

## **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 a portion of the lands municipally known as 100 Grand Trunk Road, Township of Clearview and legally described as Plan 51M1250 BLK 121 formerly Nottawasaga, now Township of Clearview**

(Zoning By-law Amendment – 100 Grand Trunk Road)

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**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 and 36 of the Planning Act R.S.O., 1990, the 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 which includes the use of Holding Symbol "H" to specify the uses may be permitted at such time in the future as the Hold Symbol is removed by amendment to the By-law;

**And Whereas** the Council of The Corporation of the Township of Clearview passed By-law 23-03 to amend the comprehensive Zoning By-law as it relates to the property identified as 6934 & 7044 Highway 26, Clearview which includes the property now identified as 100 Grand Trunk Road and imposed a Holding Symbol (H31) on the implementation of the rezoning for the lands in the Zoning By-law;

**And Whereas** the Council of The Corporation of the Township of Clearview deems it appropriate and desirable to amend and partially remove the Holding (H31) symbol in the Zoning By-law once the conditions for the removal have been satisfied to allow for the development and operation of a restaurant including a drive through restaurant to be permitted on the subject lands to the satisfaction of municipal staff subject to the continuation of the Holding (H31) symbol as it relates to hotel use only;

**Now Therefore** Council of The Corporation of the Township of Clearview hereby enacts as follows:

1. That Schedules 'B6' & 'B7' of Zoning By-law 06-54 are hereby amended by partially lifting and removing the Holding Symbol (H31), as shown on Schedule '1' attached hereto and forming part of this By-law, to permit the following use on the lands:
  - o Restaurant including a drive through restaurant

and that the Zoning By-law be updated and amended accordingly.

2. The Holding Symbol 31 (H31) shall continue to apply to the Hotel use being permitted on the lands until such time as the requirements to lift the Holding Symbol (H31) with respect to Hotel use as set out in the Zoning By-law 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 a site plan agreement has been entered into with the municipality and registered on title to the land for the development of the site.

At such time as the Holding Symbol (H31) is removed, the following uses shall be permitted on the lands:

- Hotel
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 25- XX read a first, second and third time and finally passed this day of April, 2025.**

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Douglas Measures, Mayor

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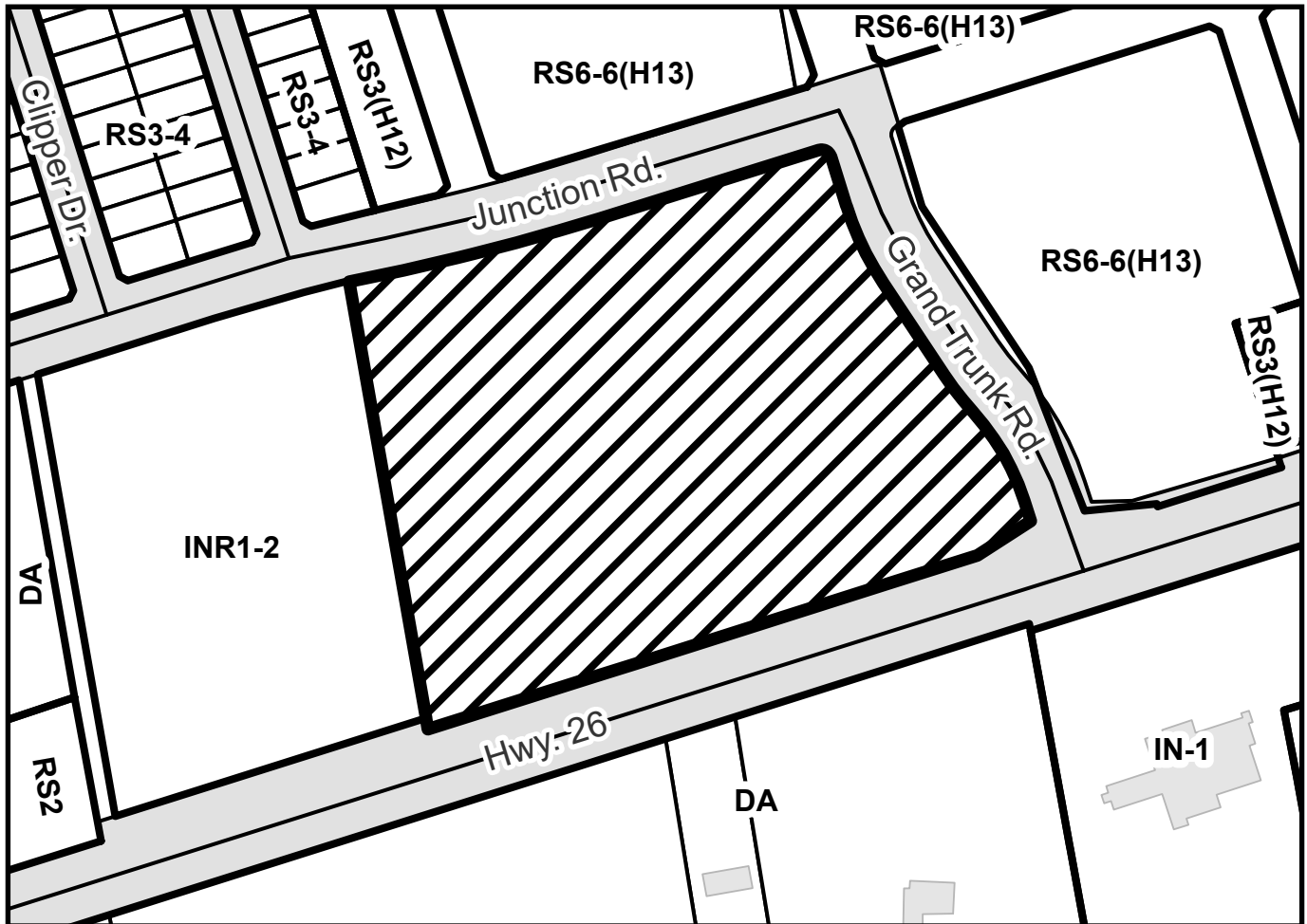
Sasha Helmkay, Director of Legislative Services/Municipal Clerk

# 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 Helmkey,  
Director of Legislative Services/Municipal Clerk

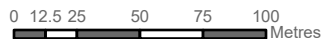


**Area to remain Zoned:**

Large Format Commercial Exception Hold (C4-3(H31)) Zone



1:3,000



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

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