

# 1065 Centre Line Road & 5628 Concession 10 Township of Clearview

Consent Application (Boundary Adjustment)

Committee of Adjustment

April 8, 2026

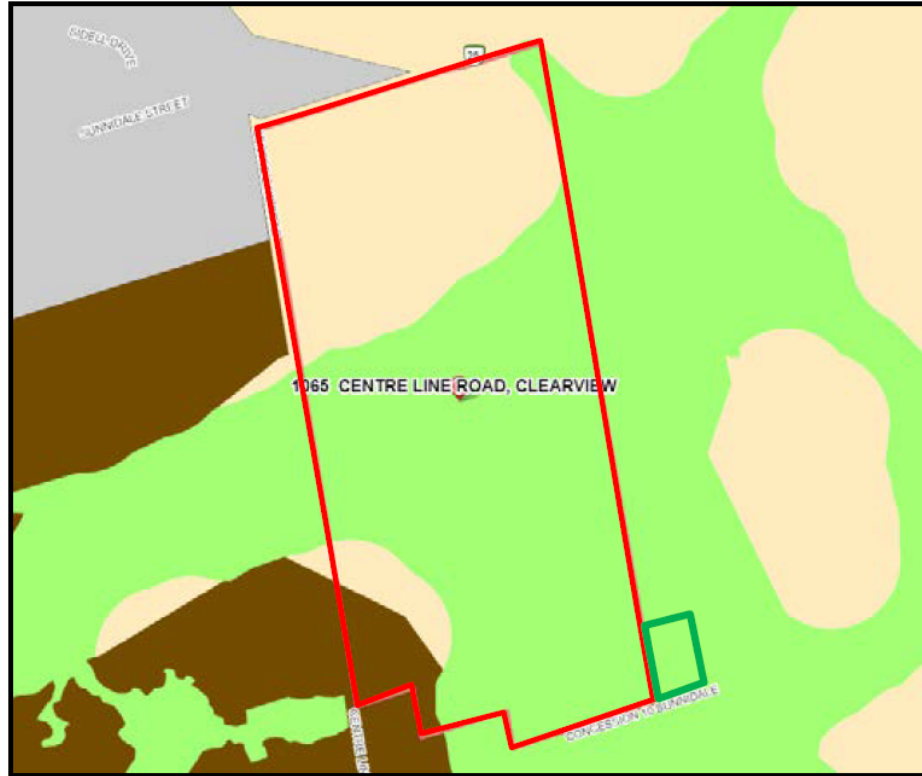




# Location and Surrounding Context





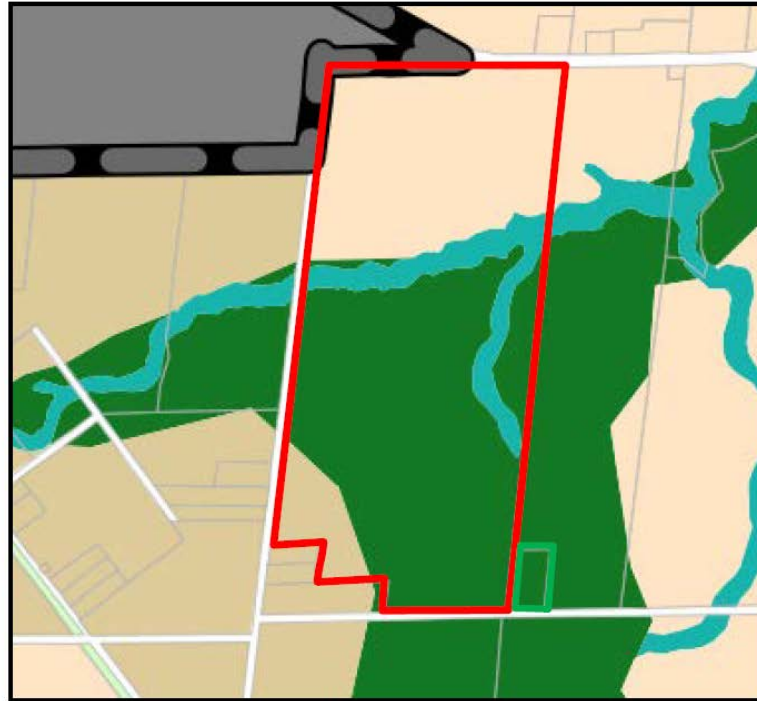
# County of Simcoe Official Plan



 1065 Centre Line Road (Lot 1)  5628 Concession 10 (Lot 2)

 Settlements  Greenlands  Agricultural  Rural

# Township of Clearview Official Plan



1065 Centre Line Road (Lot 1)



5628 Concession 10 (Lot 2)



Greenland - Natural Heritage Area



Rural

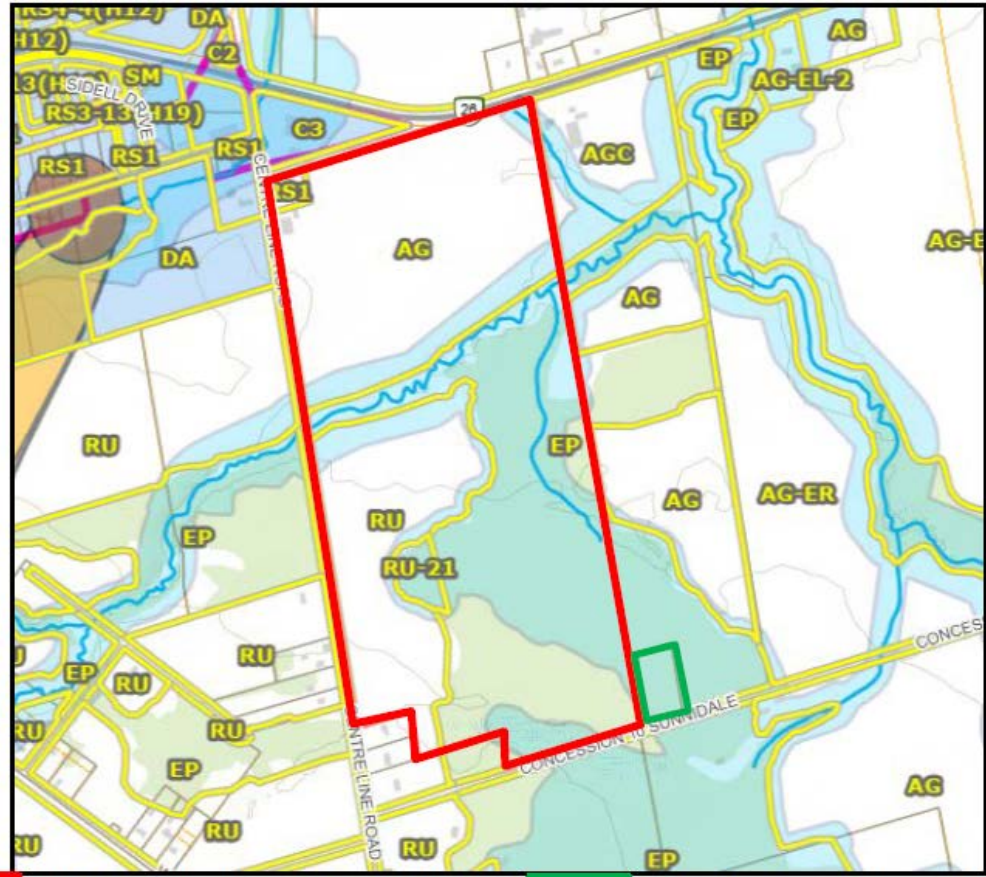




Greenland - Hazard Lands Area



Agricultural

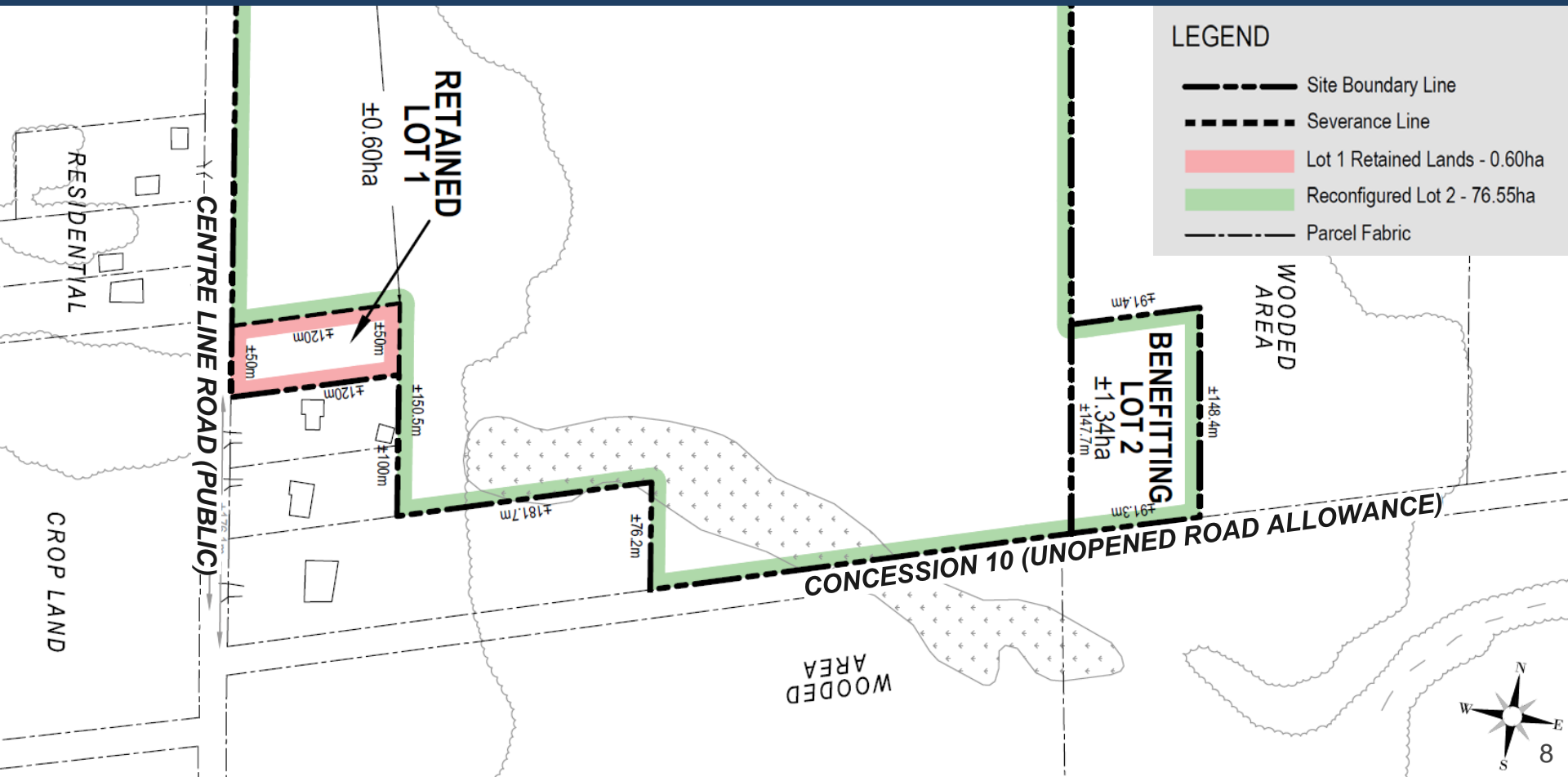
# Township of Clearview Zoning By- law 06-54



 1065 Centre Line Road (Lot 1)  5628 Concession 10 (Lot 2)



# Proposed Consent Sketch – Boundary Adjustment



# Zoning Compliance

## Lot 1 (1065 Centre Line Road) – RU Zone

Zone Standard	Required / Permitted	Provided	Complies?
Land Use	Single-Detached Dwelling	Single-Detached Dwelling	YES
Lot Frontage (min.)	45 m	50 m	YES
Lot Area (min.)	0.40 ha	0.60 ha	YES

## Lot 2 (5628 Concession 10) – AG Zone

Zone Standard	Required / Permitted	Provided	Complies?
Land Use	Agricultural	Agricultural	YES
Lot Frontage (min.)	100 m	1,123 m	YES
Lot Area (min.)	35.0 ha	76.5 ha	YES

# Planning Policy Context

- Provincial Planning Statement (2024)
- County of Simcoe Official Plan
- Township of Clearview Official Plan
- Township of Clearview Zoning By-law
- Policies permit minor boundary adjustments that do not result in the creation of a new lot.

# Summary

- Reconfiguration of two existing parcels:
  - Provides public road frontage to a vacant landlocked parcel.
  - Relocates a rural building lot outside of the Greenlands / EP area.
  - Maintains geographic contiguity of the agricultural land base.
- Future single-detached dwelling will be constructed in compliance with the Rural (RU) zone requirements.
- Area's rural character will be maintained and no traffic hazard generated.
- The proposed Consent Application represents good planning in the public interest and should be approved.



# Thank you!



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