



CLEARVIEW

# MEMORANDUM

<b>DATE:</b> 17 March 2026	<b>Project No:</b> 25-B11, 26-B01, 26-B03, 26-B04
<b>STATUS:</b> <input type="checkbox"/> Draft <input checked="" type="checkbox"/> Final <input type="checkbox"/> Confidential <input type="checkbox"/> Internal Use Only	
<b>TO:</b> Planning Department	<b>DEPT:</b> Planning
<b>FROM:</b> Scott McLeod, Chief Building Official	<b>DEPT:</b> Building Department
<b>RE:</b> 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



CLEARVIEW  
TOWNSHIP

# Memorandum

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**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

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**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](mailto:ctaggart@clearview.ca)



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: 5455 Concession 9 Sunnidale  
Township of Clearview  
Municipal File: 26-B04  
County File: CV-B-2606**

Thank you for circulating the County on this application for comment. It is understood that the applicant is proposing a farm consolidation of the lands located at 5455 Concession 9.

Staff understand that the existing dwelling on 5455 Concession 9 is to be rendered surplus to an agricultural operation and creation of a new 0.77 hectares residential lot is proposed. The remnant farmland will be consolidated with the adjacent farmland at 5375 Concession 9.

The subject lands consist of 39.8 hectares in area with 308 metres of frontage with one detached dwelling and several agricultural related structures.

### **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' on Schedule 5.1 of the County of Simcoe Official Plan.

Section 3.6 of the SCOP identifies that the objectives of the Agricultural designation include 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)."

### Summary

The proposed consent application has identified the residential parcel to be severed as 0.77 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 retained lands be rezoned to prohibit a residential dwelling as a condition of consent to be consistent with PPS 4.3.3.1(c) and conform to SCOP Section 3.6.7(c)(ii).

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](mailto:Milandeep.bhutta@simcoe.ca)

cc: Tiffany Thompson, Manager of Planning – County of Simcoe

## Cameron End

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**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 8<sup>th</sup> Line, Utopia, ON L0M 1T0  
T 705-424-1479, ext. 267  
[ssteinginga@nvca.on.ca](mailto:ssteinginga@nvca.on.ca) | [nvca.on.ca](http://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'



March 20<sup>th</sup> , 2026

SENT BY EMAIL

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

Attn: Danielle Waters  
Community Planner  
[dwaters@clearview.ca](mailto:dwaters@clearview.ca)

**Re: Application for Consent 26-B04  
5455 Concession 9, Sunnidale  
Township of Clearview  
NVCA File #59078**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of consent applications to facilitate the creation of a new lot to sever a portion of land with an existing single detached dwelling from 5455 Concession 9 to facilitate a farm consolidation by adding the remnant parcel with the adjacent farmland at 5375 Concession 9.

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 property is partially affected by Ontario Regulation 41/24 this Authority's Prohibited Activities, Exemptions and Permits Regulation.
2. The property is regulated due to meander erosion and flood hazards associated with the Warrington Creek.
3. Any development or site alteration within the regulated areas will require a permit from the NVCA prior to commencement under the Conservation Authorities Act.
4. NVCA Staff can confirm that a permit will not be required on the proposed severed lands.
5. Any development proposed within the regulatory boundaries of the remnant parcel will require NVCA permit review.

**Natural Hazard – Regulatory**

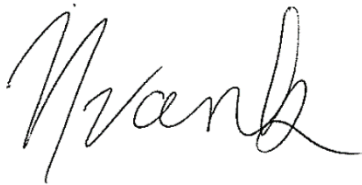
6. The PPS defines development to be the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.
7. Policies contained within the PPS restrict development to areas outside of hazardous lands adjacent to shorelines and large inland lakes as well as river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.
8. 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', written in a cursive style.

Nicole Vankooten, BAS, MA  
*Environmental Regulations Analyst*