



CLEARVIEW
TOWNSHIP

Memorandum

Date: 30 March 2026

Status: Draft Final Confidential Internal Use Only

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

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

Subject: Committee of Adjustment Applications

Consent 25-B11
Consent 26-B01
Consent 26-B03
Consent 26-B04

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-B03 – 5840 County Road 9

No comments or concerns.

Consent 26-B04 – 5455 Concession 9

No comments or concerns.

Sincerely,

Christine Taggart

Development Technologist

Clearview Township

(705) 428-6230 ext. 269

ctaggart@clearview.ca



CLEARVIEW

MEMORANDUM

DATE: 17 March 2026	Project No: 25-B11, 26-B01, 26-B03, 26-B04
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: 25-B11, 26-B01, 26-B03, 26-B04	

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



March 30, 2026

VIA EMAIL

Danielle Waters
Community Planner
Township of Clearview
217 Gideon Street,
Stayner, ON L0M 1S0

RE: Consent Application for Farm Consolidation
Municipal Address: 5840 County Road 9
Township of Clearview
Municipal File: 26-B03
County File: CV-B-2605

Thank you for circulating the County on this consent application for comment. It is understood that the applicant is proposing a farm consolidation on the subject lands, resulting in the existing dwelling located at 5840 County Road 9 being rendered surplus to an agricultural operation.

The subject lands have 656 metres of frontage along County Road 9, approximately 670 metres of frontage along Creemore Avenue, and approximately 600 metres of frontage along Concession 5 Sunnidale with an area of 43.4 hectares.

Staff understand that the application is proposing to sever a parcel of land consisting of approximately 0.55 hectares with 88 metres of frontage along County Road 9. The retained parcel is proposed to have a remaining lot area of approximately 43.1 hectares. The remnant farmland will be consolidated with a number of agricultural parcels owned by the applicant.

Staff also note that Zoning By-law 26-18 was passed in order to prohibit the use of the lands for residential purposes.

Planning Comments

Provincial Planning Statement (PPS) 2024

Section 4.3.3.1 c) of the PPS 2024 explains that the severance of one new residential lot per farm consolidation for a residence surplus to an agricultural operation, is permitted provided that:

1. The new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
2. The planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the

remnant parcel may be recommended by the Province or based on municipal approaches that achieve the same objective.

Section 4.3.3.3 of the PPS further states that the creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with the above noted policy (4.3.3.1 c).

County of Simcoe Official Plan (SCOP)

The subject lands are designated 'Agricultural' and 'Greenlands' on Schedule 5.1 of the County of Simcoe Official Plan. As the portion to be severed is entirely within the 'Agricultural' designation, the agricultural policies will apply.

Section 3.6 of the SCOP identifies that the objectives of the Agricultural designation includes enabling the agricultural industry to function effectively in prime agricultural areas by minimizing conflicting uses while accommodating facilities which support the agricultural economy and ensuring the availability and sustainability of prime agricultural areas for long-term agricultural use.

Section 3.6.7 c) of the SCOP explains that a residence surplus to a farming operation as a result of farm consolidation may be permitted provided that the following criteria are met:

- i. The new lot will be limited to a minimum size needed to accommodate the residential use and appropriate sewage and water services, and should be an approximate size of 1 hectare; and
- ii. New residential dwellings are prohibited on any remnant parcel of farmland created by the severance.

Residence surplus to a farming operation is a defined term in the SCOP meaning "an existing farm residence that is rendered surplus as a result of farm consolidation (farm consolidation means the acquisition of additional farm parcels to be operated as one farm operation)."

Transportation and Engineering Department

The County of Simcoe Transportation and Engineering Department has no objection to the application, subject to the following being included as a condition of consent:

1. The existing right-of-way on County Road 9 adjacent to the subject property is approximately 21.0 metres wide. In accordance with Table 5.4 of the Simcoe County Official Plan, the required basic right-of-way width for County Road 9 is 30.5 metres. County staff has reviewed this requirement and feel that the full right-of-way width is necessary for future road maintenance, road improvements and stormwater flow from County Road 9.

The County of Simcoe Official Plan states the requirement for daylight (sight) triangles. The County standard for daylight (sight) triangles is 15 X 15 metres. These dimensions are applied to the new limit of the right-of-way and located on either side of the proposed local road.

The County of Simcoe will require that the following be completed as a condition consent approval:

- a. The Applicant shall transfer to the Corporation of the County of Simcoe ("County"), at no cost, a fee simple, unencumbered interest in the following:
 - A road allowance widening along the entire frontage of the severed lot on subject property adjacent to County Road 9 to provide a 15.25 metre right-of-way from the centre line of County Road 9.
 - 15 x 15 metre daylight (sight) triangles located on northwest of where Creemore Avenue intersects with County Road 9.

The applicant shall submit to the satisfaction of the County's Transportation and Engineering Department a preliminary reference plan (1 copy and 1 electronic copy) which sets out the road widening to be transferred to the County. Upon approval, the County will instruct the surveyor to deposit the reference plan in the Land Registry Office for Simcoe County and request the surveyor provide the County with 1 copy and 1 electronic copy of the deposited reference plan.

All costs associated with the land transfer, including costs relating to surveying, legal fees, and disbursements, agreements, HST, etc. shall be fully borne by the applicant. All legal documentation is to be negotiated, prepared and registered by the Legal Services Department of the County and to be executed where required by the Applicant. The Applicant shall submit to the Legal Services Department of the County a deposit in the amount of \$1200.00 prior to the services being rendered. Invoices will be submitted on a cost recovery basis and applied against the deposit. Additional deposits may be required, and any excess over the total invoices will be refunded.

The County of Simcoe is requesting the road widening pursuant to sections 41(8) & (9) of the Planning Act and such land will form part of the highway to the extent of the designated widening in accordance with section 31(6) of the Municipal Act, 2001. The widening of County Road 9 is required pursuant to the County's standards for the construction and is consistent with proper safety standards.

Additionally, County Transportation and Engineering staff note the following comments regarding land use and entrances.

1. The retained portion of the lands are to remain for agricultural use and are to be zoned in manor in which no residential dwellings will be permitted.
2. The County of Simcoe Entrance By-law No. 5544 regulates the construction, alteration or change in the use of any private or public entranceway, gate or other structure or facility that permits access to a County road. Section 2.5.3 states



where a subdivision or individual lot fronts on both a County Road and a Local Road, the Entrance will be from the Local Road, where feasible. Therefore, no future field access will be permitted via County Road 9, and all future access must be via Creemore Avenue.

Summary

The proposed consent application has identified the residential parcel to be severed as 0.55 hectares which complies with PPS Policy 4.3.3.1(c) and Policy 3.6.7(c)(i) of the SCOP. Additionally, the County requires that the applicant submit a preliminary reference plan for the required road widening and associated fees.

If you have any questions or require any further information regarding the above-noted comments, please feel free to contact the undersigned.

Sincerely,

The Corporation of the County of Simcoe

Milandeep Bhutta
Planner II
P: 705-726-9300 Ext. 1973
E: Milandeep.bhutta@simcoe.ca

cc: Tiffany Thompson, Manager of Planning – County of Simcoe
Corey Rice, Engineering Technician II – County of Simcoe



Nottawasaga Valley
Conservation Authority

March 20th, 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 26-B03
5840 County Road 9
Township of Clearview
NVCA File #36058

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of consent application to sever a portion of land from 5840 County Road 9. The effect of the application is to create a new lot for a surplus farm dwelling and facilitate a farm consolidation.

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 unevaluated wetlands and wetland interference hazards where permits are required from NVCA prior to construction or grading on regulated portions of the retained lot.

Natural Hazard – Regulatory

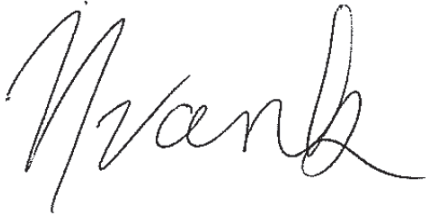
2. The PPS defines development to be the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.
3. Policies contained within the PPS restrict development to areas outside of hazardous lands adjacent to shorelines and large inland lakes as well as river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.
4. NVCA Staff can confirm that the proposed severed lands are located outside of any natural hazards.

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". The signature is fluid and cursive, with the first letter of the first name being a large, stylized capital 'N'.

Nicole Vankooten, BAS, MA
Environmental Regulations Analyst

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

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

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 Steinginga (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
ssteinginga@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'