

By-law Number 26-46

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 234 Poplar Street, and legally described as PLAN 196 PT PARK LOT 54 RP;51R42718 PART 1 formerly Village of Stayner, now in the Township of Clearview

(Zoning By-law Amendment – 234 Poplar Street)

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 'B5 Southwest Stayner' of Zoning By-law 06-54 is hereby amended by changing the zoning on the lands located at 234 Poplar Street, Clearview from 'General Industrial' (MG) Zone to 'General Industrial Exception' (MG-5) Zone as shown on Schedule '1' attached hereto and forming part of this By-law.
2. That Section 3.29.3 "General Industrial Exception" be amended by the addition of the following zone exceptions:

"MG-5

Altered Provisions from the Section 2.0 General Provisions:

- Section 2.15.6.1 'Parking Areas within Settlement Areas' will not apply to a 'Truck Terminal' use

Additional or Altered Provisions for Gravel Parking Areas:

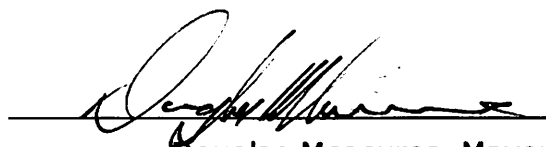
- Parking Areas located a minimum of 3 m from the property lines

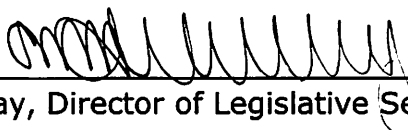
- Parking Areas located a minimum of 3 m from top of bank of any ditch, drainage feature or municipal right of way
- Parking Areas located within a permanent edge restraint system, including but not limited to concrete curb, steel edging, or other equivalent alternative approved by the Township to prevent migration of aggregate materials onto adjacent lands, municipal right of ways or into drainage features

Additional or Altered Provisions

- Driveway access will be hard surface for a minimum of 4.5 m in length, measured from the front lot line into the subject lands
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.

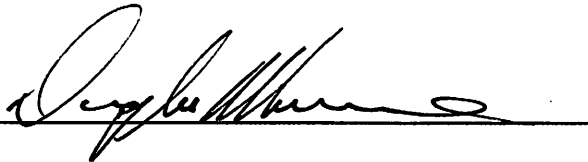
By-law Number 26-46 read first, second and third time and finally passed this 13th day of July 2026.


Douglas Measures, Mayor

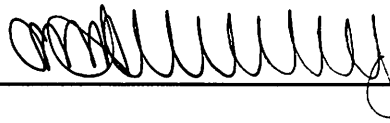

Sasha Helmkey, Director of Legislative Services/Clerk

Township of Clearview Schedule '1'

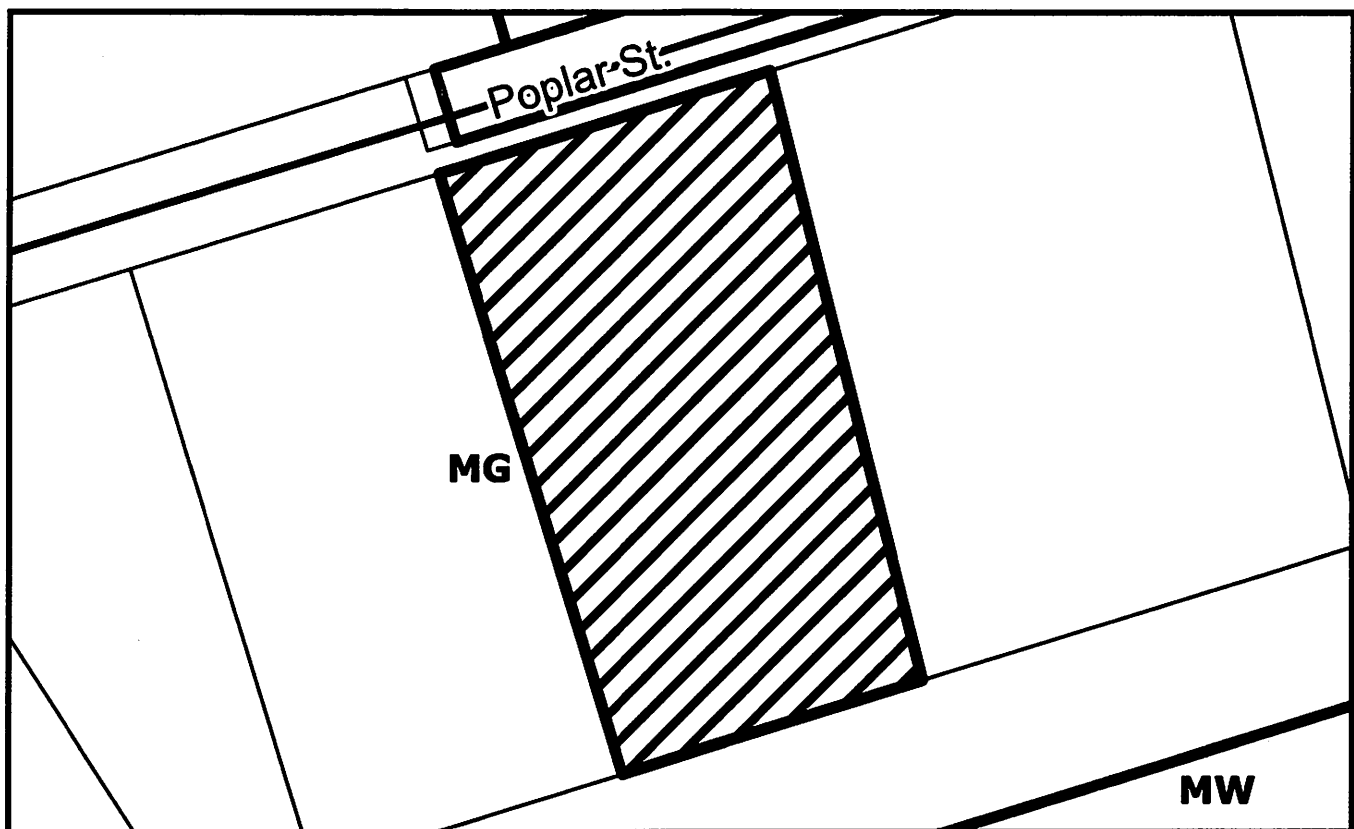
This is Schedule '1' to Zoning By-law No. 26-46,
passed this 13th day of July, 2026.



Douglas Measures,
Mayor



Sasha Helmkey,
Director of Legislative Services/Municipal Clerk



Area to be rezoned from 'General Industrial' (MG) Zone to 'General Industrial Exception' (MG-5) Zone



1:1,500

0 10 20 40 60 80 Metres

— Road Centreline

— Building Footprints

□ Assessment Parcels

□ Zoning

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