0	1.0
LOADING SPACES (3.5m x 9.0m)	3.0	3.0
ASLE WIDTH	7.0	9.11
SNOW STORAGE (20.0% OF 13 SPACES) (sq.m)	46.8	79.2
LANDSCAPE REQ. (1 TREE FOR 3 PARKING SPACES)	5.0	5.0
SCREENING DUMPSTERS - ENCLOSURE HEIGHT (m)	2.0	2.0



SURVEY NOTES:
TOPOGRAPHICAL SURVEY BY MARTIN W. KNISLEY, O.L.S. FILE (14-1635-5)

BENCHMARK: 225.56m
TOP OF IB AT N.W. CORNER OF #242 POPLAR DR. HAVING AN ELEVATION OF 225.56m

- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS.
 - ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
 - ANY DISCREPANCIES, OMISSIONS, OR ERRORS ARE TO BE REPORTED TO THE CONSULTANT. NO WORK IS TO PROCEED BEFORE CLARIFICATION OF THE DISCREPANCIES, ERRORS, OR OMISSIONS IS RECEIVED FROM THE CONSULTANT.
 - ALL EXISTING CONDITIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION.
 - ONLY LATEST APPROVED DRAWINGS TO BE USED FOR CONSTRUCTION.
 - ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE CONSULTANT, AND SHALL BE RETURNED TO THE CONSULTANT UPON REQUEST. IN NO WAY SHALL THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART BE REPRODUCED OR DISTRIBUTED WITHOUT THE PERMISSION OF THE CONSULTANT.
 - PRIOR TO ANY WORKS ON MUNICIPAL PROPERTY A ROAD ACTIVITY PERMIT SHALL BE OBTAINED FROM THE TOWNSHIP OF CLEARVIEW.
 - MNT CONSULTING GROUP INC. ACCEPTS NO RESPONSIBILITY FOR SURVEY DATA.



ITEM	DESCRIPTION	DATE	BY	APPR'D
7	BURNSIDE COMMENTS	APR. 15-25	MD	M.D.
6	TOWN COMMENTS	NOV. 22-24	GEMCAD INC	M.D.
5	TOWN COMMENTS	JAN. 30-24	GEMCAD INC	M.D.
4	TOWN COMMENTS	JAN. 12-24	GEMCAD INC	M.D.
3	TOWN COMMENTS	OCT 31-23	GEMCAD INC	M.D.
2	2nd SUBMISSION	NOV. 21-22	GEMCAD INC	M.D.
1	1st SUBMISSION	JAN. 19-22	GEMCAD INC	M.D.

SCHEDULE OF REVISIONS

ENGINEER'S SEAL

PROJECT: **PT PKLT 54 PLAN 196 #230 POPLAR STREET TOWNSHIP OF CLEARVIEW**

TITLE: **SITE PLAN**

MNT Consulting Group Inc.
www.mntconsulting.ca

TOWNSHIP OF CLEARVIEW

DRAWN: GEMCAD INC. SCALE: 1:250 DWG. No. SP-1
DESIGNED: M.D.
CHECKED: M.D.

234 Poplar Street

Asphalt Area

Gravel Area

NOTE:
1. EXTERIOR SECURITY LIGHTING TO BE DARK SKY FRIENDLY LED AS PER THE TOWNSHIP OF CLEARVIEW REQUIREMENTS.
2. EX SERVICES TO BE VERIFIED IN THE FIELD BEFORE ANY CONSTRUCTION WORK COMMENCES.

NOTE:
ROAD OCCUPANCY PERMIT TO BE APPLIED FOR PRIOR TO CONSTRUCTION.

NOTE:
THE CONTRACTOR SHALL CONFIRM SITE ELEVATIONS AND GROUNDWATER CONDITIONS PRIOR TO CONSTRUCTION. THE UNDERSIDE OF FLOOR SLAB AND ASSOCIATED DRAINS SHALL BE LOCATED 0.4m ABOVE THE HIGH GROUNDWATER ELEVATION IDENTIFIED IN THE APPROVED SUBDIVISION PLAN/SITE PLAN. THE HIGH GROUNDWATER ELEVATION SHALL BE RAISED, WITH CORRESPONDING INCREASE IN ALL OTHER CONSTRUCTION ELEVATIONS IF HIGHER GROUNDWATER CONDITIONS ARE EVIDENT AT THE TIME OF CONSTRUCTION. THE HIGH GROUNDWATER ELEVATION SHALL BE THE HIGHEST DOCUMENTED GROUNDWATER OBSERVATION.