



Feb 25, 2026

ZONING BY-LAW & OFFICIAL PLAN AMENDMENTS APPLICATION FORM

Location: 234 Poplar Street

Owner: Reinhart Foods Limited

3.2 Nature of the Amendment(s)

There is a current by-law that requires parking areas on industrial lands to be hard-surfaced in the township of Clearview. Reinhart is requesting that this by-law be waived for our 234 Poplar St location. As part of our SPA submission, we will be paving the front entrance at the request of Council, including an additional 10 feet into the property.

Reason why the amendment is being requested:

Reinhart Foods is a 128 year old family company that has been located in Stayner since 1910. We also have a manufacturing facility located in Chambly Quebec. Both locations are not asphalted for one specific reason: our trailers are too heavy for asphalt with repeated use, especially in tight quarters where turns are repeated in the same areas. The vast majority of trailers on public roads are tandem trailers, meaning they can haul a maximum of 44,000 lbs (+ truck), and straight roadways handle heavy trucks much better. All of Reinhart's trailers are tridem trailers, meaning they can haul a maximum of 67,000 lbs (+ truck). This additional weight over time, and constant turning and jockeying for trailer storage, eats away and chews up the asphalt leaving holes, puddles, stagnant water, and unsafe working conditions for our drivers. Please see the attached picture of an asphalted area at our Chambly plant where over time our trailers and tankers caused significant damage to the asphalt. Over the years we have attempted asphaltting pedestrian pathways where trucks traverse over top and parts of the roadway. Each time the asphalt has not lasted. We have found diligent maintenance and opportune re-grading as needed has been the best course of action for our locations.

In addition, reviewing the zoning by-law in more detail, it states any "parking area" must be paved. This assumes there will be a building on site. All other areas within the property are only required to be gravel-scaped. A good example of this is our neighbour's SPA for 230 Poplar Street where the majority of the land is designated as a gravel surface area. Since there will not be a building on our site, our use of the land fits more closely under outdoor storage. There will not be any public access and as stated the driveway entrance will be paved.



Head Office

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How does the application conform to or meet the intent of the Official Plan:

Reinhart Foods is rooted in the community and has a strong track record of working with Clearview Township and ensuring we are always doing what's best and right for all. Our current site in Stayner directly borders residential housing on the South and West sides, where there is no paving and is a gravel surface. We maintain our yard surfaces on a monthly basis and ensure we are always good neighbours. There are no issues with the current setup in Stayner and there will be no issues in an industrial area by keeping the surface gravel. The vast majority of industrial areas in the province of Ontario do not require paving for trailer storage for similar reasons to the above. It should also be noted the site is located in an industrial area away from any main or busy road ways, and will not cause any disturbances for the public. Through permission from Clearview, Reinhart has been using the current gravel grading on site for almost 1 year with great success. The current fill, compacting and gravel have seen no drainage or dust concerns through all of the key weather seasons. The lot has maintained a consistent clean appearance and performance. Please find attached image taken after many months of use.

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