

Committee Of Adjustment Meeting Agenda



Wednesday, April 8, 2026 3:00 P.M.

Council Chambers

- 5.1 Consent 25-B11 – 1065 Center Line Road & 5628 Concession 10 (2736728 Ontario Inc.)
- 5.2 Consent 26-B01 - 9915 County Rd 9 (Ruttan)
- 5.3 Consent 26-B03 - 5840 County Rd 9 (Stephens)
- 5.4 Consent 26-B04 - 5455 Concession 9 Sunnidale (Aarden)

Notice and Circulation

- Notice of the subject applications have been given in accordance with the *Planning Act*.

When: January 16, 2026

How: Mailing (60 m) & Posting
- Details of the applications and supporting materials:
 - Have been made [available](#) to the public; and
 - Have been circulated to the relevant commenting agencies.



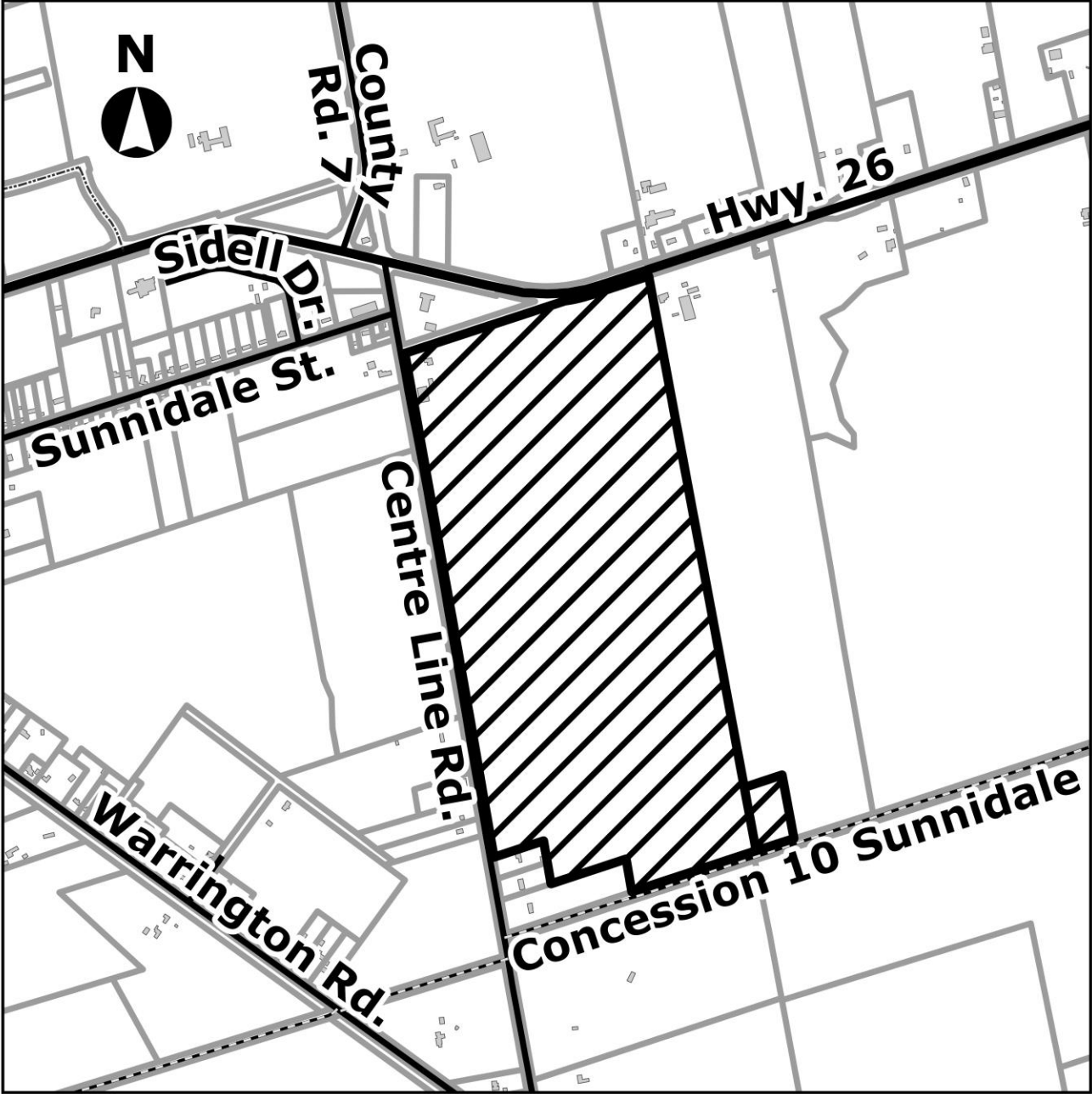
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Consent

1065 Center Line Road & 5628
Concession 10

25-B11(2736728 Ontario Inc.)

Key Map:



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Recommendation: Approve

Be it resolved, that Committee of Adjustment of the Township of Clearview hereby:

Approve Consent 25-B11 for the purpose of a Boundary Adjustment pertaining to lands at 1065 Center Line Road & 5628 Concession 10 subject to the conditions as outlined in Appendix 'E' of this report.

Purpose & Effect

The purpose of the application is to sever a portion of land from 1065 Centerline Road and merge it with the parcel of land located at 5628 Concession 10.

Lot Details	Retained Parcel	Proposed Severed Lands	Receiving Lands
Frontage	50 m (Centre Line Road)	1123 m (Centre Line Road) & 392 m (Concession 10)	91.3 m (Concession 10)
Area	0.6 ha	75.1 ha	1.33 ha
Existing Structures	Vacant	Dwelling, Barn, Shed	Vacant

The effect of the application is to facilitate a boundary adjustment resulting in the reconfiguration of the two subject properties, allowing for the development of a dwelling on the retained lands.

Site Photos



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1065 Centre Line Road - Existing Dwelling & Accessory Buildings



Notice Signage - East on Centre Line Road

Site Photos



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Approximate Location of Retained Lands (East on Centre Line Road)



Concession 10 Sunnidale Road Right-of Way (Existing location and condition)

Recommendation: Approve

Approve Consent 25-B11 for the purpose of a Boundary Adjustment pertaining to lands at 1065 Center Line Road & 5628 Concession 10 subject to the following conditions:

1. That the Owner(s) shall pay to the Township of Clearview any additional costs and expenses incurred as a result of the review, approval and implementation of this application.
2. That a registrable legal description of the severed lands and remnant lands, if requested, be provided to the Secretary-Treasurer together with a survey plan prepared by an Ontario Land Surveyor illustrating the consent consistent with the decision of the Committee of Adjustment.

Recommendation: Approve

3. That any mortgage on the property be discharged from any lands being severed from 1065 Centre Line Road and that the solicitor provides an undertaking in writing that this condition will be fulfilled.
4. That the Owner(s) merge the land to be severed (75.1 ha) from 1065 Centre Line Road into the same name as the Owner of the abutting land to the southeast, being 5628 Concession 10 Sunnidale, and being assessed as Roll No. 432904000308501 and that the solicitor provides an undertaking in writing that this condition will be fulfilled to the satisfaction of the Township of Clearview.
5. That the Owner apply to the municipality to update and receive new civil and/or 911 addressing for the severed and receiving lands to the satisfaction of the Planning & Building Department.

Recommendation: Approve

6. That the Owner(s) be required to obtain a hydrogeological study completed by a qualified Engineer or Hydrogeologist providing that sufficient quality and quantity of water can be sourced on the retained lot, and that the new well will not adversely impact any existing neighbouring well(s). The conclusions of the study, and implementation thereof, must be to the satisfaction of the Township and its consulting Engineering's. A servicing agreement registered on title of the lands may be necessary to implement the conclusions of the report.

7. That upon fulfillment of all other conditions of approval, the owner submit a request to the Secretary-Treasurer for a certificate of consent for the severed lands and retained lands, if requested, which shall be given by the Secretary-Treasurer conclusive evidence that the consent was given and that the provisions of the Planning Act leading to the consent have been complied with.

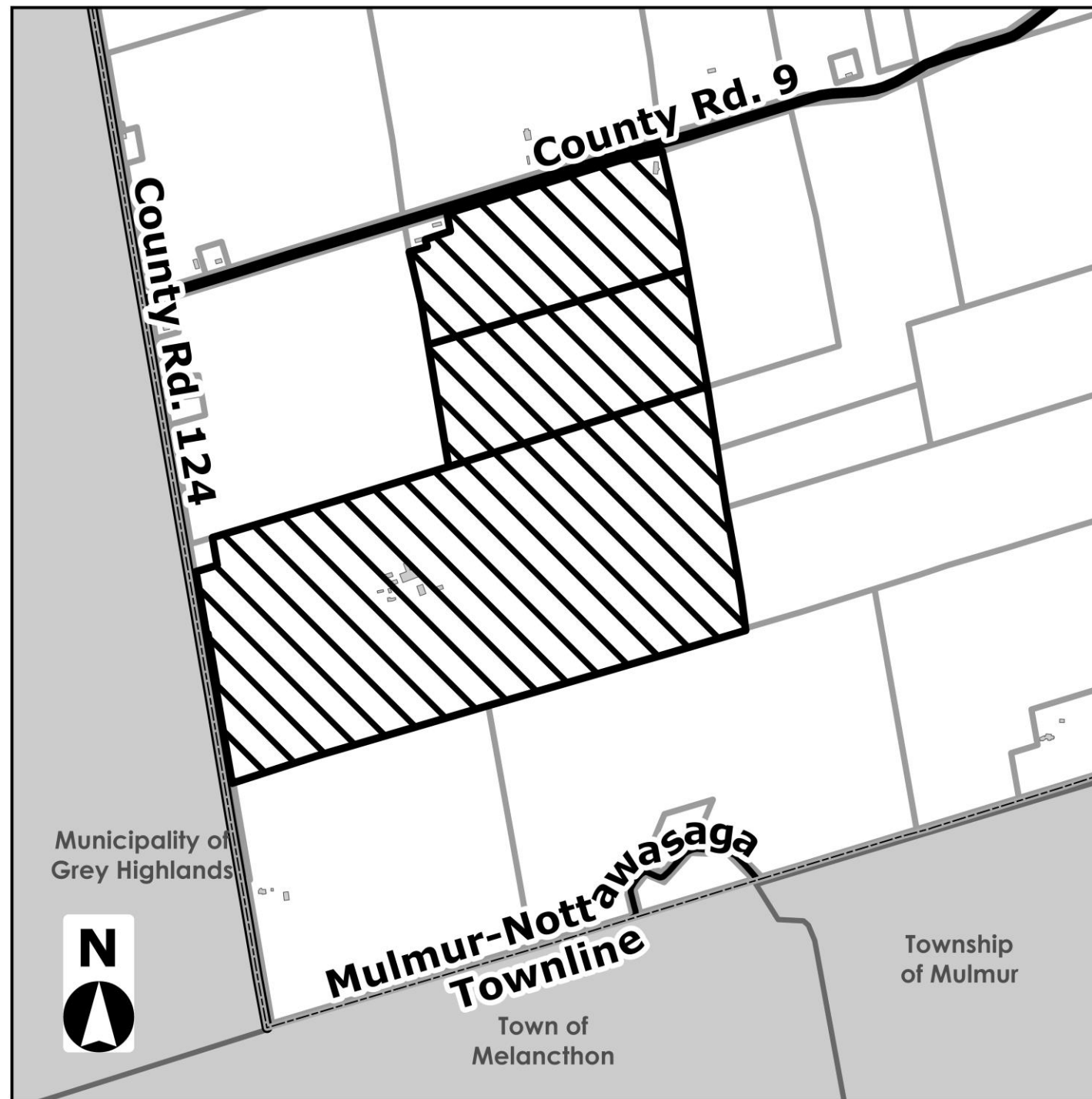


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Consent

9915 County Rd 9
26-B01(Ruttan)

Key Map:



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Recommendation: Approve

Be it resolved, that Committee of Adjustment of the Township of Clearview hereby:

Approves consent 26-B01 for the purposes of farm consolidation where no new lot is being created, pertaining to lands at 9915 County Road 9 and 793081 County Road 124 subject to the conditions outlined in 'Appendix F' to this report.



Purpose & Effect

The purpose of the application is to sever a portion of land with an existing single detached dwelling from 9915 County Road 9.

Lot Details	Retained Parcel	Proposed Severed Lands
Frontage	480.8 m	118 m
Area	118 ha	0.97 ha
Existing Structures	Single detached dwelling, barns and accessory building	Single detached dwelling

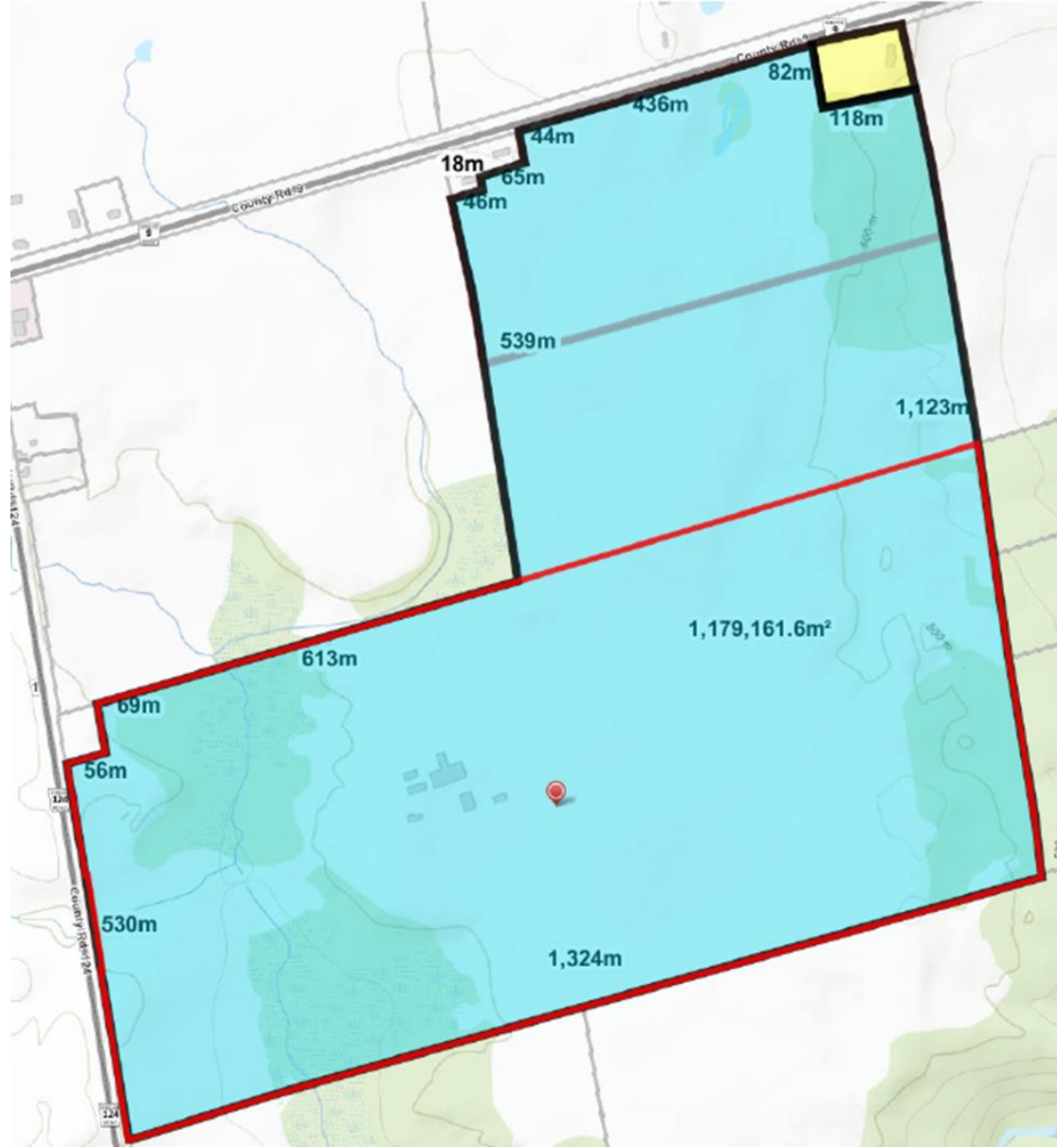
The effect of the application is to facilitate a farm consolidation by adding the retained lands of 9915 County Road 9 with the adjacent farmland at 793081 County Road 124.

Severance Sketch



Severance Sketch

Proposed Retained Lot 2



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Site Photos



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Looking South from House



Looking East, to the eastern property line

Site Photos



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Looking West from the House

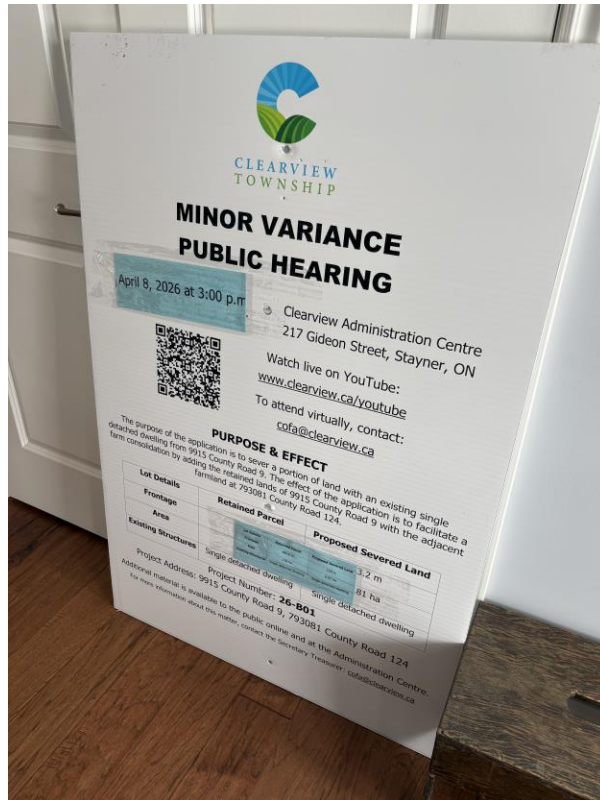


Looking East/South with house

Site Photos



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Revised Sign showing new meeting date



Sign Posted

Recommendation: Approve

Approves consent 26-B01 for the purposes of farm consolidation where no new lot is being created, pertaining to lands at 9915 County Road 9 and 793081 County Road 124 subject to the conditions:

1. That the Owner(s) shall pay to the Township of Clearview any additional costs and expenses incurred as a result of the review, approval and implementation of this application.
2. That a registrable legal description of the severed lands and remnant lands, if requested, be provided to the Secretary-Treasurer together with a survey plan prepared by an Ontario Land Surveyor illustrating the consent consistent with the decision of the Committee of Adjustment.
3. That the Owner(s) discharge any mortgage on the property from the lands being severed from 9915 County Road 9 (ARN 432901001127001) and that their solicitor provides an undertaking in writing that this condition will be fulfilled.
4. That the remnant parcel (vacant farmlands) is conveyed into or confirmed to be in the same name as the current farmer/farming corporation and that the remnant parcel be merged with the abutting lands to the South being ARN 432901001127000 and ARN 432901001126800 and that the solicitor provides an undertaking in writing that this condition will be fulfilled.

Recommendation: Approve

5. That the Owner(s) successfully apply and obtain a Development Permit from the Niagara Escarpment Commission (NEC).
6. The Applicant shall transfer to the to the County of Simcoe a road widening, required fees and required survey as outlined in their letter dated March 24, 2026, to the satisfaction of the County of Simcoe. Please provide a clearance letter when County is satisfied.
7. That the Applicant obtain necessary entrance permits from the County of Simcoe, for the subject properties as outlined in their letter dated March 24, 2026, to the satisfaction of the County of Simcoe. Please provide a clearance letter when County is satisfied.
8. That the Application remove any entrances as requested by the County of Simcoe in their letter dated March 24, 2026, to the satisfaction of the County of Simcoe. Please provide a clearance letter when County is satisfied.

Recommendation: Approve

9. That upon fulfillment of all other conditions of approval, the owner submit a request to the Secretary-Treasurer for a certificate of consent for the severed lands and retained lands, if requested, which shall be given by the Secretary-Treasurer conclusive evidence that the consent was given and that the provisions of the Planning Act leading to the consent have been complied with.

NOTES REGARDING CONSENT:

As per Section 53(41) of the Planning Act, R.S.O., 1990, all conditions of this decision shall be fulfilled and the Certificate of Consent issued within two years of this date. If all of the conditions have been met and all the authorities concerned have so notified the Committee in writing, the Secretary is authorized to issue the Certificate of Consent.

This consent is granted on the basis that Subsection (3 or 5) of Section 50 of the Planning Act, R.S.O., 1990, applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent

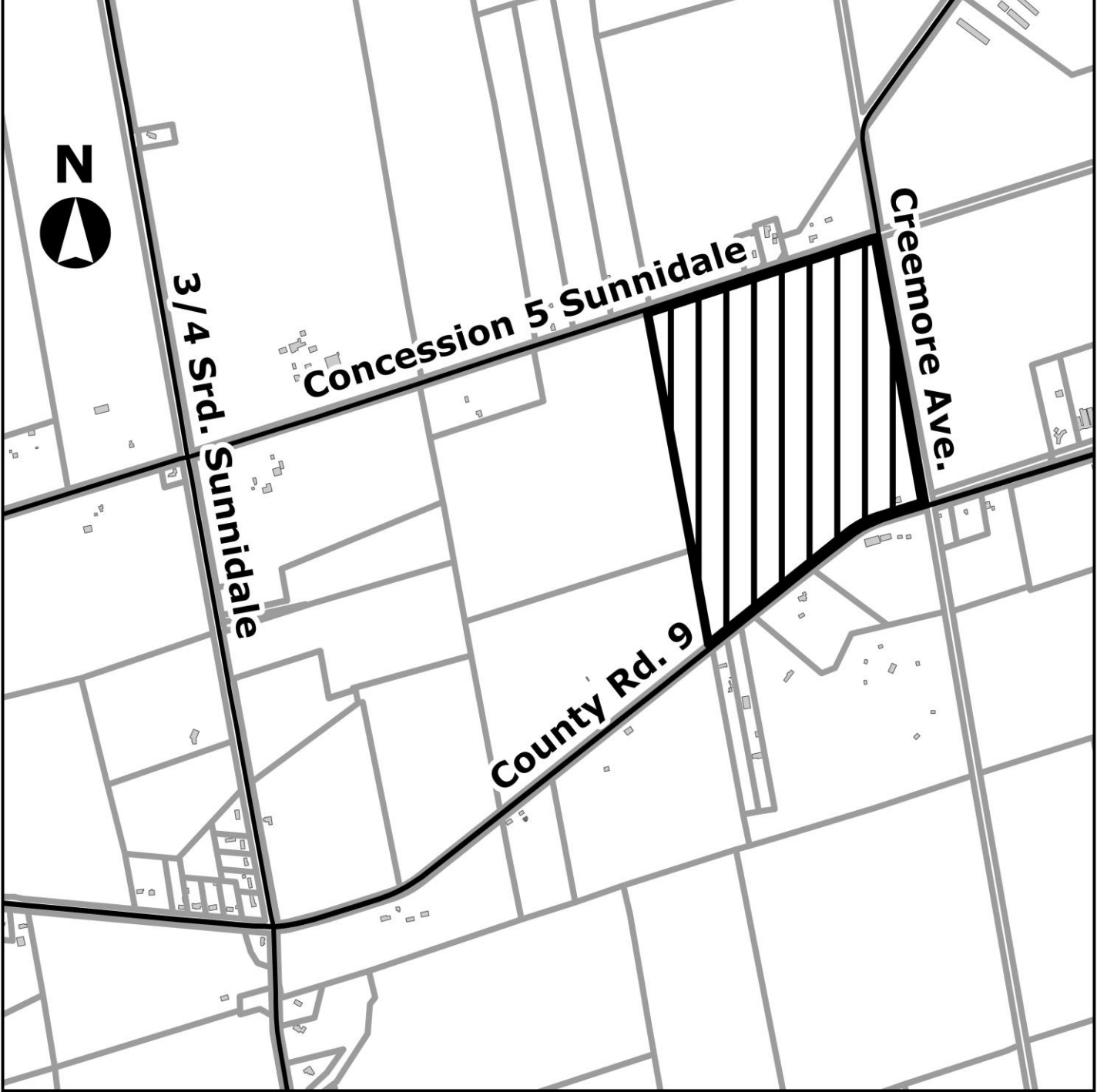


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Consent

5840 County Road 9
26-B03(Stephens)

Key Map:



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Recommendation: Approve

Be it resolved, that the Committee of Adjustment of the Township of Clearview hereby:

Approves consent 26-B03 for the purposes of a farm consolidation, pertaining to lands at 5840 County Road 9 subject to the conditions as outlined in Appendix E of this report.

Purpose & Effect

The purpose of the application is to sever a portion of land from 5840 County Road 9.

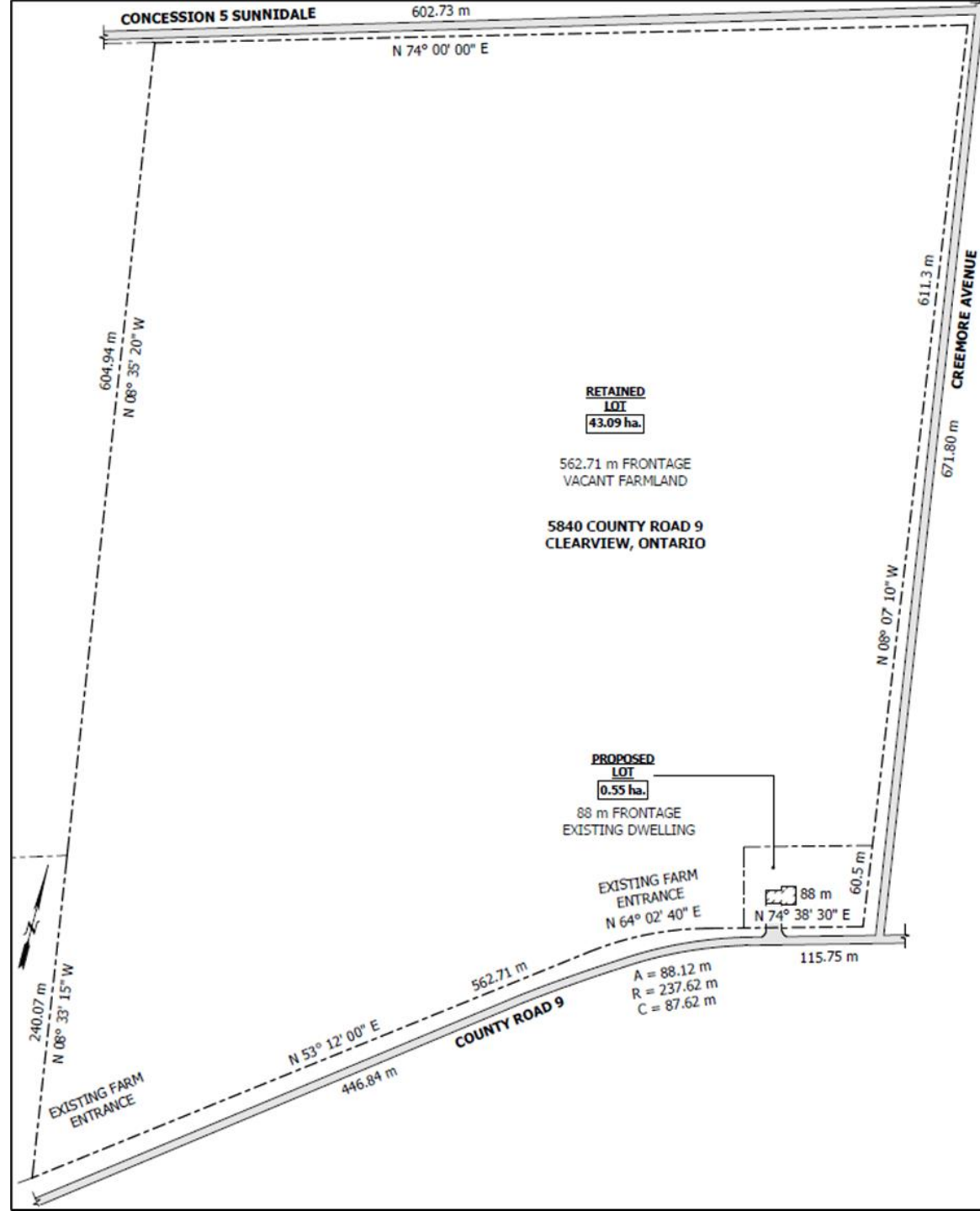
Lot Details	Surplus Dwelling Lot (5840 County Road 9)	Retained Lot (xx County Road 9)
Frontage	Approx. 88 m	Approx. 562.7 m
Area	Approx. 0.55 ha	Approx. 43.09 ha
Existing Structures	Single detached dwelling	Vacant

The effect of the application is to create a new lot for a surplus farm dwelling and facilitate a farm consolidation.

Severance Sketch



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Site Photos



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Southwest and East on County Road 9



North on Creemore Avenue

Site Photos



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Existing house on severed lands



Sign and retained farmlands

Recommendation: Approve

Approves consent 26-B03 for the purposes of a farm consolidation, pertaining to lands at 5840 County Road 9 subject to the conditions:

1. That the Owner(s) shall pay to the Township of Clearview any additional costs and expenses incurred as a result of the review, approval and implementation of this application.
2. That a registrable legal description of the severed lands and retained lands, if requested, be provided to the Secretary-Treasurer together with a survey plan prepared by an Ontario Land Surveyor illustrating the consent consistent with the decision of the Committee of Adjustment.
3. That the Owner(s) discharge any mortgage on the property from the lands being severed from 5840 County Road 9 and that their solicitor provide an undertaking in writing that this condition will be fulfilled.
4. That the Owner's solicitor confirms in writing the legal merger of the lands subject to the farm consolidation, confirming that retained lands will be put into the same name as the current farmer/farming corporation as 2976 3/4 Sideroad; and that the solicitor provide an undertaking in writing that this condition will be fulfilled.
5. That the applicant successfully apply and receive approval from the municipality to amend the Zoning By-law to prohibit residential use on the portion of the remnant lands currently addresses as 5840 County Road 9.

Recommendation: Approve

6. That the applicant addresses all comments from the County of Simcoe letter dated March 20, 2026.
7. That upon fulfillment of all other conditions of approval, the owner submit a request to the Secretary-Treasurer for a certificate of consent for the severed lands and retained lands, if requested, which shall be given by the Secretary-Treasurer conclusive evidence that the consent was given and that the provisions of the Planning Act leading to the consent have been complied with.

NOTES REGARDING CONSENT:

As per Section 53(41) of the Planning Act, R.S.O., 1990, all conditions of this decision shall be fulfilled and the Certificate of Consent issued within two years of this date. If all of the conditions have been met and all the authorities concerned have notified the Committee in writing, the Secretary is authorized to issue the Certificate of Consent.

This consent is granted on the basis that Subsection (3 or 5) of Section 50 of the Planning Act, R.S.O., 1990, applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.

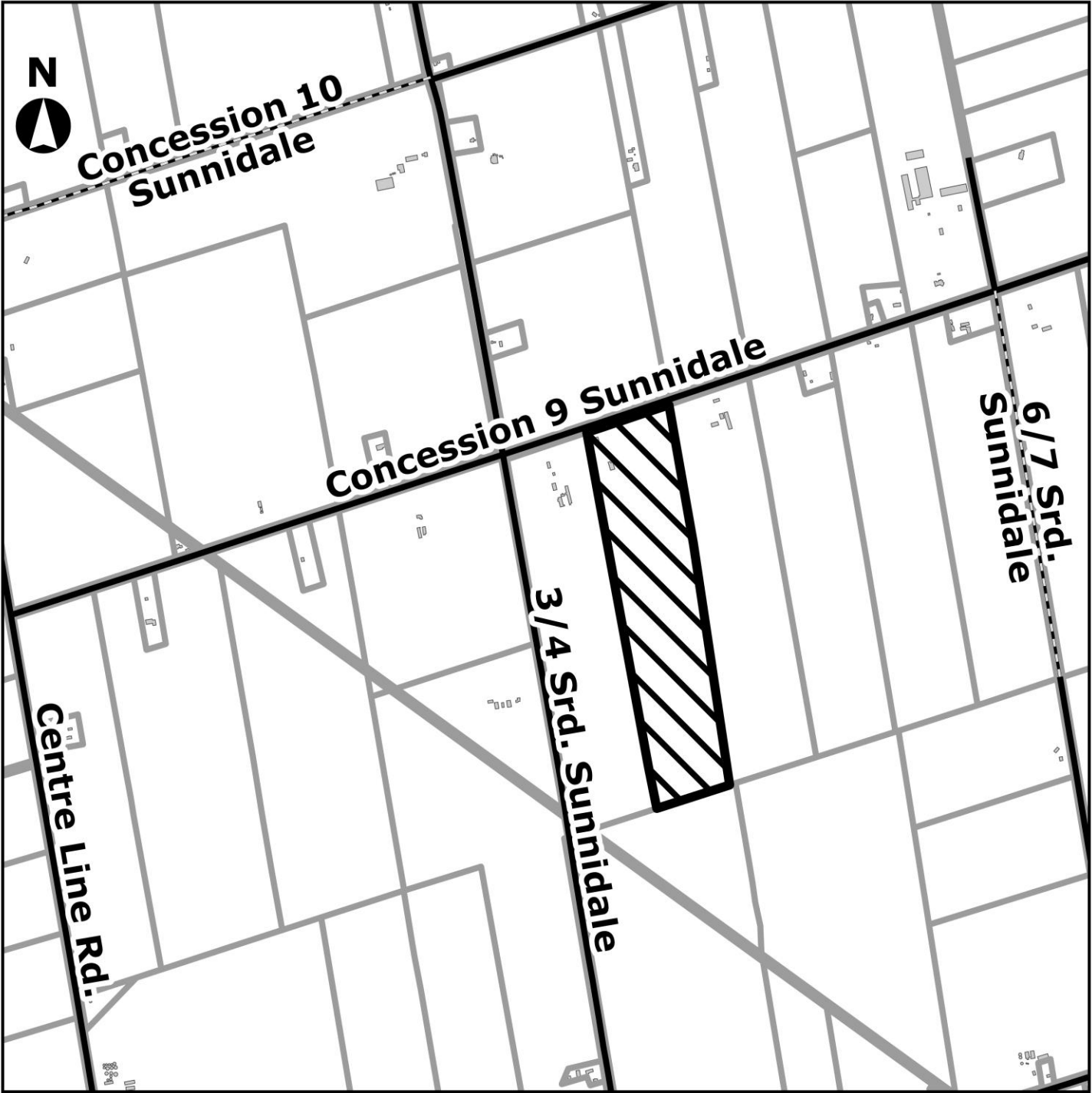


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Consent

5455 Concession 9 Sunnidale
26-B04(Aarden)

Key Map:



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Recommendation: Approve

Be it resolved, that the Committee of Adjustment of the Township of Clearview hereby:

Approves consent 26-B04 for the purposes of a farm consolidation, pertaining to lands at 5455 Concession 9 Sunnidale subject to the conditions as outlined in Appendix E of this report.

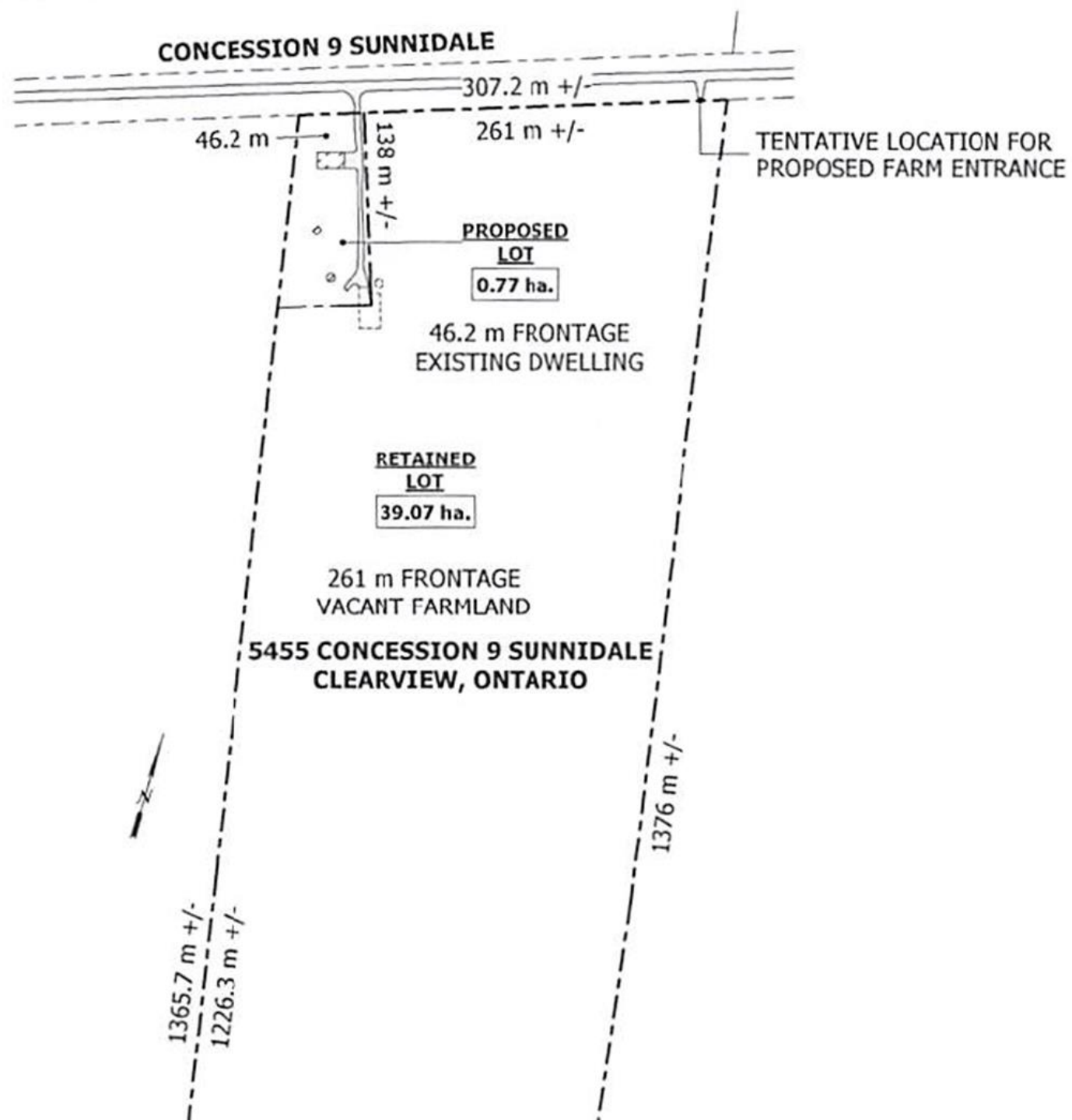
Purpose & Effect

The purpose of the application is to sever a portion of land with an existing single detached dwelling from 5455 Concession 9.

Lot Details	Retained Lot	Surplus Dwelling Lot
Frontage	261 m	46.2 m
Area	39.07 ha	0.77 ha
Existing Structures	Vacant	Single detached dwelling

The effect of the application is to facilitate a farm consolidation by adding the remnant parcel with the adjacent farmland at 5375 Concession 9.

Severance Sketch



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Site Photos



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East on Concession 9



West on Concession 9



Sign posted

Site Photos



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Existing dwelling and shed on surplus dwelling lot

Site Photos



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Silo and barn to be removed

Recommendation: Approve

1. That the Owner(s) shall pay to the Township of Clearview any additional costs and expenses incurred as a result of the review, approval and implementation of this application.
2. That a registrable legal description of the severed lands and retained lands, if requested, be provided to the Secretary-Treasurer together with a survey plan prepared by an Ontario Land Surveyor illustrating the consent consistent with the decision of the Committee of Adjustment.
3. That the Owner(s) discharge any mortgage on the property from the lands being severed from 5455 Concession 9 Sunnidale and that their solicitor provide an undertaking in writing that this condition will be fulfilled.
4. That the Owner's solicitor confirms in writing the legal merger of the lands subject to the farm consolidation and that the lands be confirmed to be in the same name as the current/farmer/farming corporation and the retained lands be merged and that the solicitor provide an undertaking in writing that this condition will be fulfilled as well as merging the pin numbers to have only one pin number for the new parcel;
5. That the Owner's solicitor provide an undertaking in writing that the retained lands will be registered in the name of an owner of the Cubitt farming operation.
6. That the Owner successfully apply and receive approval from the municipality to amend the Zoning By-law to prohibit residential use on the portion of the remnant lands currently addresses as 5455 Concession 9 Sunnidale.

Recommendation: Approve

7. That the Owner remove the existing silos and agricultural building on the severed and retained lands.
8. That upon fulfillment of all other conditions of approval, the owner submit a request to the Secretary-Treasurer for a certificate of consent for the severed lands and retained lands, if requested, which shall be given by the Secretary-Treasurer conclusive evidence that the consent was given and that the provisions of the Planning Act leading to the consent have been complied with.

NOTES REGARDING CONSENT:

As per Section 53(41) of the Planning Act, R.S.O., 1990, all conditions of this decision shall be fulfilled and the Certificate of Consent issued within two years of this date. If all of the conditions have been met and all the authorities concerned have notified the Committee in writing, the Secretary is authorized to issue the Certificate of Consent.

This consent is granted on the basis that Subsection (3 or 5) of Section 50 of the Planning Act, R.S.O., 1990, applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.