

From: [Zahir, Amjad \(MTO\)](#)
To: [Clearview Planning Team](#)
Subject: RE: Clearview Committee of Adjustment Notice of Hearing - March 11, 2026
Date: February 12, 2026 1:41:40 PM
Attachments: [image002.png](#)
[image003.png](#)

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Hello

No comments/concerns from MTO.

Amjad Zahir | Corridor Management Planner (East)

Highway Corridor Management Section | Central Operations | Ministry of Transportation

Telephone: 437-925-8232 | Email: amjad.zahir@ontario.ca



From: Clearview Planning Team <plan@clearview.ca>

Sent: Thursday, February 12, 2026 1:32 PM

To: Scott Haw <shaw@clearview.ca>; Todd Patton <tpatton@clearview.ca>; Dan White <dwhite@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha Helmky <shelmky@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Kent McDonald <kjmcDonald@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Derek Abbotts <dabbotts@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; bfnconsultation <bfncconsultation@chimnissing.ca>; keithk@curvelake.ca; paigew <paigew@curvelake.ca>; consultation@curvelake.ca; natasha.charles@georginaisland.com; donna.bigcanoe <donna.bigcanoe@georginaisland.com>; dbickell@ramafirstnation.ca; consultation <consultation@ramafirstnation.ca>; environmentoffice@saugeenonjibwaynation.ca; consultations <consultations@wendake.ca>; consultations@metisnation.org; greggarratt63@gmail.com; k.a.sandy-mckenzie <k.a.sandy-mckenzie@rogers.com>; planning@nvca.on.ca; RMO@nvca.on.ca; Planning.notices@simcoe.ca; chris.doherty@simcoe.ca; corey.rice@simcoe.ca; LPUConsents@mpac.ca; willy.behrens@canadapost.postescanada.ca; Niagara Escarpment Commission (MNR) <nec@ontario.ca>; Bushey, Christine <Christine.bushey@smdhu.org>; Rachel.Abaza@smdhu.org; Christine Hyde <chyde@smcdsb.on.ca>; planningdept@smcdsb.on.ca; Kirton, Katie <kkirton@scdsb.on.ca>; kbartmann@scdsb.on.ca; Nunes, Carina <cnunes@scdsb.on.ca>; Clee, Sandy <sclee@scdsb.on.ca>; planninganddevelopment@bell.ca; circulations@bell.ca; municipalplanning@enbridge.com; LandUsePlanning@HydroOne.com; clerks@greyhighlands.ca; tburrell@epcor.com; mmehta@epcor.com; jwilson@epcor.com; simcoecirculations@rci.rogers.com; executivevp.lawanddevelopment@opg.com; Zahir, Amjad (MTO) <Amjad.Zahir@ontario.ca>

From: [RMO](#)
To: [Clearview Planning Team](#)
Subject: Re: Clearview Committee of Adjustment Notice of Hearing - March 11, 2026
Date: February 13, 2026 10:47:06 AM
Attachments: [image001.png](#)

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Good morning Danielle & Clearview Planning Team,

I've reviewed the below addresses against the policies of Source Water Protection under the Clean Water Act.

For minor variance 26-A02 (18 Edgewood Cres), it is located in a vulnerable area. Can it be confirmed whether the building will be for business or residential use, and what the purpose of the building will be? Based on the reply, I can then issue a clearance notice or discuss further.

For the following properties there are no policies that apply, therefore I have no concerns:

- Minor variance 26-A03 - 1 Woodview Drive
- Consent 25-B11 - 1065 Center Line Road & 5628 Concession 10 (2736728 Ontario Inc.)
- Consent 26-B01 - 9915 County Rd 9 (Ruttan)
- Consent 26-B02 - 6096 Concession 2 Sunnidale (Somerville)

Please reach out if you have any questions.

Thank you,

Sheri Steiginga (she/her)
Source Water Coordinator
Risk Management Official/Inspector, Township of Clearview
Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479, ext. 267
ssteiginga@nvca.on.ca | nvca.on.ca

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From: Clearview Planning Team <plan@clearview.ca>
Sent: February 12, 2026 1:31 PM
To: Scott Haw <shaw@clearview.ca>; Todd Patton <tpatton@clearview.ca>; Dan White <dwhite@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha Helmkey <shelmkey@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Kent McDonald <kjmcdonald@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Briar Kelly



CLEARVIEW

MEMORANDUM

DATE: 23 February 2026	Project No: 26-A02, 26-A03, 25-B11, 26-B01, 26-B02
STATUS: <input type="checkbox"/> Draft <input checked="" type="checkbox"/> Final <input type="checkbox"/> Confidential <input type="checkbox"/> Internal Use Only	
TO: Planning Department	DEPT: Planning
FROM: Scott McLeod, Chief Building Official	DEPT: Building Department
RE: 26-A02, 26-A03, 25-B11, 26-B01, 26-B02	

The Building Department has reviewed the notices and provides the following comments.

The Building Department has reviewed the notices and based on our review the Building Department has no objection to proposed notices as presented.

Please do not hesitate to contact me should you require additional information regarding this matter.

Yours truly,

A Scott McLeod C.B.C.O, Dipl.M.M.,

BCIN 10151

Chief Building Official



CLEARVIEW
TOWNSHIP

Memorandum

Date: 23 February 2026

Status: Draft Final Confidential Internal Use Only

To: Secretary-Treasurer **Dept:** Planning

From: Christine Taggart **Dept:** Public Works

Subject: **Committee of Adjustment Applications**
Minor Variance 26-A02
Minor Variance 26-A03
Consent 25-B11
Consent 26-B01
Consent 26-B02

Minor Variance 26-A02 – 18 Edgewood Crescent

A Lot Grading and Drainage Plan will be required as part of a building permit submission. Please refer to the Township's Lot Grading and Drainage Policy.

Minor Variance 26-A03 – 1 Woodview Drive

The owner shall provide a servicing memo that includes detailed water demand calculations for the proposed accessory dwelling unit. The memo must confirm that the existing water service has sufficient capacity to accommodate the additional demand in accordance with applicable municipal standards.

Consent 25-B11 – 1065 Center Line Road & 5628 Concession 10

No comments or concerns.

Consent 26-B01 – 9915 County Road 9

No comments or concerns.

Consent 26-B02 – 6096 Concession 2 Sunnidale

No comments or concerns.

Sincerely,

Christine Taggart

Development Technologist

Clearview Township

(705) 428-6230 ext. 269

ctaggart@clearview.ca



February 27, 2026

SENT BY EMAIL

Township of Clearview
217 Gideon St.
Stayner, ON
L0M 1S0

Attn: Danielle Waters
Community Planner
dwaters@clearview.ca

Dear Danielle,

**Re: Application for Consent [25-B11]
1065 Centre Line Road
Township of Clearview
NVCA File #16280**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of consent applications to facilitate a lot boundary adjustment resulting in the reconfiguration of the two subject properties. The application will not result in the creation of a new lot.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under Ontario Regulation 41/24. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Township of Clearview.

Ontario Regulation 41/24

1. The subject properties are partially regulated for flood hazards, meander erosion and wetland interference hazards where permits are required from NVCA prior to construction or grading on regulated portions of this property.

Natural Hazard – Regulatory

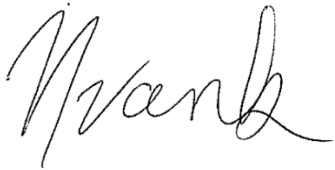
2. The PPS defines **development** to be the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act. The intent of the proposed consents will not create a new lot or change permitted land uses. Therefore, the proposed consent is **not** considered to be development in relation applicable policies for Natural Hazard and Natural Heritage Features within the PPS.
3. Portions of the “lands to be added” are within the regulated area and any future development on those lands should be directed outside of the regulated area.

Conclusion

The NVCA has no objection to the approval of the consent application as applied for. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Thank you for circulating this application and please forward a copy of any decision.

Sincerely,

A handwritten signature in black ink, appearing to read 'N. Vankooten', written in a cursive style.

Nicole Vankooten
Environmental Regulations Analyst

Nick Ainley

From: circulations <circulations@bell.ca>
Sent: February 25, 2026 3:39 PM
To: Clearview Planning Team
Subject: 705-26-82 - Consent Application 25-B11 - 1065 Center Line Road & 5628 Concession 10 (2736728 Ontario Inc.)

You don't often get email from circulations@bell.ca. [Learn why this is important](#)

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Good afternoon Danielle,

Bell Canada has no concerns with respect to Application for Consent 25-B11, regarding 1065 Center Line Road & 5628 Concession 10 (2736728 Ontario Inc.).

If you have any questions, please do not hesitate to contact me.

Thank you,
Lisa

Cameron End

From: RMO <RMO@nvca.on.ca>
Sent: March 19, 2026 9:34 AM
To: Clearview Planning Team
Subject: Re: Clearview Committee of Adjustment Notice of Hearing - April 8, 2026

Categories: Cameron

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Good morning, Clearview Planning Team,

The below properties were reviewed against the policies of Source Water Protection. There are no policies that apply, therefore I have no concerns.

Thank you,

Sheri Steinga (she/her)

Source Water Coordinator

Risk Management Official/Inspector, Township of Clearview

Nottawasaga Valley Conservation Authority

8195 8th Line, Utopia, ON L0M 1T0

T 705-424-1479, ext. 267

ssteinga@nvca.on.ca | nvca.on.ca

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From: Clearview Planning Team <plan@clearview.ca>

Sent: March 13, 2026 2:55 PM

To: Scott Haw <shaw@clearview.ca>; Todd Patton <tpatton@clearview.ca>; Lori Kennedy <lkennedy@clearview.ca>; Dan White <dwhite@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Sasha HelmKay <shelmKay@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Kent McDonald <kjmcdonald@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Derek Abbotts <dabbotts@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; 'bfnconsultation@chimnissing.ca' <bfnconsultation@chimnissing.ca>; 'keithk@curvelake.ca' <keithk@curvelake.ca>; 'paigew@curvelake.ca' <paigew@curvelake.ca>; 'consultation@curvelake.ca' <consultation@curvelake.ca>; 'natasha.charles@georginaisland.com' <natasha.charles@georginaisland.com>; 'donna.bigcanoe@georginaisland.com' <donna.bigcanoe@georginaisland.com>; 'dbickell@ramafirstnation.ca' <dbickell@ramafirstnation.ca>; 'consultation@ramafirstnation.ca' <consultation@ramafirstnation.ca>; 'environmentoffice@saugeenobjibwaynation.ca' <environmentoffice@saugeenobjibwaynation.ca>; 'consultations@wendake.ca' <consultations@wendake.ca>; 'consultations@metisnation.org' <consultations@metisnation.org>; 'greggarratt63@gmail.com' <greggarratt63@gmail.com>; 'k.a.sandy-mckenzie@rogers.com' <k.a.sandy-mckenzie@rogers.com>; Planning Dept <Planning@nvca.on.ca>; RMO <RMO@nvca.on.ca>; 'Planning.notices@simcoe.ca' <Planning.notices@simcoe.ca>; 'chris.doherty@simcoe.ca' <chris.doherty@simcoe.ca>; 'corey.rice@simcoe.ca' <corey.rice@simcoe.ca>; Cameron End <cend@clearview.ca>; 'LPUConsents@mpac.ca' <LPUConsents@mpac.ca>; 'willy.behrens@canadapost.postescanada.ca' <willy.behrens@canadapost.postescanada.ca>; 'nec@ontario.ca' <nec@ontario.ca>; 'Christine.Bushey@smdhu.org'

From: [LANDUSEPLANNING](#)
To: [Clearview Planning Team](#)
Subject: Clearview - 1065 Center Line Road & 5628 Concession 10 - 25-B11
Date: March 9, 2026 11:50:44 AM

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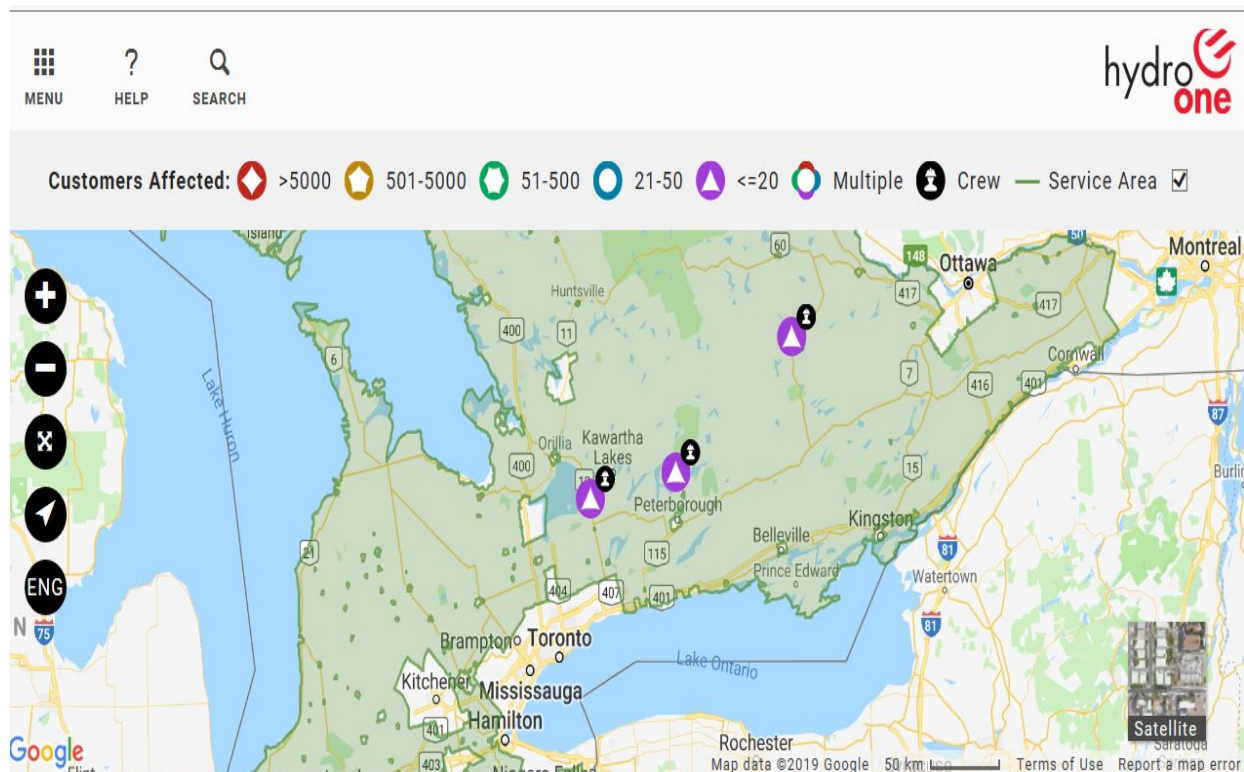
Hello,

We are in receipt of your Application for Consent, 25-B11 dated 2026-02-12. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact Land Use Planning.

Thank you,

Land Use Planning Department
Hydro One Networks Inc.
Email: LandUsePlanning@HydroOne.com