



Committee of Adjustment Agenda

April 08, 2026

03:00 PM

Council Chambers

Land Acknowledgement

I would like to begin our meeting by recognizing the First Nations, Metis and Inuit peoples of Canada as traditional stewards and caretakers of the land. We acknowledge that Clearview Township is located within the boundaries of Treaty 18, the traditional lands of the Anishinaabeg, Haudenosaunee, Tionontati, Wendat, and is the home of many First Nations, Metis, and Inuit peoples as part of an intricate nationhood that reaches across Turtle Island. At this time of truth and reconciliation, we welcome the opportunity to work together towards new understandings and new relationships and ask for guidance in all we do..

1. Call to Order

2. Approval of Previous Minutes

Page 4

Recommendation:

Be It Resolved that the Committee of Adjustment hereby approve the meeting minutes dated March 11, 2026, as presented.

3. Declaration of Interest

4. All Staff Presentations

Page 8

5. Applications

5.1 Consent File 25-B11 - 1065 Center Line Road & 5628 Concession 10 (2736728 Ontario Inc.)

Page 51

Recommendation:

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.

5.2 Consent File 26-B01 - 9915 County Rd 9 (Ruttan)

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Recommendation:

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.

5.3 Consent File 26-B03 - 5840 County Rd 9 (Stephens)

Page 116

Recommendation:

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.

5.4 Consent File 26-B04 - 5455 Concession 9 Sunnidale (Aarden)

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Recommendation:

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.

6. New Business

7. Next Meeting

Scheduled for Wednesday, May 20, 2026 at 3:00 p.m.

8. Adjournment

Recommendation:

Be It Resolved that the Committee of Adjustment meeting hereby be adjourned at _____
p.m.



Committee of Adjustment Minutes

The Committee of Adjustment met at the Council Chambers, 217 Gideon Street, on March 11, 2026 at 03:30 PM.

Those in attendance were:

Members: Chuck Arrand, Chair
Marc Royal
Ken Walker
Gord Zeggil
Councillor Robert McArthur, Council Representative

Regrets:

Staff: Lori Kennedy, Deputy Secretary
Danielle Waters, Community Planner
Rossalyn Workman, Manager of Planning
Cameron End, Planning and Development Technician
Derek Abbotts, Director of Planning & Building

1. Call to Order

The Chair called the meeting to order at 3:10 pm.

2. Approval of Previous Minutes

Be It Resolved that the Committee of Adjustment hereby approve the meeting minutes dated February 11, 2026, as presented.

Motion Carried

3. Declaration of Interest

None.

4. All Staff Presentations**5. Applications****5.1 Minor Variance File 26-A02 - 18 Edgewood Cres (Armitstead)**

Moved by Marc Royal

Seconded by Gord Zeggil

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

Approves minor variance 26-A02, for detached accessory building, pertaining to lands at 18 Edgewood Crescent, New Lowell on the basis that it meets the four tests in accordance with the Planning Act, subject to the following conditions:

1. That notwithstanding Section 3.9.2 i) and k), the detached accessory building shall otherwise comply with all other applicable provisions of the Township of Clearview Zoning By-law 06-54;
2. That the detached accessory building be substantially and proportionally in conformity with the dimensions as set out on the application and sketches submitted and approved by the Committee;
3. That the detached accessory building shall not be used for human habitation, commercial purposes or for a home business in accordance with the Township Zoning By-law 06-54;
4. That the applicant submit a Lot Grading and Drainage Plan at the time building permit submission;
5. That the applicant apply for a permit from the Nottawasaga Valley Conservation Authority prior to submission of a building permit;
6. That the applicant removes the existing shed, prior to the submission of a building permit for the proposed detached accessory building.

Motion Carried

5.2 Minor Variance File 26-A03 - 1 Woodview Drive (Long)**Moved by** Gord Zeggil**Seconded by** Marc Royal

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

Approves minor variance 26-A03 pertaining to lands at 1 Woodview Drive on the basis that it meets the four tests in accordance with the Planning Act, subject to the following conditions.

1. That notwithstanding Section 2.5.1 a), the accessory dwelling unit shall otherwise comply with all other applicable provisions of the Township of Clearview Zoning By-law 06-54;
2. That the accessory dwelling unit be substantially and proportionally in conformity with the dimensions as set out on the application and sketches submitted and approved by the Committee;

Motion Carried**6. New Business**

OACA Conference - Ottawa - May 10-13, 2026

7. Next Meeting

Scheduled for Wednesday, April 8, 2026 at 3:00 p.m.

8. Adjournment**Moved by** Gord Zeggil**Seconded by** Councillor McArthur

Be It Resolved that the Committee of Adjustment meeting hereby be adjourned at 3:45 p.m.

Motion Carried

Chuck Arrand, Chair

Danielle Waters, Secretary-Treasurer

Committee Of Adjustment Meeting Agenda



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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.

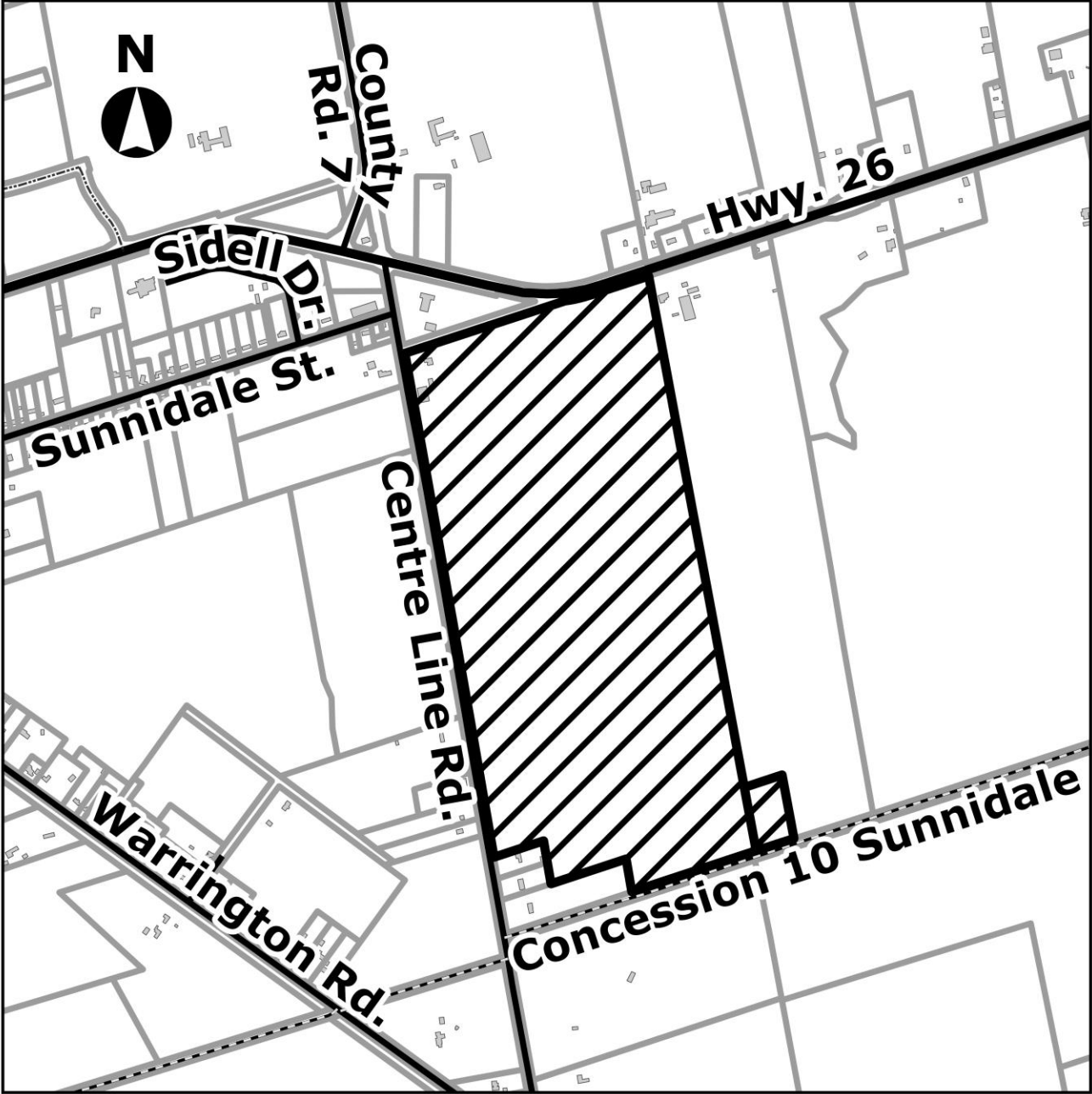


CLEARVIEW
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Consent

1065 Center Line Road & 5628
Concession 10
25-B11(2736728 Ontario Inc.)

Key Map:



CLEARVIEW
TOWNSHIP

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.



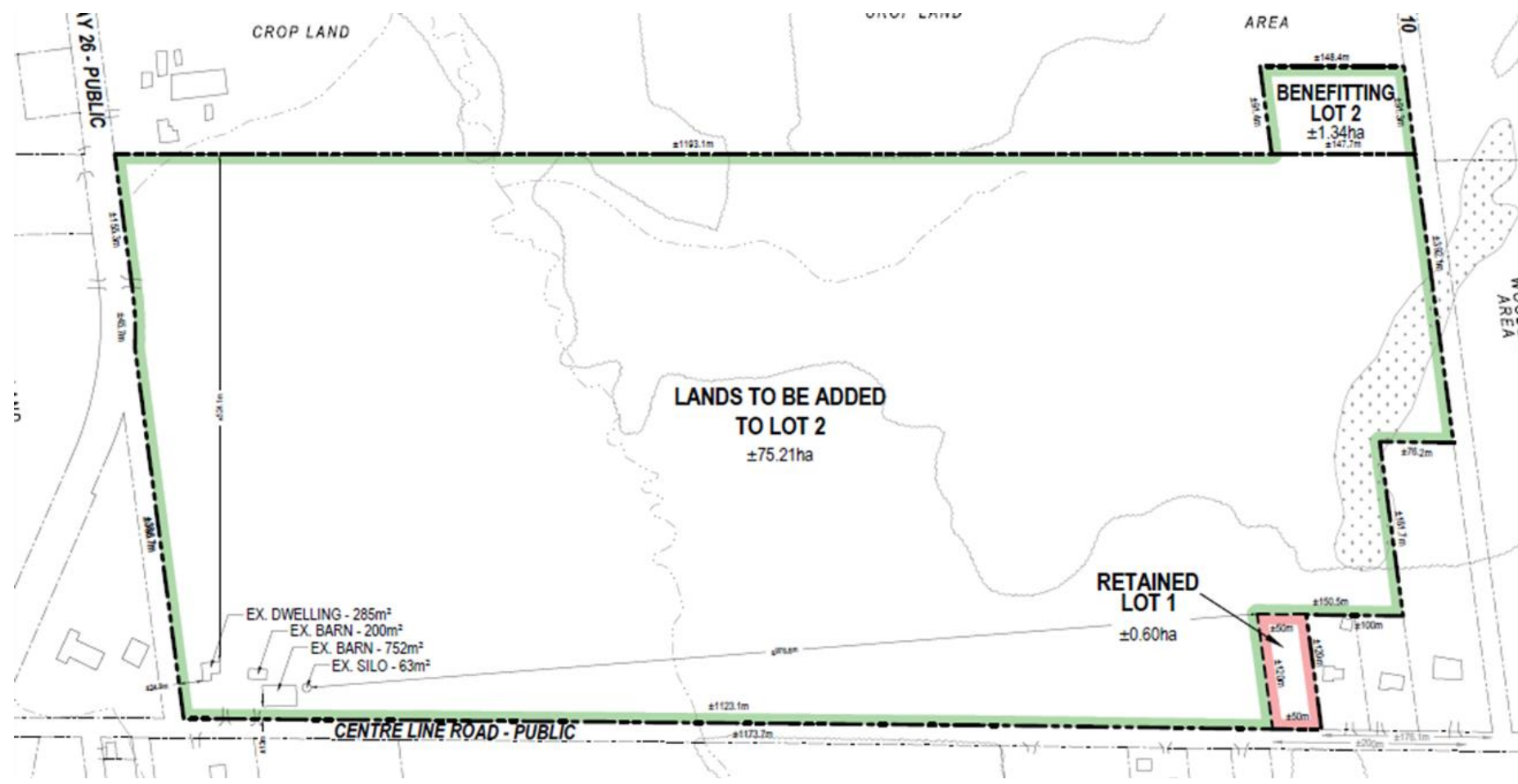
Purpose & Effect

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.

Severance Sketch



Site Photos



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1065 Centre Line Road - Existing Dwelling & Accessory Buildings



Notice Signage - East on Centre Line Road

Site Photos



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.

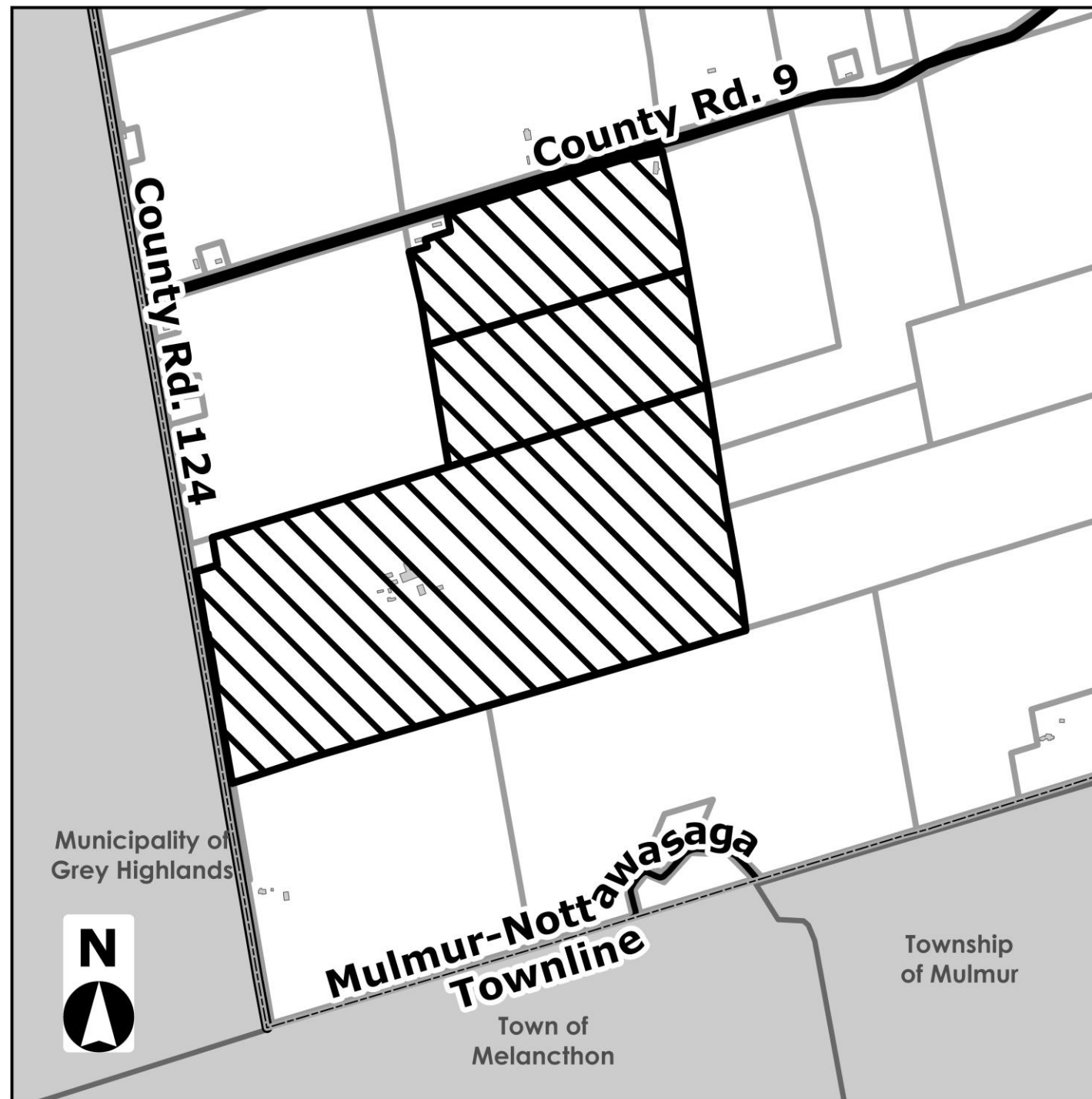


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Consent

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

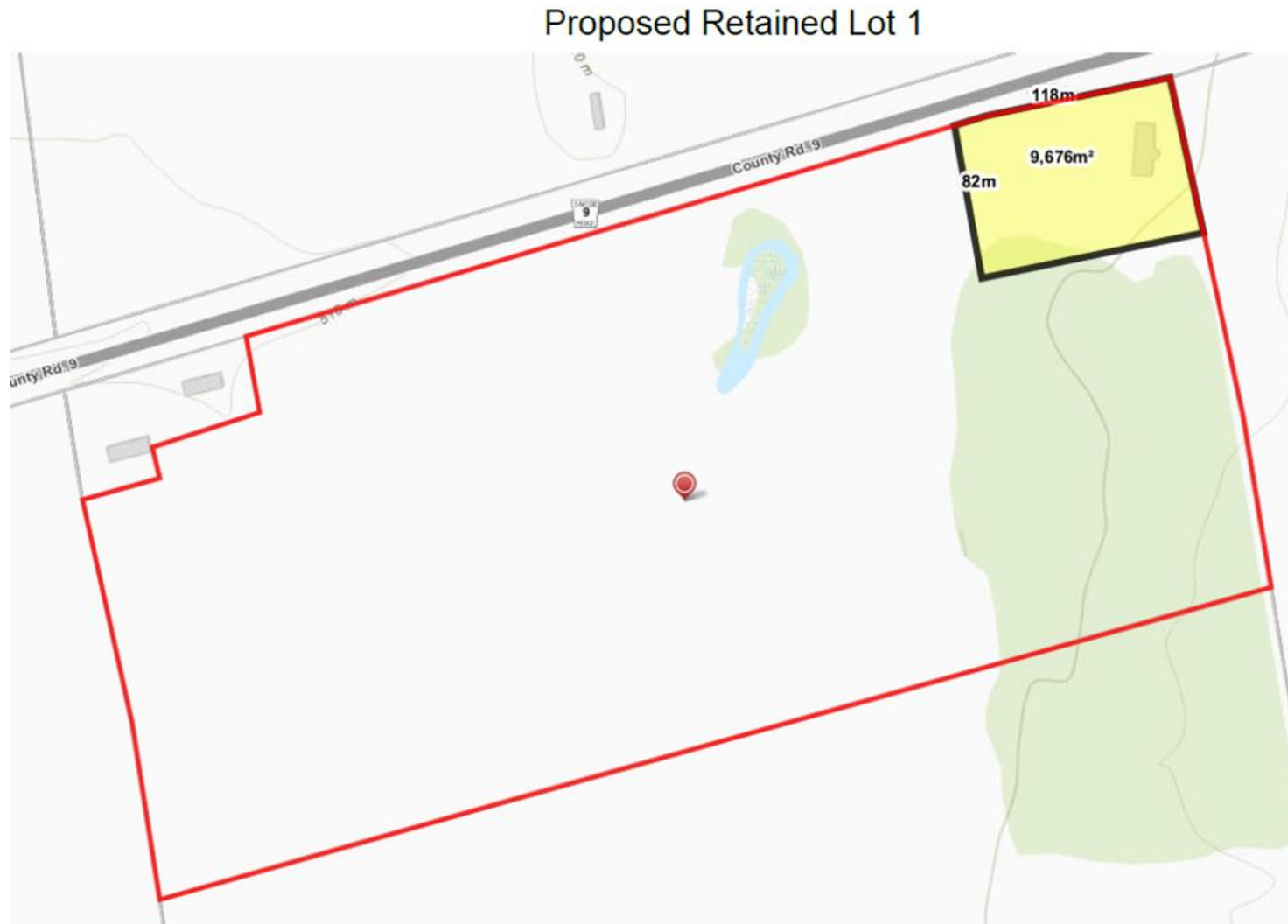
The effect of the application is to facilitate a farm consolidation by adding the retained lands of 9915 County Road 9 with the adjacent farmland at 793081 County Road 124.

Severance Sketch



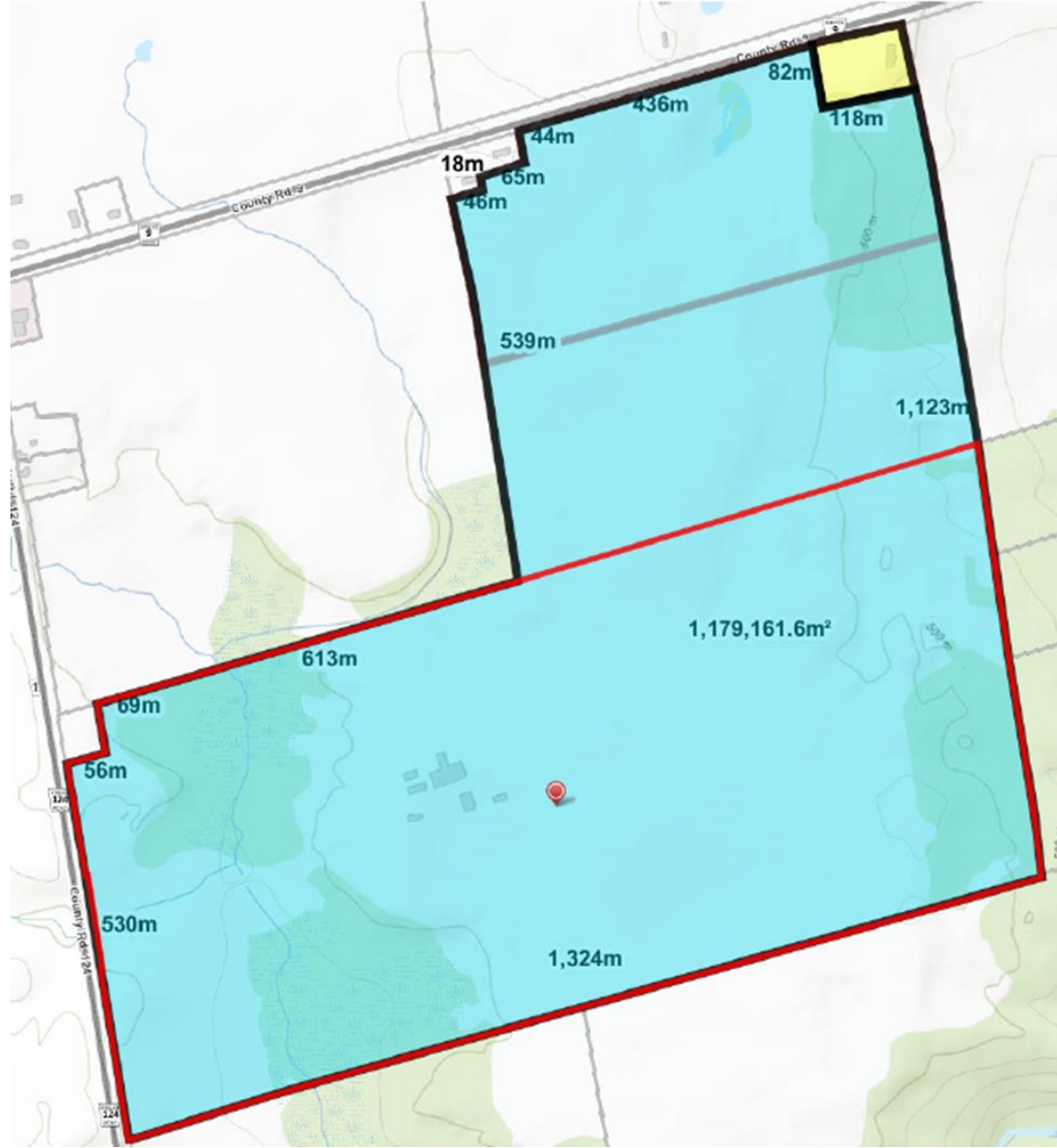
Item 4.

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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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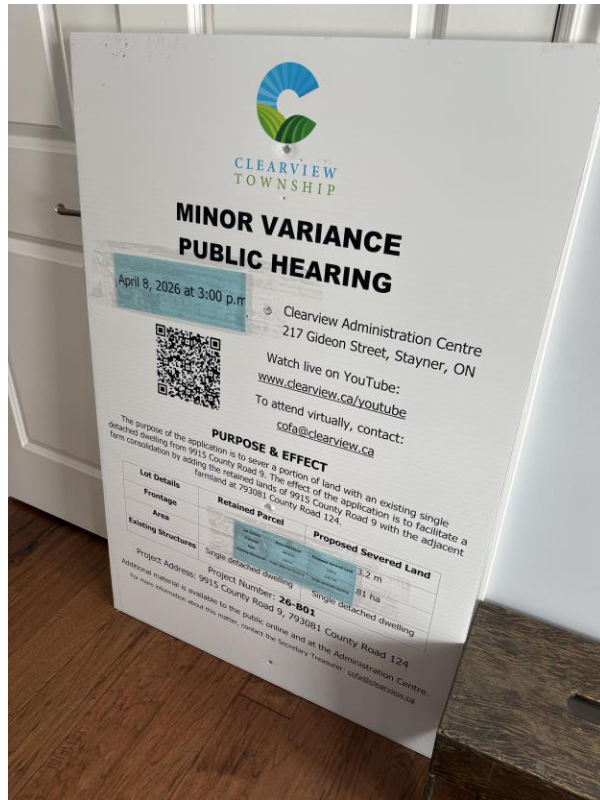


Looking West from the House



Looking East/South with house

Site Photos



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

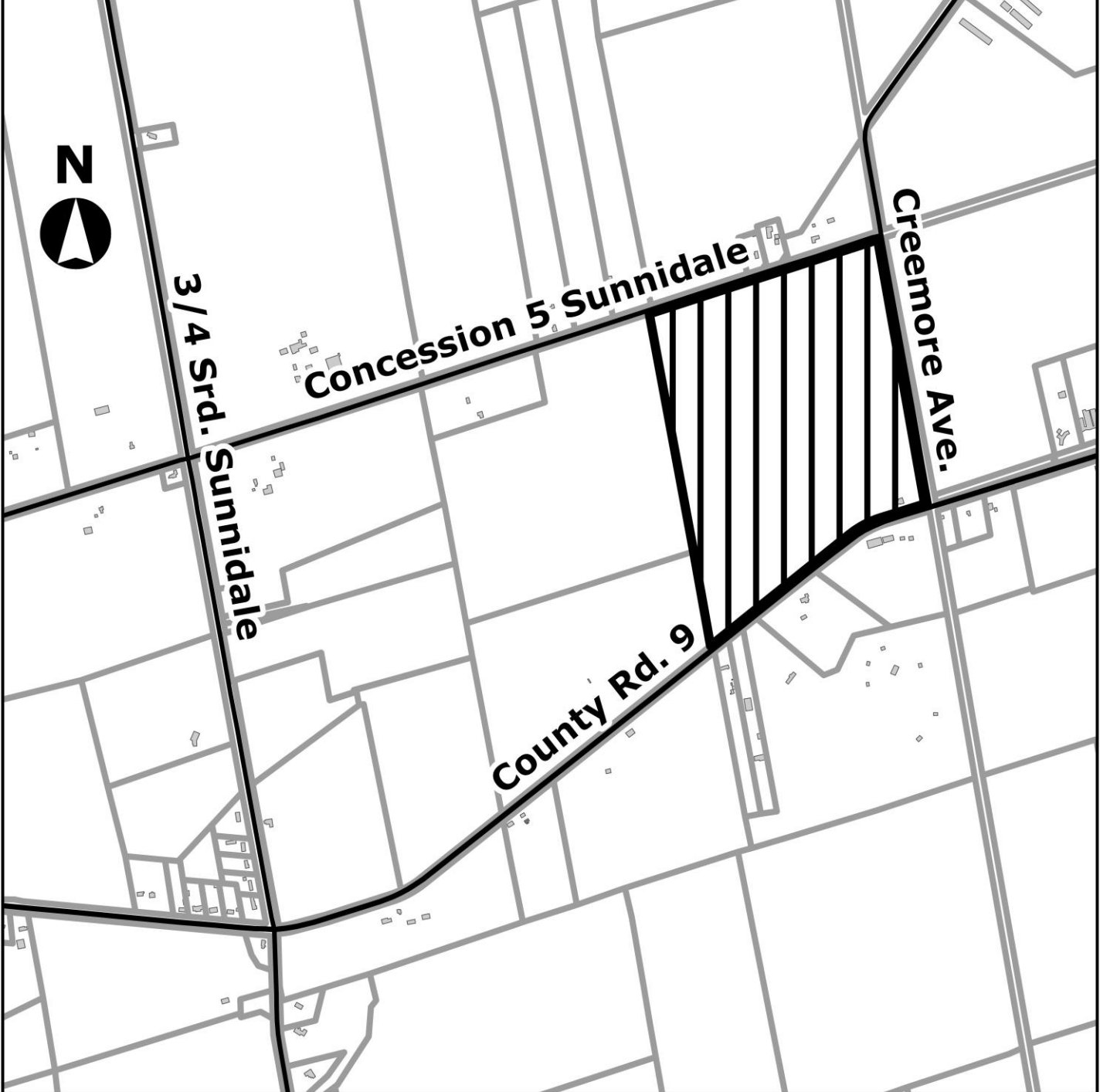


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Consent

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

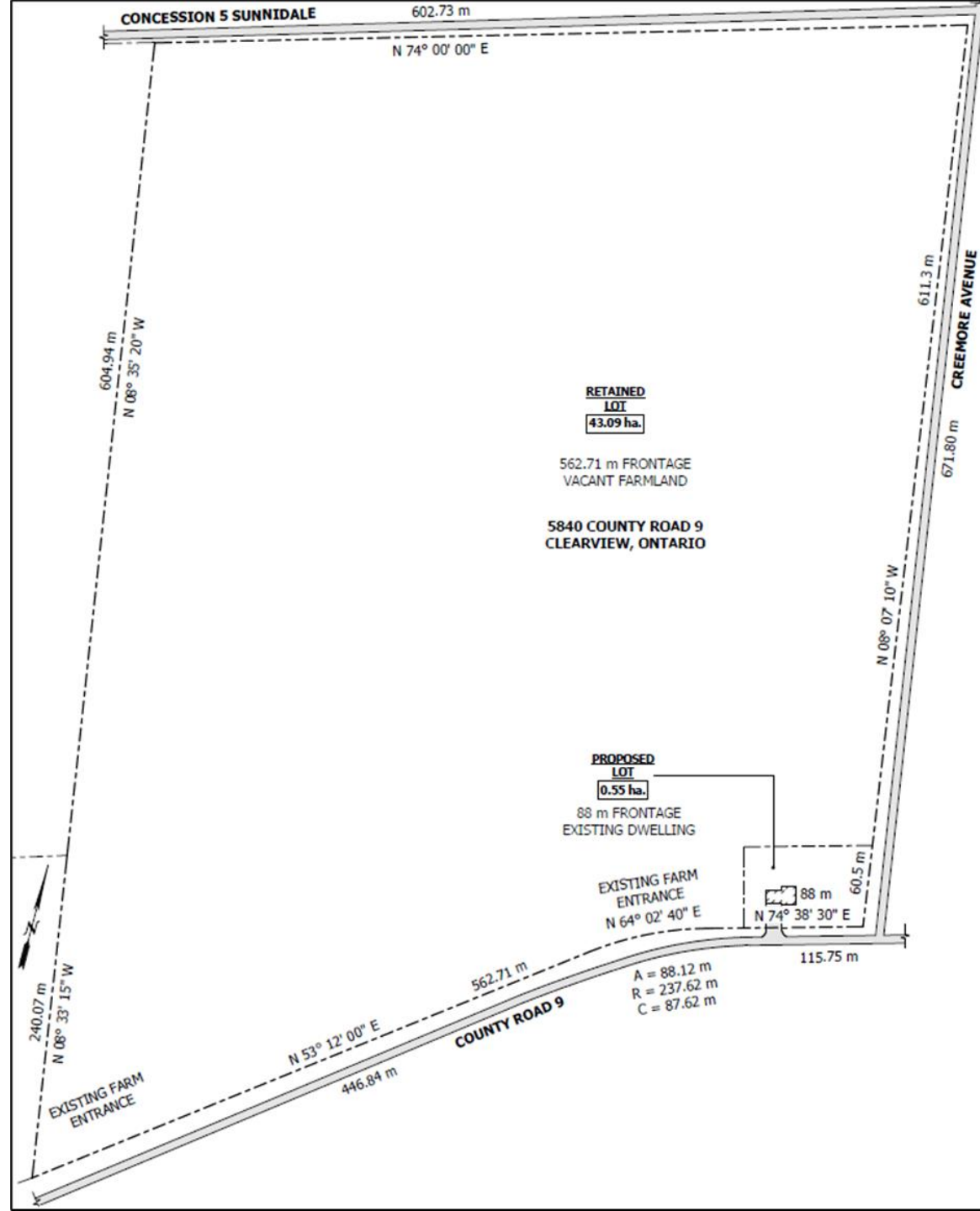
The effect of the application is to create a new lot for a surplus farm dwelling and facilitate a farm consolidation.

Severance Sketch



Item 4.

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Site Photos



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.

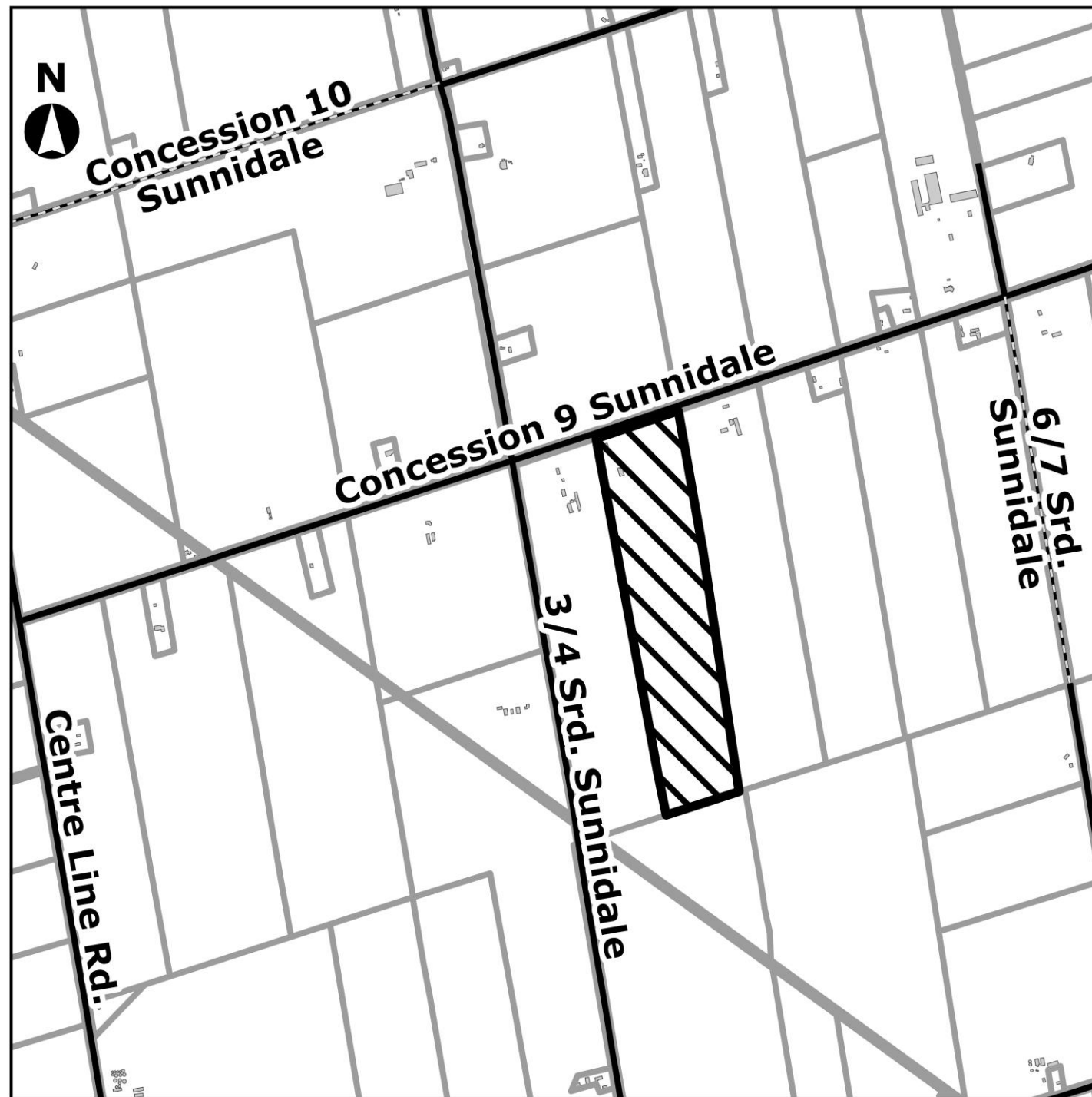


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Consent

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.



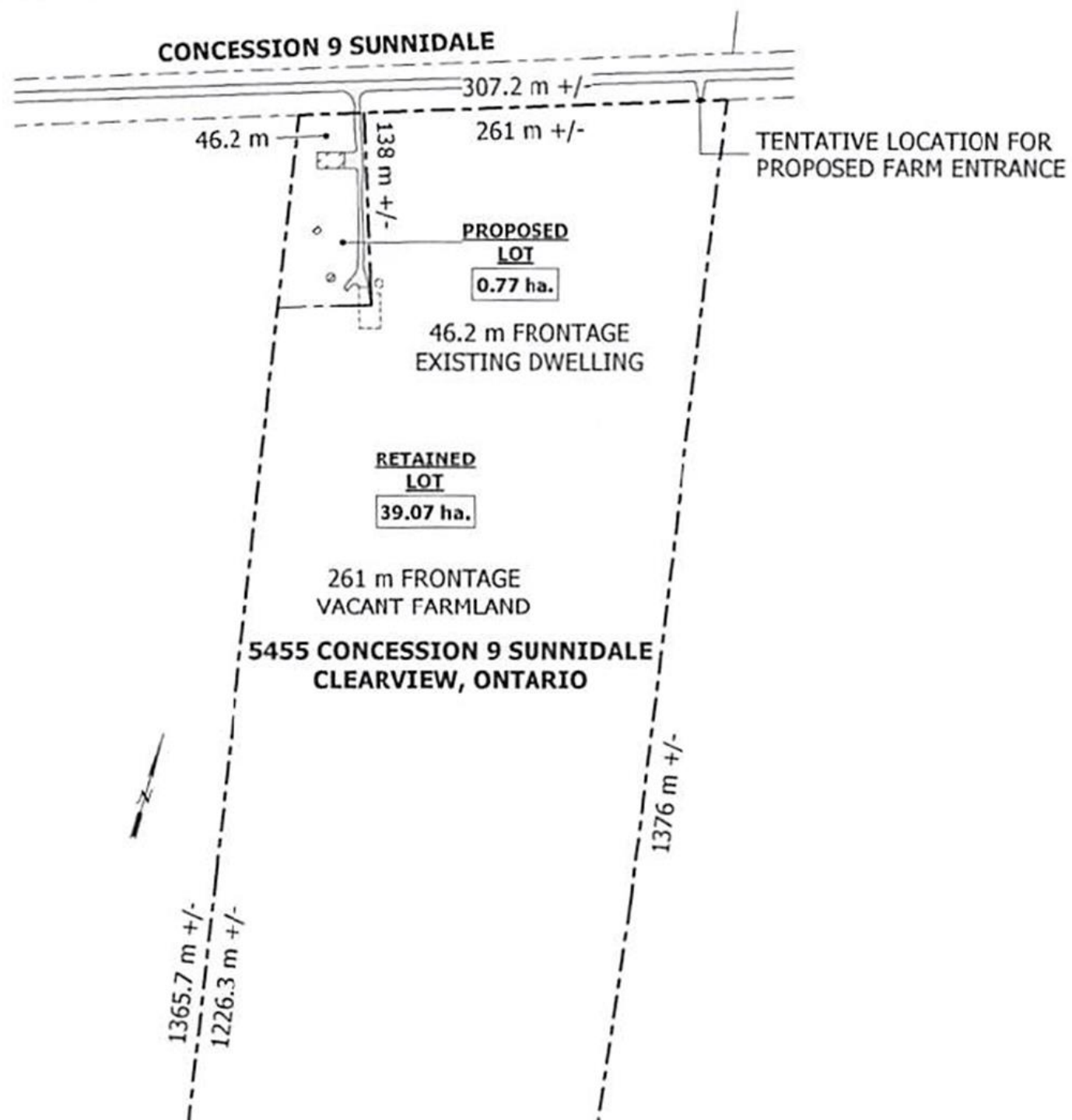
Purpose & Effect

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



Item 4.

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Site Photos



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East on Concession 9



West on Concession 9



Sign posted



CLEARVIEW
TOWNSHIP

Site Photos



Existing dwelling and shed on surplus dwelling lot



CLEARVIEW
TOWNSHIP

Site Photos



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.



CLEARVIEW

COMMITTEE OF ADJUSTMENT

File Number: 25-B11 (2025-086)

Meeting Date: April 8, 2026

Report From: Nick Ainley, Community Planner

Application: Consent (Boundary Adjustment) for 1065 Center Line Road & 5628 Concession 10 Sunnidale

RECOMMENDATION:

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.

BACKGROUND:

Subject Lands

The subject lands are known municipally as 1065 Center Line Road & 5628 Concession 10 and are located outside of the Stayner Settlement Area. 1065 Centre Line Road is approximately 75.7 ha in size with approximately 1.17 km of frontage on Centre Line Road and approximately 300 m of frontage on to the unopen portion of the Concession 10 road right-of-way. The property contains a single detached dwelling, several accessory buildings and also supports existing agricultural activities (i.e. cash crop). The lands are also partially forested and contains a watercourse that bisects the centre of the property from east to west. 5628 Concession 10 is approximately 1.3 ha in size with approximately 90 m of frontage on to the unopened portion of the Concession 10 road right-of-way. The lands are entirely forested.

The Proposal

The existing lot located at 5628 Concession 10 is unable to be developed due to lack of frontage onto an open, assumed and yearly maintained municipal road way as well as its environmental constrained. The purpose of the application is to sever a portion of land from 1065 Centreline Road and merge it with the parcel of land located at 5628 Concession 10, as described within the following table:

Lot Details	Retained Land	Severed Land	Receiving Land
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 Use	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.

Existing Policy Framework

In considering an application for consent a review of the Provincial Planning Statement, County and Township Official Plan must be undertaken. The proposed consent must be assessed for consistency, conformity and compliance with the policies. The subject lands are designated 'Agricultural', 'Rural', 'Greenland – Hazard Land Area' and 'Greenland – Natural Heritage Area' in the Township of Clearview Official Plan (2024) and zoned 'Residential Large Lot', 'Agricultural' (AG)', Rural (RU)', 'Rural Exception (RU-21) and Environmental Protection (EP)' in the Township Zoning By-law. The subject lands are also regulated by the Nottawasaga Valley Conservation Authority (NVCA). Appendix 'B' outlines the policies framework.

COMMENTS AND ANALYSIS:

Planning Act, R.S.O. 1990, c. P.13

The Planning Act states in Section 3(5) that all decisions in respect of a planning matter shall:

- a) Be consistent with provincial policy statements, and;
- b) Conform with the provincial plans that are in effect on the date of the decision, or shall not conflict with them, as the case may be.

In considering an application for consent, a review of the Provincial Planning Statement (2024), County Official Plan, and Township Official Plan (2024) and Zoning By-law (06-54) must be undertaken. The proposed boundary adjustment must be assessed for consistency, conformity and compliance.

Provincial Planning Statement

The Provincial Planning Statement (2024) provides policy direction on matters of provincial interest related to land use and development and has been reviewed with regard to the subject proposal. Municipal decisions on planning matters are required to be consistent with the PPS (2024).

The PPS provides direction on minor boundary adjustments, indicating that they are permitted for legal and technical reasons provided they do not result in the creation of a new lot. This

includes within prime agricultural areas in accordance with Section 4.3.3.2 of the PPS. No new lot is being created, and the current boundary adjustment will result in the retained and receiving lands encompassing total areas of approximately 0.6 ha and 76.4 ha, respectively.

The retained lands (1065 Centre Line Road) will be located on the portion of the subject lands currently designated as 'Rural' in upper-tier and local planning documents and does not contain buildings or structures. The proposed boundary adjustment will enable rural-residential uses and development on the retained lands.

Once merged, the severed and receiving lands will contain the existing single detached dwelling and accessory buildings as well as associated agricultural and rural land and forested areas. No new development is proposed on the severed or receiving lands.

The proposal is consistent with the Provincial Planning Statement (2024) issued under the *Planning Act*.

County of Simcoe Official Plan

The County of Simcoe Official Plan (SCOP) designates the lands as 'Agricultural', 'Rural' and 'Greenlands'. Similar to the policies of the PPS, Section 3.3.5 of the SCOP also permits boundary adjustments for the purpose of legal or technical reasons that will not result in the creation of a new lot.

The proposed boundary adjustment will not be creating a new lot and will result in the retained lands being reduce in size to 0.6 ha and located wholly on the portion of lands designated as 'Rural' within the SCOP. The proposal is consistent with the policies of Section 3.7.8 of the SCOP which in part states that rural-residential lots should be restricted to a maximum lot area of approximately one (1) ha in order to conserve lands in larger blocks for agricultural uses or environmental purposes. Section 3.7.8 of the SCOP also goes on to state that lot creation cannot result in strip development, which the SCOP defines as "*lot creation in the Rural Designation which is arranged in linear configurations of more than three non-farm lots within 200 metres of the proposed lot line as measured along the frontage of one side of the road*".

The retained lands will be located within 200 m of the three (3) existing rural-residential lots located directly to the south. However, as the proposal does not result in the creation of a new lot, the strip development policies of the SCOP do not technically apply to the current application. Additionally, staff opine that barring strip development concerns, having the reconfigured retained lands located in close proximity to the existing southern rural-residential lots will reduce the fragmentation of the larger adjacent farmlands by having the rural-residential properties grouped together.

The County has been circulated on the subject application and at the time of writing this report no comments have been received.

The proposal conforms to the County of Simcoe Official Plan.

Clearview Township Official Plan

The subject lands are designated 'Agricultural', 'Rural', 'Greenland – Hazard Land Area' and 'Greenland – Natural Heritage Area' the Township of Clearview Official Plan (2024).

The retained lands are located wholly on the 'Rural' designated portion of the subject lands. The larger severed and receiving lands will contain the 'Agricultural', 'Rural', 'Greenland – Hazard Land Area' and 'Greenland – Natural Heritage Area' designated portions of the property.

Section 11.9.1.7 a) of the Township OP states that a consent may be given for the purpose of correcting a conveyance or for other legal and technical reasons, provided that the consent does not result in the creation of a new lot. The proposed application is for a boundary adjustment and will not result in the creation of a new lot. However, the proposal will allow for the development of a dwelling on the reconfigured retained parcel. Section 4.8.1 provides for permitted uses within the 'Rural' designation, indicating that residential uses, including limited non-agricultural residential development by consent are permitted.

The lot creation policies of the Township OP also generally limit the size of a new lot within the 'Rural' designation to a maximum of 1 ha and also prohibit the creation of a new lot that maintains frontage onto the County's grid road system, which also includes Provincial Highways, County Roads, and Township Arterial Roads. Although not directly applicable to the current boundary adjustment proposal, at a total area of 0.6 ha and maintaining frontage onto Centre Line Road (a collector road) the retained lands can be considered in compliance with above referenced Township OP policies.

Furthermore, and similar to the SCOP, the Township OP also prohibits the creation of new lots that result in strip development. While the retained lands will be located within 200 m of the three (3) existing rural-residential lots located directly to the south, the current application does not seek the creation of a new lot and as such strip development policies of the Township OP are also not technically applicable to the current proposal.

The general consent policies outlined under Section 11.9.1.2 also state that where municipal services are not available, a Consent shall not be given unless private services capable of supporting the proposed use of the lot are available. Although the proposed boundary adjustment will not result in a new lot, at total area of 0.6 ha, the area available on the retained lands to accommodate private services will be limited. To ensure there are no conflicts at the time of building permit issuance for the retained lands, approval of the current proposal has been made conditional on the completion a hydrogeological study. The study shall confirm that the retained lands are capable of supporting private services to the satisfaction of the Township.

Section 11.9.9.5 states that a consent may be given in the 'Greenlands' designation for legal and technical reasons, provided that the consent does not result in the creation of a new lot, or the re-creation of a merged lot. The proposed application is for a boundary adjustment and will not create a new lot or recreate previously merged lots. The proposal will also result in the merger of the 'Greenland – Natural Heritage Area' designated portions of the subject lands into single parcel, improving their existing fragmentation, and reducing the impacts to the environmental features.

The proposal conforms to the Township Official Plan (2024).

Clearview Zoning By-law

The subject lands are zoned 'Residential Large Lot (RS1)', 'Agricultural' (AG)', Rural (RU)', 'Rural Exception (RU-21)' and 'Environmental Protection (EP)' in the Township Zoning By-law (06-54, as amended). In accordance with Section 1.1.1 of the Township ZB, where a property

is divided into more than one Zone, each such portion of said lot shall be considered separately for the purposes of determining permitted uses and zone provisions and each such portion shall conform to the provisions of the appropriate zone. The greatest lot area requirement impacting a multi-zoned property shall also apply.

The changes to the configuration of each lot from the proposed boundary adjustment do not result in any deficiencies in zone requirements or provisions of the Township ZB. The retained and receiving lands will continue to comply with the minimum lot frontage and area requirements of the specific Zone(s) having application to each parcel as outlined within the in the tables below:

Retained Lands (1065 Centre Line Road)

Rural (RU) Zone Requirements	Required	Proposed
Frontage	45 m	50 m
Area	0.4 ha	0.6 ha

Receiving Lands (5628 Concession 10 Sunnidale)

Agricultural (AG) Zone Requirements	Required	Proposed
Frontage	100 m	1123 (Centre Line Road) & 483 m (Concession 10 Sunnidale)
Area	35 ha	75.2 ha

Furthermore, in accordance with Section 2.23 of the Township OP, all development outside a Settlement Area must meet Minimum Distance Separation (MDS). The proposed reconfiguration of the retained lands will limit where a dwelling can be placed on property. MDS I calculations were provided in support of the application to ensure that no MDS conflicts will exist at the time of building permit issuance for the retained lands. Compliance with MDS I setback requirements has been confirmed.

The proposal conforms to the general intent and purpose of the Township's Zoning By-law.

Public & Agency Comments

Notice of this application has been circulated to the public, various review agencies and Township staff, and a public notice sign posted on the lands. The Committee shall have regard for any comments received after the preparation of this report. At the time of the preparation of this report, the Township has received the following comments of no objection or concern:

- Ministry of Transportation
- NVCA (Source Water Protection)
- Township Building Department
- Township Public Works & Engineering Department
- NVCA (Planning)
- Bell Canada

- Hydro One

Comments can be found attached to this report as Appendix 'D'.

COMMUNICATION PLAN:

The Notice of Decision regarding this application will be distributed in accordance with the requirements of the Planning Act.

FINANCIAL IMPACT:

Potential financial and legal implications should the decision of the Committee be appealed to the Ontario Land Tribunal (OLT) and Council chooses to defend the Committee's decision.

REPORT SCHEDULES:

- Appendix A: Orthophoto
- Appendix B: Policy Framework
- Appendix C: Consent Sketch - Boundary Adjustment
- Appendix D: Comments Received
- Appendix E: Conditions of Approval

PREPARED BY:

Nick Ainley, B.U.R.PI
Community Planner, Policy and Approvals

REVIEWED BY:

Rossalyn Workman, MURP, Dipl.MM, MCIP, RPP
Manager of Planning
Derek Abbotts, MCIP, RPP, PLE
Director of Planning and Building

1065 Centre Line Road & 5628 Concession 10 Township of Clearview

Consent Application (Boundary Adjustment)

Committee of Adjustment

April 8, 2026



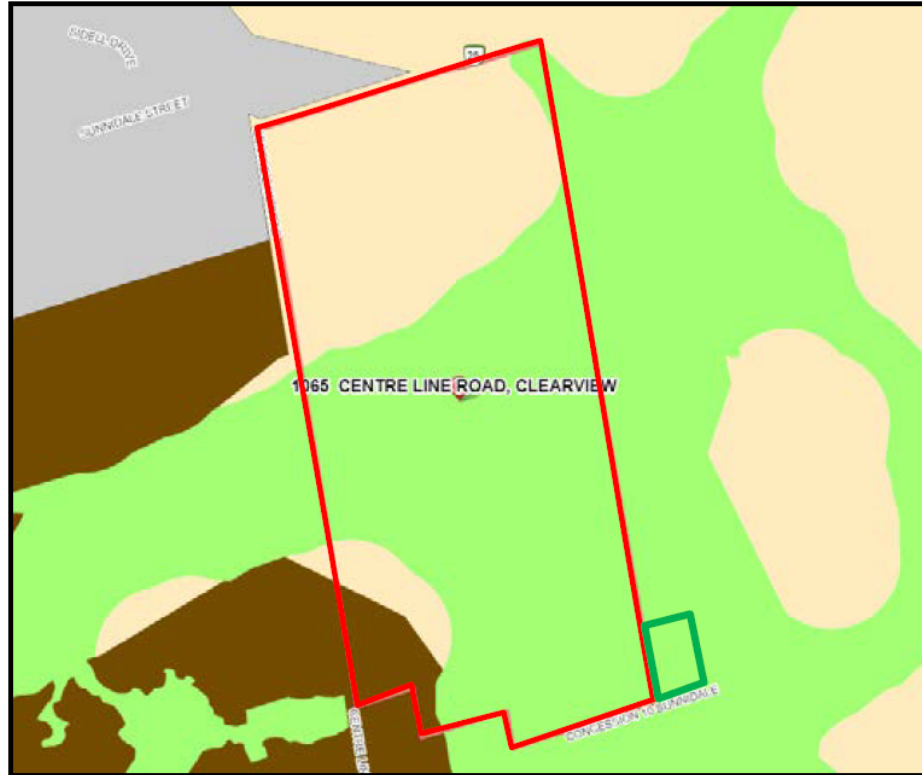
Location and Surrounding Context



Item 5.1



County of Simcoe Official Plan

Item 5.1

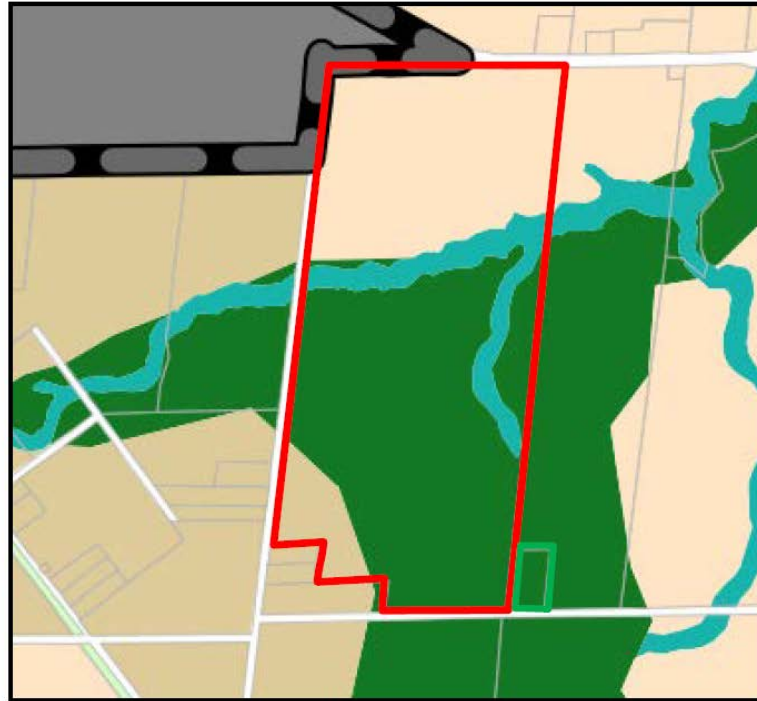


 1065 Centre Line Road (Lot 1)  5628 Concession 10 (Lot 2)

 Settlements  Greenlands  Agricultural  Rural

Township of Clearview Official Plan

Item 5.1



1065 Centre Line Road (Lot 1)



5628 Concession 10 (Lot 2)



Greenland - Natural Heritage Area



Rural



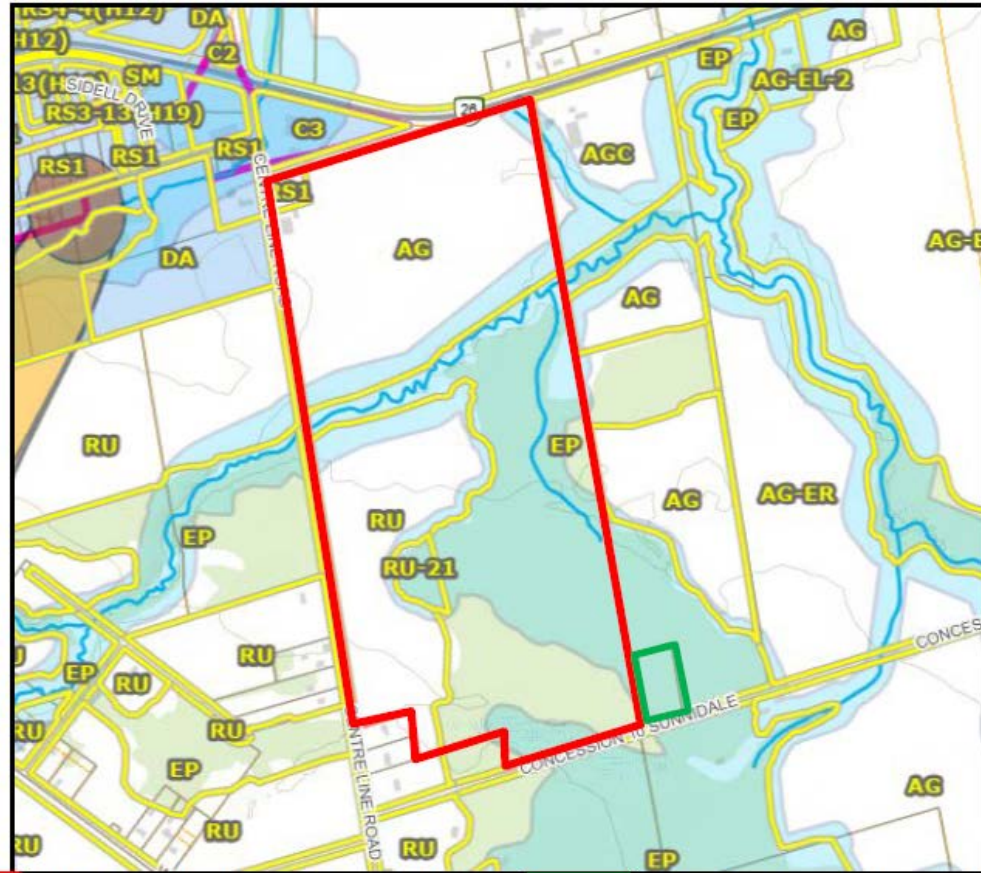
Greenland - Hazard Lands Area



Agricultural

Township of Clearview Zoning By- law 06-54

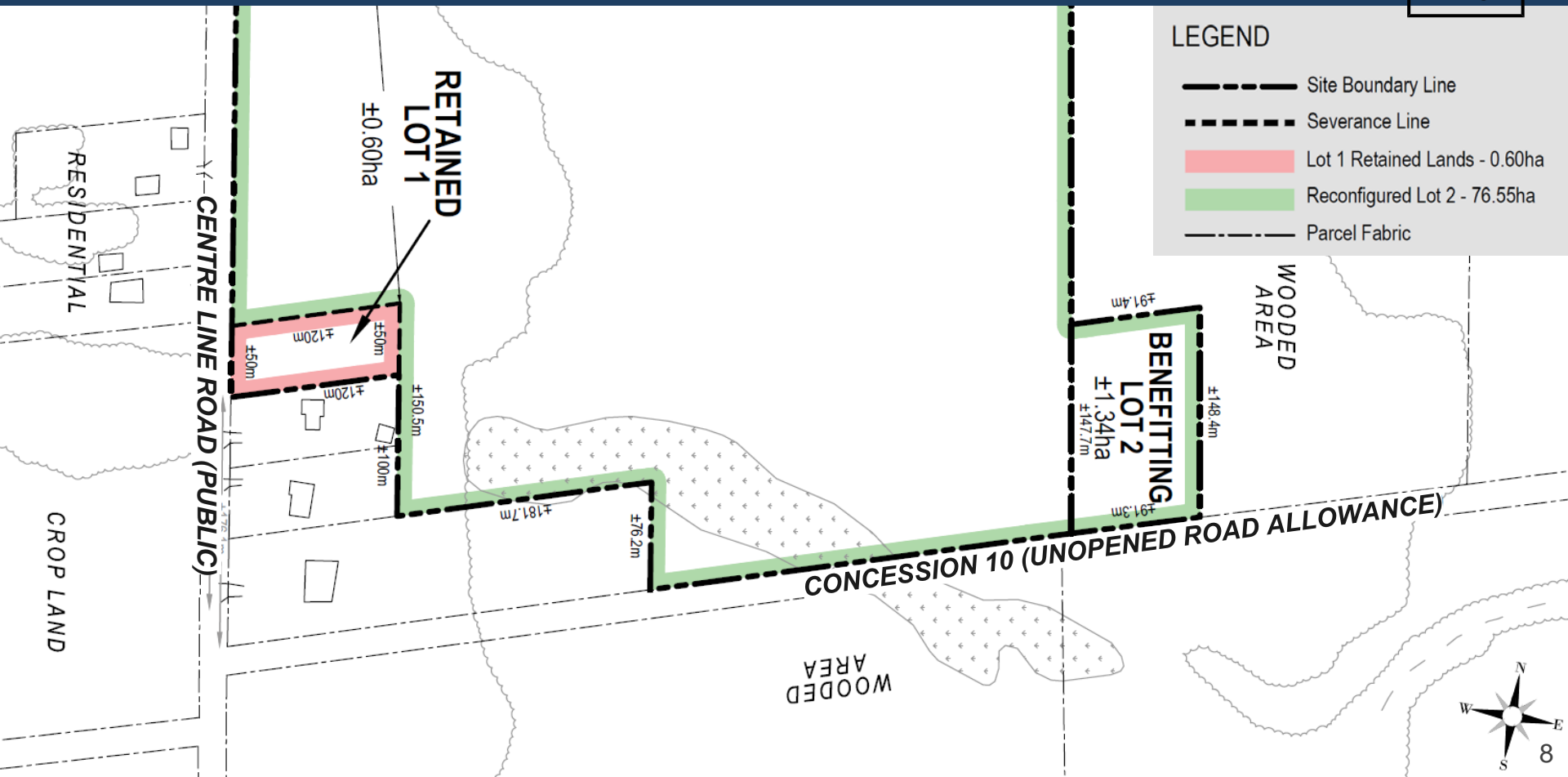
Item 5.1



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

Proposed Consent Sketch – Boundary Adjustment

Item 5.1



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

Item 5.1

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!

Item 5.1

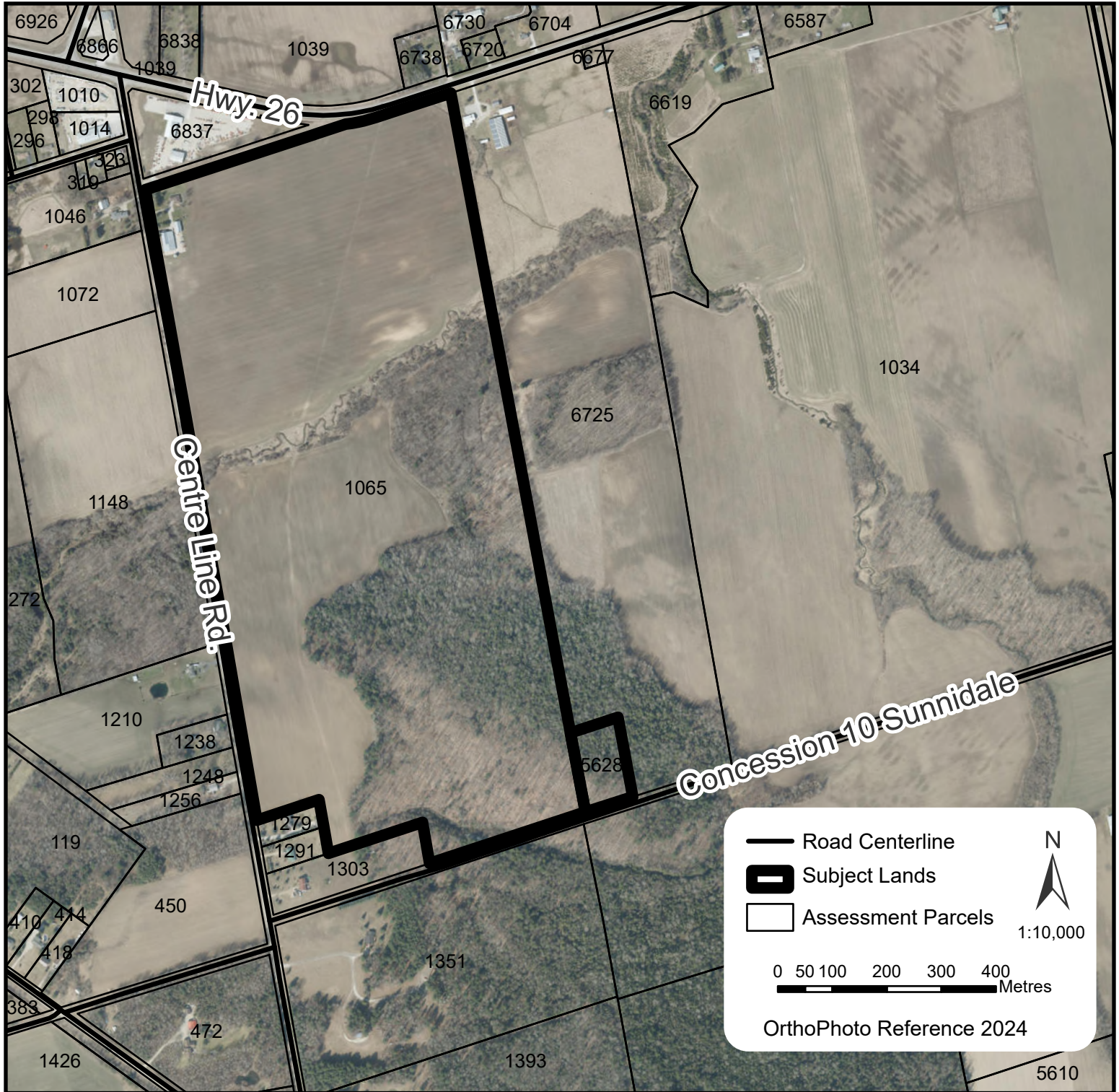


jrobinson@mhbcplan.com
mhbcplan.com



Appendix 'A': OrthoPhoto

Item 5.1



Subject Lands:

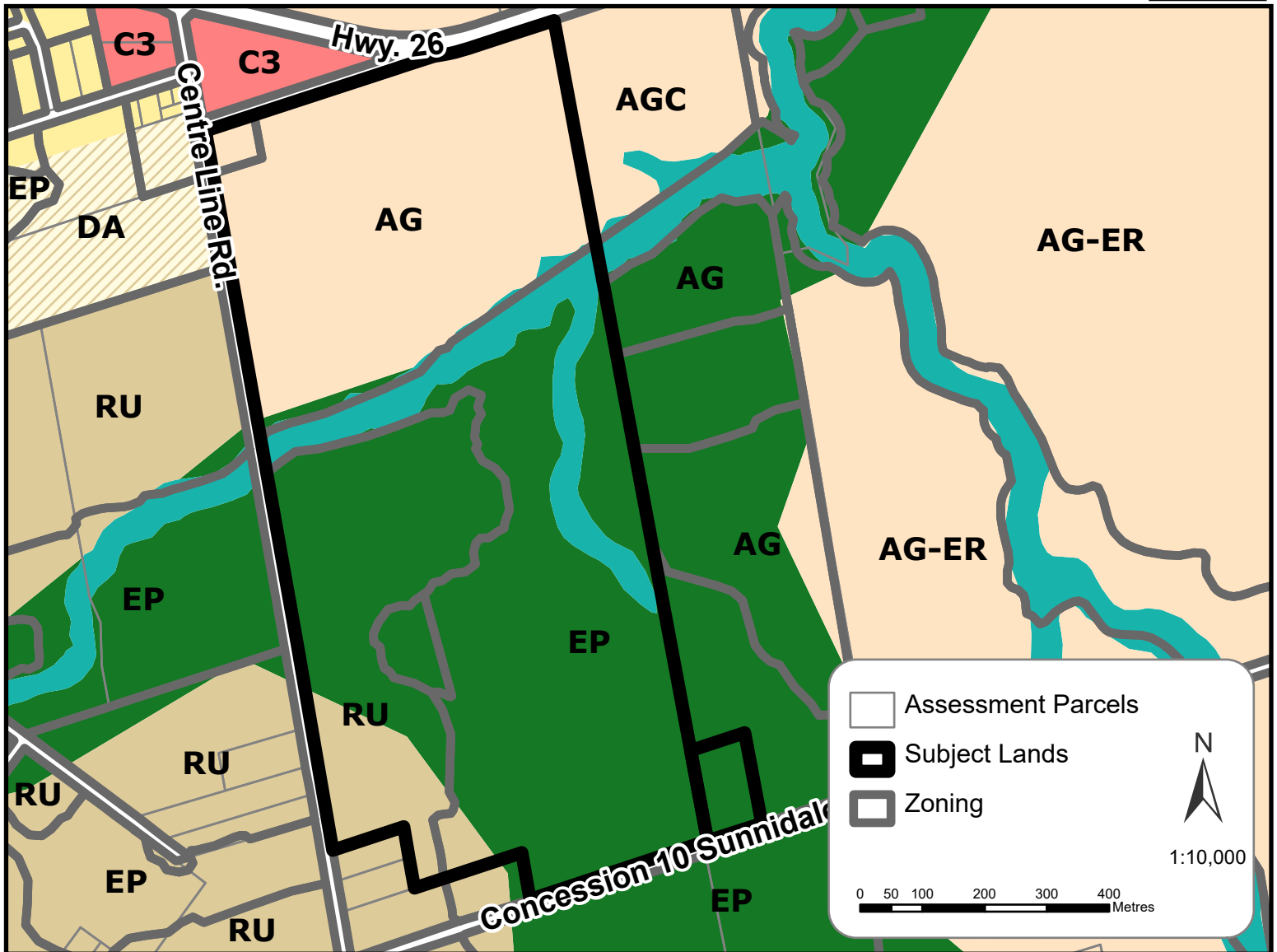
5628 CONC 10
SUNNIDALE
(4329-040-003-08501)
1065 CENTRE LINE RD
(4329-040-003-08300)

Produced by Clearview Township GIS. This map may not be reproduced, in whole or in part, without written permission by The Corporation of the Township of Clearview. Information other than zone boundaries is provided for reference only. Clearview Township assumes no liability for inaccuracies, errors, or omissions. This map is not a legal plan of survey.



Appendix 'B': Planning Policy

Item 5.1



Zoning Code, Zoning Description

AG, AGRICULTURAL	EP, ENVIRONMENTAL PROTECTION
AG-EL-2, AGRICULTURAL - LIVESTOCK USE EXCEPTION 2	REC, RECREATION LANDS
AG-ER, AGRICULTURAL - RESIDENTIAL USE EXCEPTION	RS1, RESIDENTIAL LARGE LOT
AGC, AGRICULTURALLY RELATED COMMERCIAL	RS3-13(H19), RESIDENTIAL MULTIPLE LOW DENSITY EXCEPTION HOLD 19
C3, SERVICE COMMERCIAL	RU, RURAL
DA, DEVELOPMENT AREA	SM, STORMWATER MANAGEMENT FACILITY

Official Plan 2024 Designations

	Residential
	Future Development
	Commercial
	Rural
	Agricultural
	Greenland - Hazard Lands Area
	Greenland - Natural Heritage Area

Subject Lands:

5628 CONC 10
 SUNNIDALE
 (4329-040-003-08501)
 1065 CENTRE LINE RD
 (4329-040-003-08300)

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








CONSENT SKETCH OPTION A

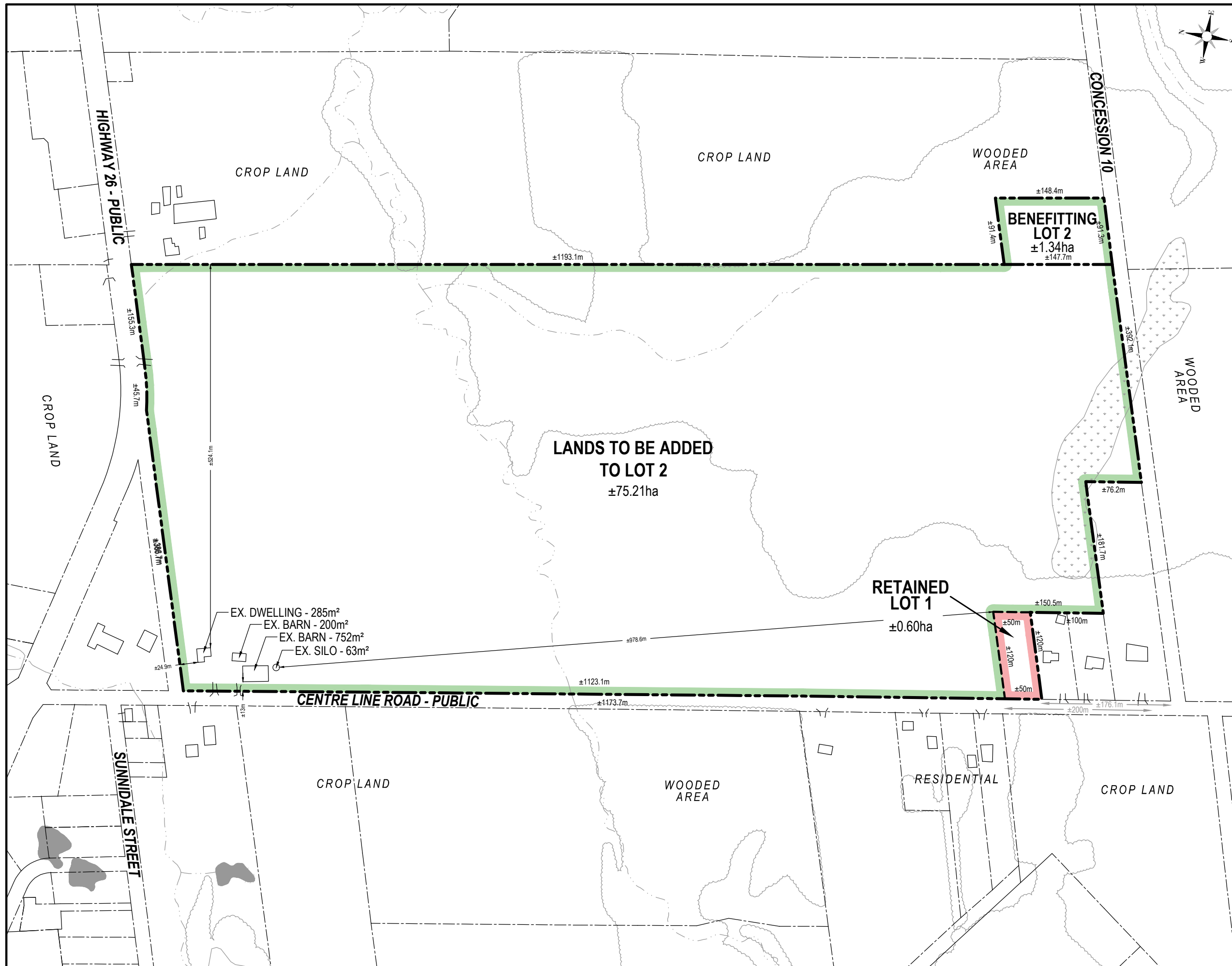
Item 5.1

Vander Zaag Consent

1065 Centre Line Road
Geographic Township of Sunnidale
Township of Clearview
County of Simcoe

LEGEND

-  Site Boundary Line
-  Severance Line
-  Lot 1 Retained Lands - 0.60ha
-  Reconfigured Lot 2 - 76.55ha
-  Parcel Fabric
-  Wooded Area (Land Information Ontario)
-  Watercourse (Land Information Ontario)
-  Wetland (Land Information Ontario)
-  Building
-  Entrance



NOTES

All dimensions and areas are approximate

DATE: Nov. 10, 2025

SOURCES: ESRI
County of Simcoe
Land Information Ontario

SCALE: 25 0 25 50 75 100
Metres

N:\Clearview\21193A\Drawings\Consent Sketch

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 <bfnconsultation@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](#)

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 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 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: 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.

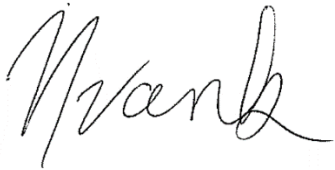
February 27, 2026

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 each name being capitalized and prominent.

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 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 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>; 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 <chend@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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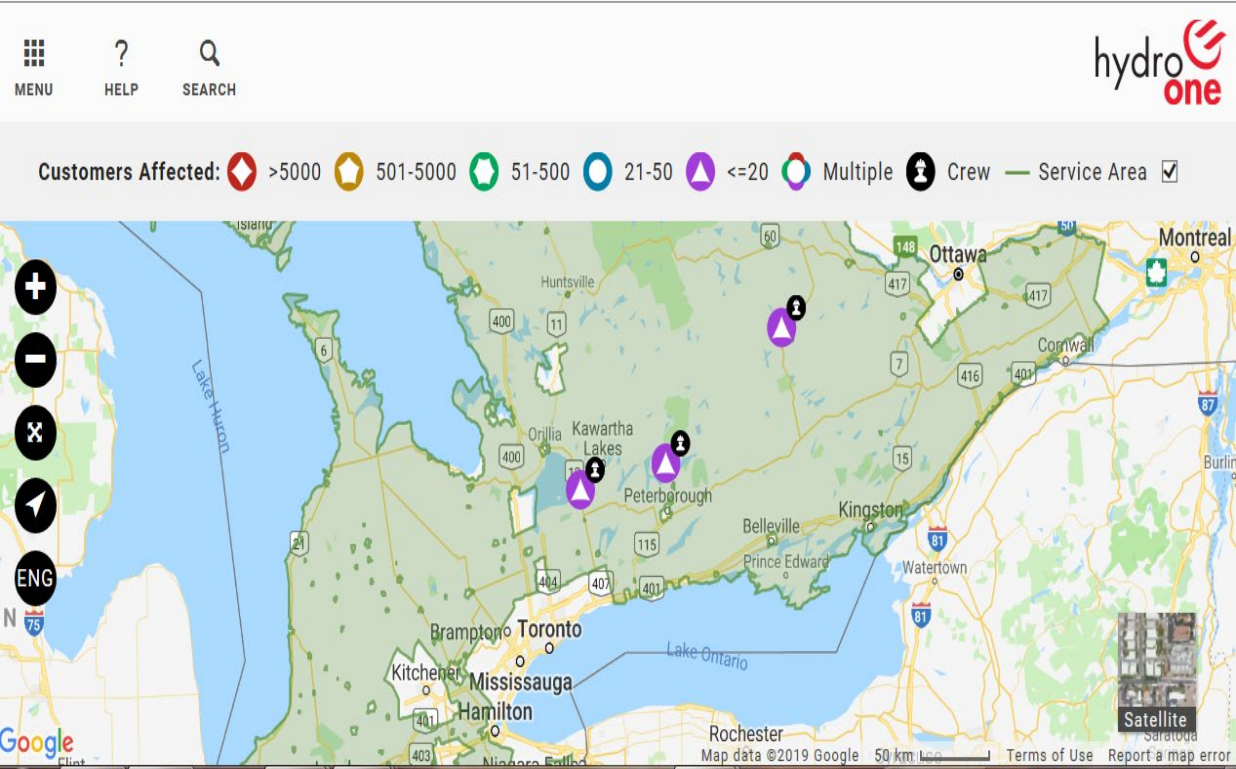
Hello,

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



Appendix E

Conditions of Approval

Approve Consent 25-B11 for the purpose of a Boundary Adjustment pertaining to lands at 1065 Centre 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.
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.
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.

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.



CLEARVIEW

COMMITTEE OF ADJUSTMENT

File Number: 26-B01 (2026-0006)

Meeting Date: April 8, 2026

Report From: Rossalyn Workman, Manager of Planning

Application: Consent for 9915 County Road 9 and 793091 County Road 124 (Ruttan)

RECOMMENDATION:

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.

BACKGROUND:

Subject Lands

The lands subject to application 26-B01 are two separately conveyable parcels of land as outline in the table below:

Municipal Address	Assessment Roll Number (ARN)	Legal Description	Area (ha)	Existing Lands Uses
9915 County Road 9 (PIN 58224-0011)	432901001127001	Part Lot 3 Concession 12 Nottawasaga as in RO1389638: Clearview	19.507 (ha)	Existing single detached dwelling and farming.
793081 County Road 124 (PIN	432901001126800	Part Lot 2 Concession 12	79.118 (ha)	Active livestock operation,

58224-0105)		Nottawasaga and Part Lot 3 Concession 12 Nottawasaga as in Ro296820 Except Parts 1 and 2; Plan R1R40489; Township of Clearview		single detach dwelling and farming.
No frontage (PIN 58224-0105) This property is merged with 793081 County Road 124.	432901001127000	Part Lot 2 Concession 12 Nottawasaga and Part Lot 3 Concession 12 Nottawasaga as in Ro296820 Except Parts 1 and 2; Plan R1R40489; Township of Clearview	19.942(ha)	Vacant and farming.

An application for Validation Certificate was approved by the Committee of Adjustment at their June 12, 2024 meeting. The Validation Certificate validated that the legal title of the two parcels of the land list above in the table as separately conveyable parcels of land. The validation certificate was issued under Section 57(6) of the *Planning Act*.

The Proposal

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

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

Lot Details	Retained Parcel	Proposed Severed Land
Frontage	480.8 m	118 m
Area	118 ha	0.97 ha

<p>Existing Structures</p>	<p>Single detached dwelling, barns and accessory buildings</p>	<p>Single detached dwelling</p>
-----------------------------------	--	---------------------------------

A conceptual sketch of the subject lands and proposed farm consolidation is contained in Appendix 'C' and 'D' of this report.

Existing Policy Framework

The subject lands are designated 'Agricultural', 'Rural', 'Greenland – Natural Heritage', and 'Niagara Escarpment – Protected Area' in the Township of Clearview Official Plan 2024. They are zoned 'Agricultural' (AG), 'Niagara Escarpment Area' (NEC), 'Rural' (RU), 'Environmental Protection' (EP) and 'Hazard Land Overlay' (FP) in the Township Zoning By-law 06-54, as amended.

COMMENTS AND ANALYSIS:

Planning Act, R.S.O. 1990, c. P.13

The Planning Act states in Section 3(5) that all decisions in respect of a planning matter shall:

- a) Be consistent with provincial policy statements, and;
- b) Conform with the provincial plans that are in effect on the date of the decision, or shall not conflict with them, as the case may be.

In considering an application for consent, a review of the Provincial Planning Statement (2024), County Official Plan, Niagara Escarpment Plan and Township Official Plan (2024) and Zoning By-law (06-54) must be undertaken. The proposed consent must be assessed for consistency, conformity and compliance.

Provincial Planning Statement

The PPS Section 4.3 states that the primary goal is the protection of agricultural lands and areas for the long-term agricultural use. Section 4.3.2.3 states that new land uses and creation of lots shall comply with minimum distance separation (MDS1). The application will not result in any new lots being created and the existing dwelling to be severed (9915 County Road 9) and the livestock facilities are located on separate lots prior to the consent. The livestock barn is located on 793091 County Road 124. Therefore, an MDS1 setback is not required for the consent application, since a potential odour conflict might already exist with the surrounding livestock facility (MDS Guideline #9). Additionally, the existing livestock facility is located greater than 750 m from the proposed consent to sever the surplus residential house (MDS Guideline #6).

PPS 4.3.3.c) allows for one new residential lot per farm consolidation for a residence surplus to an agricultural operation provided, that the proposed size is limited to what is needed to accommodate the sewage and water services and that no new dwellings would be permitted on the retained parcel of land. The proposed lot with the existing house is proposed to be .97 ha which is a sufficient size to contain the well and septic system. No new houses will be permitted on the retained lands as the retained land will be merged with the other lands

owned by the farmer located to the south, the other lands owned by the farmer contain an existing house. As the policies only permit one primary single detached dwelling on a farm parcel at a time, no additional single detached dwellings will be permitted.

The proposal is consistent with the Provincial Planning Statement (2024) issued under the *Planning Act*.

Niagara Escarpment Plan

The subject land is located within the 'Escarpment – Protection Area'. The policies of the NEP for farm consolidations 2.4.22 'Farm Consolidations, Surplus Residences and APO Lots' do not support a farm consolidation in this circumstance since the farmer has not acquired the land within the last two years. The proposed application will not result in a new building lot being created, and as a condition of the severance the retained lands will be merged with the abutting farmland to the south which will result in the enlarging of the existing farm parcel, and no new residence being permitted. Under the NEP policies Section 1.4.4.2. Lot Creation, this proposed application qualifies and complies as lot addition.

Correspondence was received from the NEC, supporting this application as a lot addition, provided a condition of the application is that approval is only valid if the applicant successfully obtains a Development Permit from the NEC.

The proposal conforms with the Niagara Escarpment Plan (2017) issued under the *Planning Act*.

Clearview Township Official Plan/ County of Simcoe Official Plan

The subject lands are designated 'Agricultural', 'Rural', 'Greenlands' and 'Niagara Escarpment Plan Area' in the 2024 Township Official Plan and in the 2016 County of Simcoe Official Plan.

Section 4.10 'Niagara Escarpment Plan Designations', and specifically 4.10.1.2 within the Township of Clearview Official Plan states that any of lands located outside of a Settlement Area of the NEP Area will be subject to the specific section of the NEP and all other applicable policies of that Plan. In this case the property is within the 'Escarpment – Protection Area' and this application is subject to the Part 1.4 of the NEP Plan. Similarly, Section 3.10 'Niagara Escarpment Plan', within the County of Simcoe Official Plan, states that all development including lot creation must comply with the NEP plan and the policies of the NEP apply.

The proposed application does comply with the both the Township of Clearview and County of Simcoe Official Plan policies associated with the farm consolidations. Since the proposed application is located within the jurisdiction of the Niagara Escarpment Commission, the policies of the NEP plan have been applied and are relevant. The NEC has provided comments relating to the applicable policies and the associated condition of the proposed severance.

Staff have received comments and several conditions from the County of Simcoe that they wished to be included in the recommendation should the application be approved, the following are a summary of the proposed conditions:

- that a road allowance widening along the frontage of the severed lot be obtained at no cost to the County, that the owner pays a fee, submit a reference plan and pay any costs associated with the road widening;

- that an entrance permit be obtained for any existing entrance from this property onto either County Road 9 or County Road 124, and further that a field entrance be removed from the existing lot of record and the boulevard be reinstated; and,
- that the retained portion of the lands are to remain agricultural use and are to be re-zoned to prohibit a new residential dwelling.

Staff have provided conditions to address the County's comments regarding the road widening; obtaining entrances; and removing entrances. However, Staff have not included the requested comment regarding the zoning of the lands to prohibit a new residential dwelling. The reason this zoning amendment is not needed, is because the retained lands are being requested to be merged with the adjacent lands to the south as a condition of the severance. Since there is already an existing house on the lands to the south no additional residential dwellings would be permitted. A zoning amendment application is not needed to prohibit the construction of another single detached dwelling.

The proposal conforms to the 2024 Township Official Plan and 2016 County of Simcoe Official Plan.

Clearview Zoning By-law

The subject lands are zoned 'Agricultural (AG)', 'Rural (RU)', 'Environmental Protection (EP)' and 'Niagara Escarpment Commission (NEC)' and 'Hazard Land Overlay (FP)' in the Township Zoning By-law (06-54, as amended).

The proposed application is in the 'Niagara Escarpment Commission (NEC)' Zone, and the Niagara Escarpment Commission has the authority to control land use in the area and municipal land use zoning by-laws to do not apply.

Public & Agency Comments

Comment with no objection has been received from the :

- Ministry of Transportation
- Risk Management Official, Nottawasaga Valley Conservation Authority
- Township of Clearview Building Department
- Township of Clearview Public Works Department
- Nottawasaga Valley Conservation Authority
- Bell Canada
- HydroOne

Comments have been received from the following agencies requesting the following conditions be added to any decision:

- Niagara Escarpment Commission provide the following comments:
 "The Niagara Escarpment Commission (NEC) has reviewed the application for consent to sever lands at 9915 Country Road 9, Clearview. The NEC notes that per Section 24(3) of the *Niagara Escarpment Planning and Development Act* a Development Permit must first be issued by the NEC prior to a decision of the Committee of Adjustment. In this instance, the NEC is willing to accept that any decision to conditionally approve the severance by the CoA, must include a condition that the approval is only valid if the applicant successfully obtains a Development Permit from the NEC.

The NEC also notes that a severance for a dwelling surplus to agriculture could not be supported on this property as it would not meet the Niagara Escarpment Plan policies for such a severance because the property has not been acquired by the applicant within the last two years. However, if the retained agricultural lands are merged with the adjoining properties, then the application could be supported as a lot addition.”

- County of Simcoe Transportation and Engineering comments:

“The existing right-of-way on County Road 124 adjacent to the subject property is approximately 31.0 metres wide. In accordance with Table 5.4 of the Simcoe County Official Plan, the required basic right- of-way width for County Road 124 is 36.0 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 124.”

- County of Simcoe provide the following conditions:
 - 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 124 to provide a 18.00 metre rightof-way from the centre line of County Road 124.

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 124 is required pursuant to the County’s standards for the construction and is consistent with proper safety standards.

- b. 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. The County of Simcoe has no record on an

Entrance Permit being issued for any existing entrance from this property onto County Road 9 or County Road 124. If the property Owner cannot produce valid permits, the Owner will be required to apply for Entrance Permits.

Furthermore, section 2.5.5 states only one new entrance will be permitted for each existing lot of record, therefore, the field access via Country Road 9 must be removed and the boulevard reinstated.

- c. The retained portion of the lands are to remain for agricultural use and are to be rezoned to prohibit new residential dwellings.

Comments can be found attached to this report as Appendix 'E'.

COMMUNICATION PLAN:

The Notice of Decision regarding this application will be distributed in accordance with the requirements of the Planning Act.

FINANCIAL IMPACT:

This proposal has no financial impact on the municipality.

REPORT SCHEDULES:

- Appendix A: Orthophoto
- Appendix B: Policy Framework
- Appendix C: Severed Lot
- Appendix D: Retained Lot
- Appendix E: Comments Received
- Appendix F: Conditions of Severance

PREPARED BY:

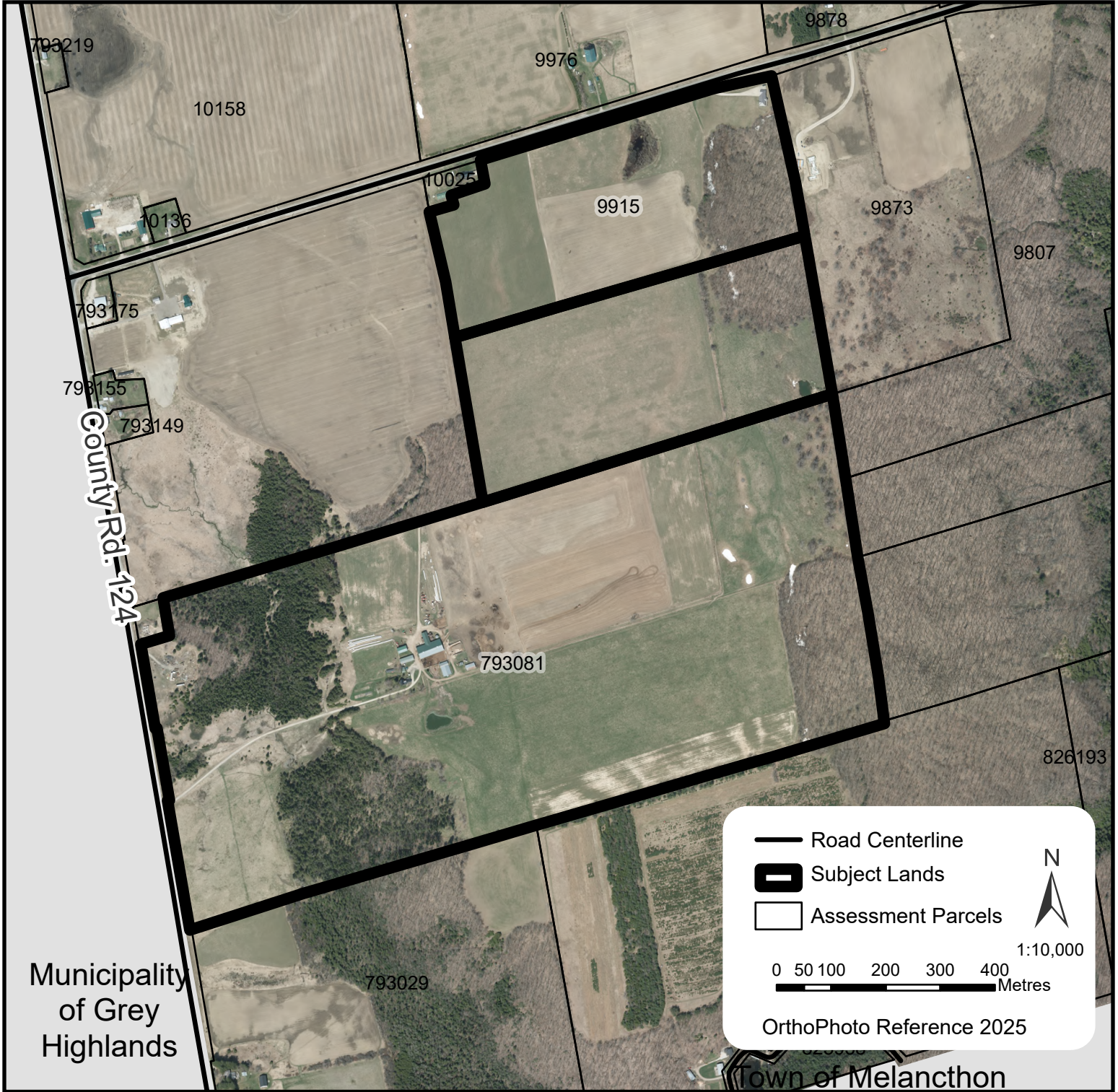
Rossalyn Workman, MURP, MCIP, RPP
Manager of Planning

REVIEWED BY:

Derek Abbotts, MCIP, RPP, PLE
Director of Planning and Building

Appendix 'A': OrthoPhoto

Item 5.2



Subject Lands:

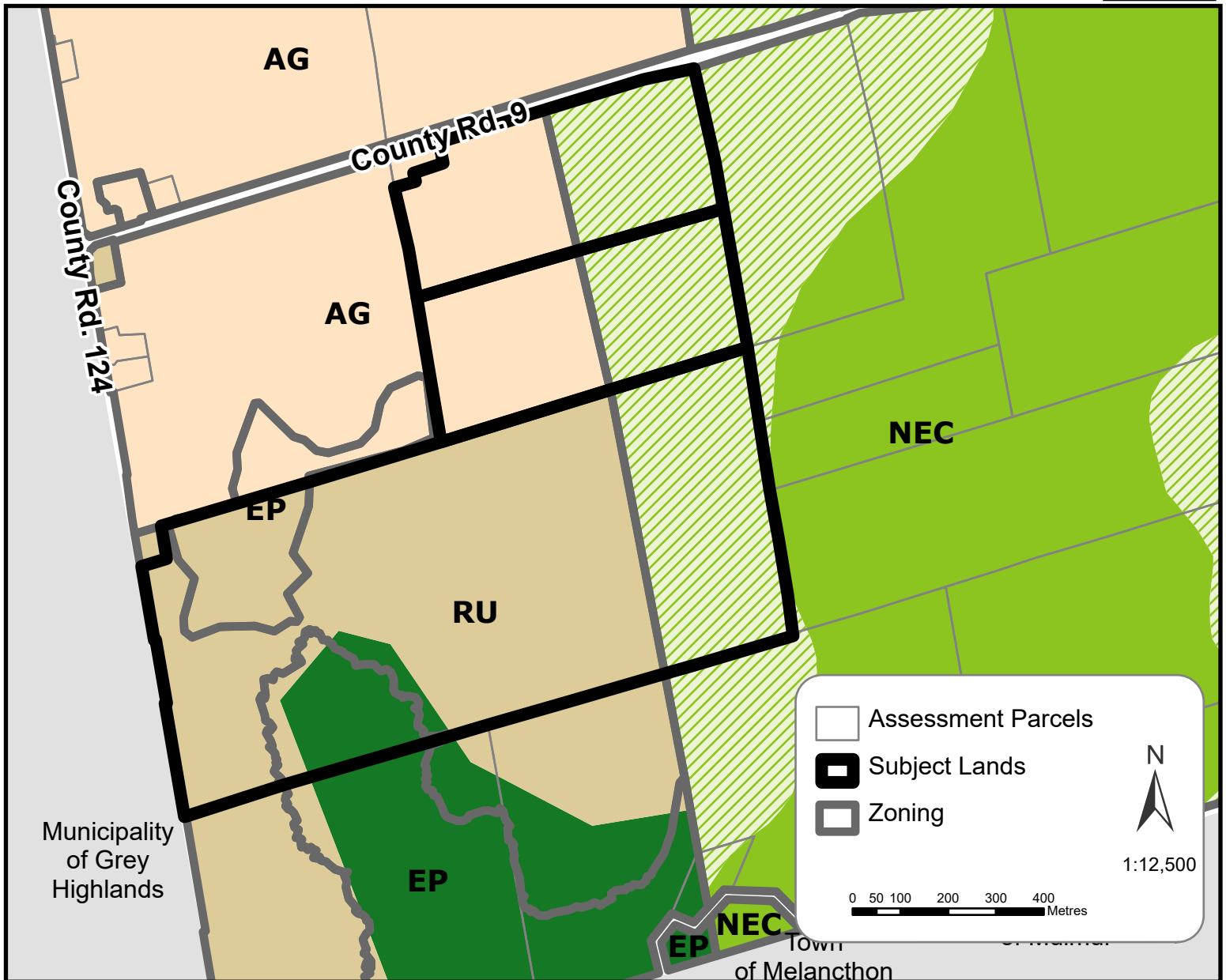
- CON 12 E PT LOT 3
(4329-010-011-27000)
- 9915 COUNTY RD 9
(4329-010-011-27001)
- 793081 COUNTY RD 124
(4329-010-011-26800)

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Appendix 'B': Planning Policy

Item 5.2



Zoning Code, Zoning Description

- AG, AGRICULTURAL
- AG-22, AGRICULTURAL EXCEPTION 22
- AGC-4, AGRICULTURALLY RELATED COMMERCIAL EXCEPTION 4
- EP, ENVIRONMENTAL PROTECTION
- NEC, NIAGARA ESCARPMENT COMMISSION
- RU, RURAL

Subject Lands:

- CON 12 E PT LOT 3
(4329-010-011-27000)
- 9915 COUNTY RD 9
(4329-010-011-27001)
- 793081 COUNTY RD 124
(4329-010-011-26800)

Official Plan 2024 Designations

- Rural
- Agricultural
- Greenland - Natural Heritage Area
- Escarpment Natural Area
- Escarpment Protected Area

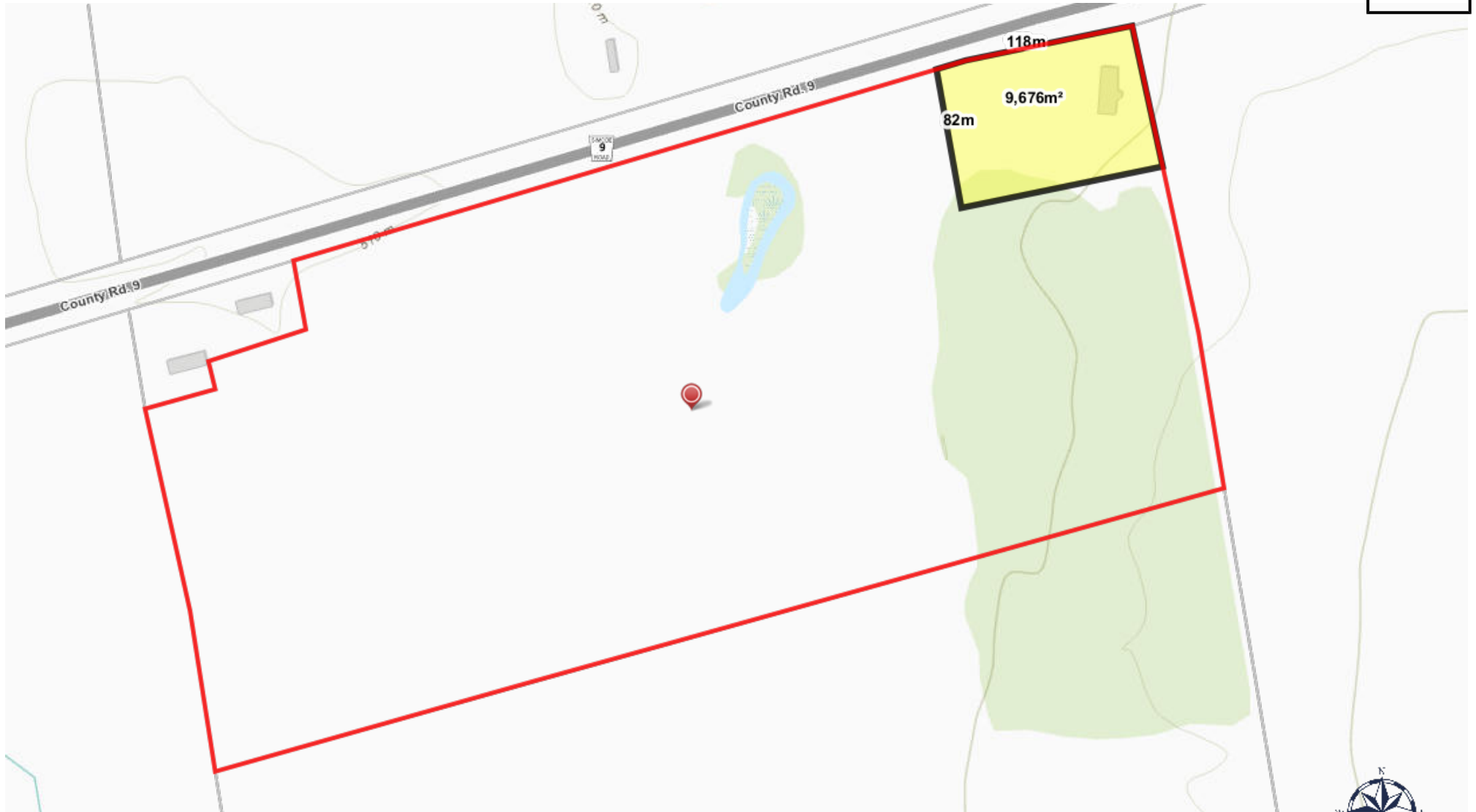
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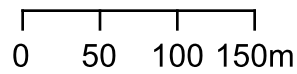
**CLEARVIEW
TOWNSHIP**

Proposed Retained Lot 1

Item 5.2



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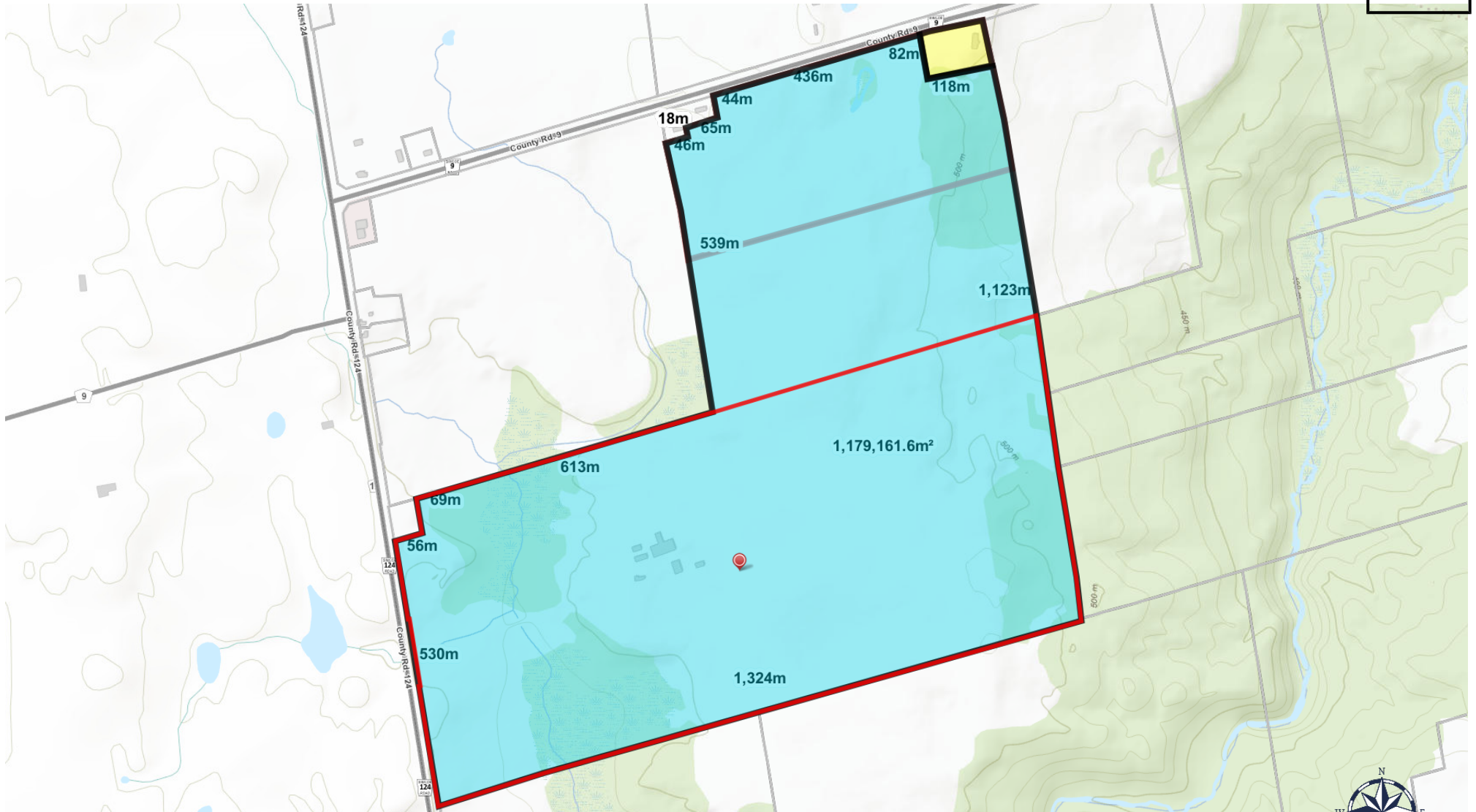
1 : 3,169



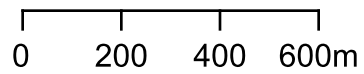
Mar 12, 2026

Proposed Retained Lot 2

Item 5.2



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1 : 9,871



Mar 12, 2026

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 <bfnconsultation@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 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: 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: 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



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 [26-B01]
9915 County Road 9
Township of Clearview
NVCA File #20747**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of a consent application to facilitate a farm consolidation by adding the retained lands of 9915 County Road 9 with the adjacent farmland at 793081 County Road 124. The application will sever a portion of land with an existing single detached dwelling from 9915 County Road 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 subject properties are partially regulated for slope and meander erosion, flood hazards 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 retained lands are within regulated areas and any future development on those lands should be directed outside of the regulated area.

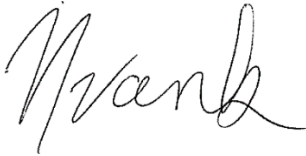
February 27, 2026

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 each word being capitalized and larger than the others.

Nicole Vankooten
Environmental Regulations Analyst

Cameron End

From: Rossalyn Workman
Sent: March 24, 2026 11:16 AM
To: Dobbyn, Sandy (MNR)
Cc: Reimer, Susan (MNR); Spencer, Lorelie (MNR); Danielle Waters; Cameron End
Subject: RE: Re: Clearview Consent - 9915 County Rd 9, Clearview

Thank you Sandy, I will also forward to the agent of the lands.

Rossalyn Workman MURP, Dipl.MM, MCIP, RPP (she/her)
Manager of Planning
Township of Clearview
705-428-6230 ext. 248
rworkman@clearview.ca

My office hours are 8:30am to 4:30pm Monday to Friday.

Clearview has released a new Draft Zoning By-law. Learn more, find the Open House dates, and submit your comments on the [Zoning By-law Review webpage](#).



From: Dobbyn, Sandy (MNR) <Sandy.Dobbyn@ontario.ca>
Sent: March 24, 2026 8:28 AM
To: Rossalyn Workman <rworkman@clearview.ca>
Cc: Reimer, Susan (MNR) <Susan.Reimer@ontario.ca>; Spencer, Lorelie (MNR) <Lorelie.Spencer@ontario.ca>; Danielle Waters <dwaters@clearview.ca>; Cameron End <cend@clearview.ca>
Subject: RE: Re: Clearview Consent - 9915 County Rd 9, Clearview

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Hey Rossalyn;

Sure, more formalized

The Niagara Escarpment Commission (NEC) has reviewed the application for consent to sever lands at 9915 Country Road 9, Clearview. The NEC notes that per Section 24(3) of the *Niagara Escarpment Planning and Development Act* a Development Permit must first be issued by the NEC prior to a decision of the Committee of Adjustment. In this instance, the NEC is willing to accept that any decision to conditionally approve

the severance by the CoA, must include a condition that the approval is only valid Item 5.2 if the applicant successfully obtains a Development Permit from the NEC.

The NEC also notes that a severance for a dwelling surplus to agriculture could not be supported on this property as it would not meet the Niagara Escarpment Plan policies for such a severance because the property has not been acquired by the applicant within the last two years. However, if the retained agricultural lands are merged with the adjoining properties, then the application could be supported as a lot addition.

Any questions please reach out to Lorelie.

S

Sandy Dobbyn
Senior Strategic Advisor | Niagara Escarpment Commission
Ministry of Natural Resources
1450 7th Ave. East | Owen Sound, ON | N4K 2Z1
Tel: 226-668-2781 | Website: www.escarpment.org



Niagara Escarpment Commission
An agency of the Government of Ontario

ACCESSIBILITY: As part of the NEC's commitment to providing accessible service, please let me know if you have any accommodation needs or require the contents of this email in an alternative format.

*AVAILABILITY: NEC staff provide services in person, via telephone, or via email. To better serve you, **we ask that you make an appointment if you prefer to meet in person.** You may request an appointment with staff at escarpment.org/appointments.*

From: Rossalyn Workman <rworkman@clearview.ca>
Sent: March 23, 2026 4:33 PM
To: Dobbyn, Sandy (MNR) <Sandy.Dobbyn@ontario.ca>
Cc: Reimer, Susan (MNR) <Susan.Reimer@ontario.ca>; Spencer, Lorelie (MNR) <Lorelie.Spencer@ontario.ca>; Danielle Waters <dwaters@clearview.ca>; Cameron End <cend@clearview.ca>
Subject: RE: Re: Clearview Consent - 9915 County Rd 9, Clearview

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Hi Sandy
That is great, we can work with this comment.

I will draft something more formal or if you want to draft a condition that we can include in our recommendation report, I'm happy to include it.

We would normally get comments from you on the circulated application, and your comments would form part of the public record, if you want to include comments that are more formalized, I'm happy to include them with the report, or do you want this email to form your comments. Item 5.2

Thanks Rossalyn

Rossalyn Workman MURP, Dipl.MM, MCIP, RPP (she/her)
Manager of Planning
Township of Clearview
705-428-6230 ext. 248
rworkman@clearview.ca

My office hours are 8:30am to 4:30pm Monday to Friday.

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From: Dobbyn, Sandy (MNR) <Sandy.Dobbyn@ontario.ca>
Sent: March 23, 2026 2:48 PM
To: Rossalyn Workman <rworkman@clearview.ca>
Cc: Reimer, Susan (MNR) <Susan.Reimer@ontario.ca>; Spencer, Lorelie (MNR) <Lorelie.Spencer@ontario.ca>
Subject: RE: Re: Clearview Consent - 9915 County Rd 9, Clearview

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Hi Rossalyn;

I think you can allow the file to proceed to consent so long as a condition is that they successfully obtain a DP from the NEC.

Thanks

Sandy

Sandy Dobbyn
Senior Strategic Advisor | Niagara Escarpment Commission
Ministry of Natural Resources
1450 7th Ave. East | Owen Sound, ON | N4K 2Z1
Tel: 226-668-2781 | Website: www.escarpment.org



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From: Rossalyn Workman <rworkman@clearview.ca>

Sent: March 19, 2026 4:24 PM

To: Dobbyn, Sandy (MNR) <Sandy.Dobbyn@ontario.ca>

Cc: Reimer, Susan (MNR) <Susan.Reimer@ontario.ca>; Spencer, Lorelie (MNR) <Lorelie.Spencer@ontario.ca>

Subject: RE: Re: Clearview Consent - 9915 County Rd 9, Clearview

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Hi Sandy

Thanks for this Lorelie and I spoke back in January 2026.

In any case, I understand if it needs a development permit and if I knew that I would have advised the Lawyer to make that application for the owner.

We could also make the development permit a condition of the severance application.

Any how let me know what you think?

Thanks Rossalyn

Rossalyn Workman MURP, Dipl.MM, MCIP, RPP (she/her)

Manager of Planning

Township of Clearview

705-428-6230 ext. 248

rworkman@clearview.ca

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Zoning By-law Review

From: Dobbyn, Sandy (MNR) <Sandy.Dobbyn@ontario.ca>
Sent: March 19, 2026 3:29 PM
To: Rossalyn Workman <rworkman@clearview.ca>
Cc: Reimer, Susan (MNR) <Susan.Reimer@ontario.ca>; Spencer, Lorelie (MNR) <Lorelie.Spencer@ontario.ca>
Subject: FW: Re: Clearview Consent - 9915 County Rd 9, Clearview

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Hey Rossalyn;

We noted this consent going to CoA but wondered how it gets there without an NEC permit? The lot is clearly within Development Control, and thus the surplus dwelling would need to meet the NEP policies and have a permit prior to consent from Clearview CoA.

Thanks in advance.
Sandy

Sandy Dobbyn
Senior Strategic Advisor | Niagara Escarpment Commission
Ministry of Natural Resources
1450 7th Ave. East | Owen Sound, ON | N4K 2Z1
Tel: 226-668-2781 | Website: www.escarpment.org



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March 24, 2026

VIA EMAIL

Danielle Waters
Community Planner
Township of Clearview
217 Gideon Street
Stayner, ON L9X 1A8

**RE: Consent Application for Surplus Residence due to Farm Consolidation
9915 County Road 9
Township of Clearview
County File: CV-B-2602
Municipal File: 26-B01**

Thank you for circulating the County on this application for consent. It is understood that the applicant is proposing to sever a single detached dwelling for a residence surplus to an agricultural operation due to a farm consolidation.

The application proposes to sever a parcel of land from 9915 County Road 9 to be consolidated with 793081 County Road 124. The severed lands are proposed to be 0.97 hectares in area and the retained consolidated agricultural lands proposed to be 118 hectares in area.

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. 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)

9915 County Road 9 is designated 'Agricultural' while 793081 is designated partially 'Greenlands' and partially 'Rural' on Schedule 5.1 of the County of Simcoe Official Plan. Sections 3.7 and 3.8

identify objectives of the Greenland and Rural designations and support agricultural uses within these designations. 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).”

Transportation and Engineering Comments

The County of Simcoe Transportation & Engineering Department has no objection to the approval of the Application, and provides the following comments:

1. The existing right-of-way on County Road 124 adjacent to the subject property is approximately 31.0 metres wide. In accordance with Table 5.4 of the Simcoe County Official Plan, the required basic right-of-way width for County Road 124 is 36.0 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 124.

County of Simcoe Conditions

Should the application be approved, the County of Simcoe Transportation and Engineering and Planning departments will require that the following **conditions** are included as part of the approval for consent:

- 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 124 to provide a 18.00 metre right-of-way from the centre line of County Road 124.

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 124 is required pursuant to the County's standards for the construction and is consistent with proper safety standards.

- b. 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. The County of Simcoe has no record on an Entrance Permit being issued for any existing entrance from this property onto County Road 9 or County Road 124. If the property Owner cannot produce valid permits, the Owner will be required to apply for Entrance Permits.

Furthermore, section 2.5.5 states only one new entrance will be permitted for each existing lot of record, therefore, the field access via Country Road 9 must be removed and the boulevard reinstated.

- c. The retained portion of the lands are to remain for agricultural use and are to be re-zoned to prohibit new residential dwellings.

Summary

It is the understanding of the County that the proposed consent application is for a residence surplus to an agricultural operation. This type of lot creation may be supported by Provincial and County policy in prime agricultural areas. It is required however, that a consent for this purpose is due to a farm consolidation occurring, and if the Township has determined that this is a component of the proposal then the County has no objection to the application as long as the necessary County conditions outlined above are incorporated as part of the decision.

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



Planning

**County of Simcoe
Planning**
1110 Highway 26,
Midhurst, Ontario
L9X 1N6

Main Line: (705) 735-6901
Toll Free: 1-800-263-3199
simcoe.ca

Item 5.2

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

From: [Clearview Planning Team](#)
To: [circulations](#); [Clearview Planning Team](#)
Subject: RE: 705-26-83 - Consent Application 26-B01 - 9915 County Rd 9 (Ruttan)
Date: March 2, 2026 3:37:38 PM
Attachments: [image001.png](#)

Hi Joseph

At this time the applicant has requested a deferral until April since the proposed drawing that was submitted does not include the existing driveway.

The applicant will be resubmitted the drawing.

There is an existing house at this location, is a locate necessary?

Otherwise, maybe you can get the information you need for the April Committee of Adjustment meeting.

Thanks Rossalyn

Rossalyn Workman MURP, Dipl.MM, MCIP, RPP (she/her)
Manager of Planning
Township of Clearview
705-428-6230 ext. 248
rworkman@clearview.ca

My office hours are 8:30am to 4:30pm Monday to Friday.

Clearview has released a new Draft Zoning By-law. Learn more, find the Open House dates, and submit your comments on the [Zoning By-law Review webpage](#).



From: Joseph, Shadae <shadae.duhaney@bell.ca> **On Behalf Of** circulations
Sent: March 2, 2026 2:31 PM
To: Clearview Planning Team <plan@clearview.ca>
Subject: 705-26-83 - Consent Application 26-B01 - 9915 County Rd 9 (Ruttan)

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Good afternoon Danielle,

I think we may need to wait until the snow melts at this location to verify the below. The deviation on our system is to shows it going around this fencing. There's approximately 9.5m from fence along road to property line. We can't really tell how far back this cable goes without a locate. In this case how do we proceed?

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

Thank you,
Shadae Joseph



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From: [LANDUSEPLANNING](#)
To: [Clearview Planning Team](#)
Subject: Clearview - 9915 County Road 9 - 26-B01
Date: March 9, 2026 11:52:05 AM

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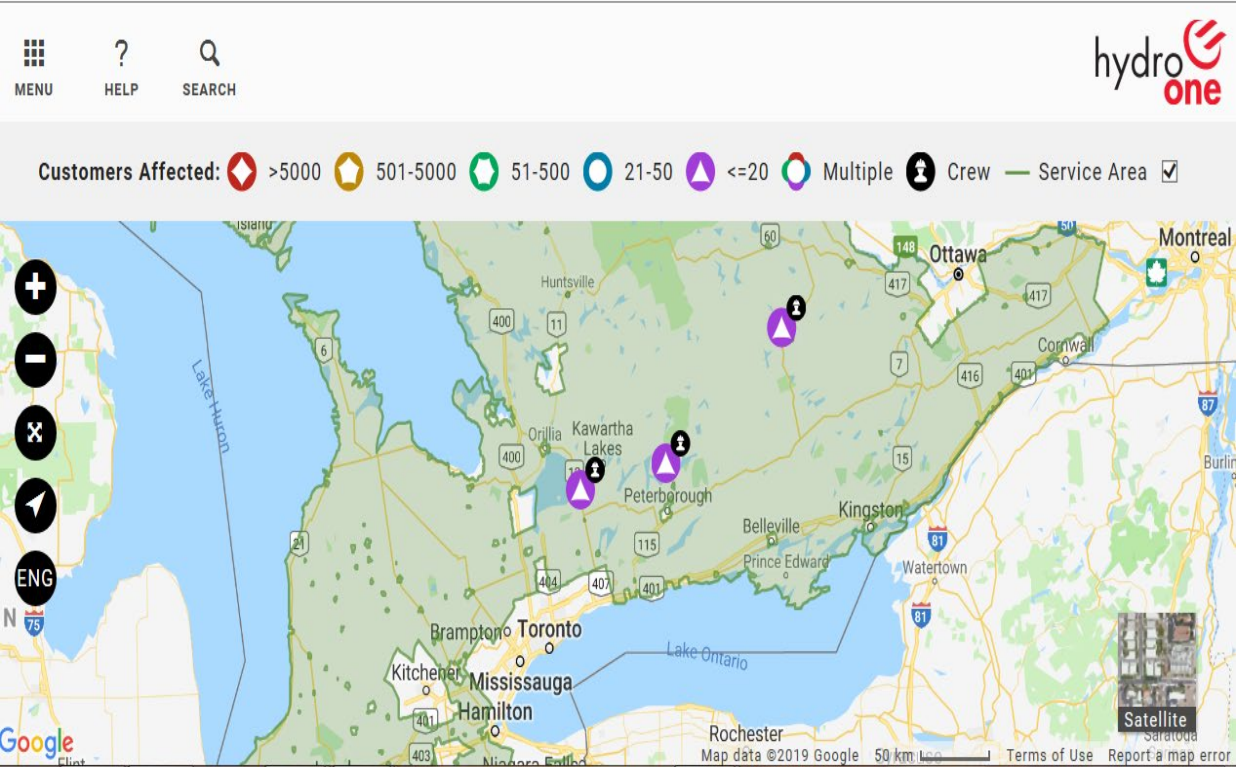
Hello,

We are in receipt of your Application for Consent, 26-B01 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



Appendix F

Conditions of Approval

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.
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.

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.



CLEARVIEW

COMMITTEE OF ADJUSTMENT

File Number: 26-B03 (2026-008)
Meeting Date: April 8, 2026
Report From: Danielle Waters, Community Planner
Application: Consent (Farm Consolidation) for 5840 County Road 9 (Stephens)

RECOMMENDATION:

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.

BACKGROUND:

Subject Lands

The subject lands are located at 5840 County Road 9. The lands are approximately 43.64 ha in size and maintain 650.71 m of frontage onto County Road 9. The lands contain an existing single-detached dwelling and support existing agricultural land uses. A watercourse and forested area bisect the rear portion of the lands in the northwest corner.

The Proposal

The applicant seeks to render the existing residence located on 5840 County Road 9 surplus to their farm operation and consolidate the remnant lands with a separate farm parcel in their ownership located approximately 1.5 km to the southwest being, 2976 3/4 Sideroad.

The proposed severed parcel (surplus dwelling lot) is proposed to be approximately 0.55 ha in size and maintain approximately 88 m of frontage onto County Road 9. The lot is to contain the existing single-detached dwelling as well as private septic system and water well. The remnant farmlands will encompass an area of approximately 43.09 ha and will maintain approximately 562.7 m of frontage onto County Road 9.

A conceptual sketch of the subject lands and proposed farm consolidation is contained in Appendix 'C' of this report.

Concurrent Application(s) (Zoning By-law Amendment)

To facilitate the proposed farm consolidation, a Zoning By-law Amendment application (2026-001-ZBA) has been approved to rezone the remnant farmland portion of 5840 County Road 9 from the 'Agricultural' (AG) Zone to 'Agricultural-Residential Use Exception' (AG-ER) Zone. The purpose of which is to prohibit: a single detached dwelling; farm help accommodation; an accessory apartment; an accessory bed and breakfast; a garden suite; a home occupation and a home industry.

The Consent application has been made conditional on the applicant successfully receiving approval from the municipality for the aforementioned site-specific ZBA application.

Existing Policy Framework

The subject lands are designated as 'Agricultural' in the Clearview 2024 Official Plan (OP) and are zoned 'Agricultural (AG)' and 'Environmental Protection (EP)' in the Township Zoning By-law (06-54, as amended). The subject lands are also partially within the limits of the Nottawasaga Valley Conservation Authority (NVCA) regulatory area.

COMMENTS AND ANALYSIS:

Planning Act, R.S.O. 1990, c. P.13

The Planning Act states in Section 3(5) that all decisions in respect of a planning matter shall:

- a) Be consistent with provincial policy statements, and;
- b) Conform with the provincial plans that are in effect on the date of the decision, or shall not conflict with them, as the case may be.

In considering an application for consent, a review of the Provincial Planning Statement (2024), County Official Plan, and Township Official Plan (2024) and Zoning By-law (06-54) must be undertaken. The proposed consent must be assessed for consistency, conformity and compliance.

Provincial Planning Statement

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use and development. Municipal decisions on planning matters are required to be consistent with the PPS.

Section 4.3 – The 'Agriculture' section of the PPS indicates the 'use an agricultural system approach, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network'. The proposed application will ensure continued agricultural use of the lands.

Section 4.3.2.3 – New land uses in prime agricultural areas, shall comply with the Minimum Distance Separation (MDS) formulae. MDS is not required for the proposed application.

Section 4.3.3 – Lot creation in prime agricultural areas through a farm consolidation is permitted, provided that new lots in the agricultural areas will: be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and the Township will ensure that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance.

The proposed lands to be severed will encompass an area of approximately 0.55 ha and will be limited to the existing residential dwelling, private water well and septic system. The draft zoning By-law will prohibit residential uses on the remnant portion of 5840 County Road 9.

The proposal is consistent with the Provincial Planning Statement (2024) issued under the *Planning Act* subject to the condition of this approval and the passing of ZBA.

County of Simcoe Official Plan

The subject lands are designated as 'Agricultural' and 'Greenlands' within the County of Simcoe Official Plan (SCOP). The lands to be rendered surplus (surplus dwelling lot) are located outside the 'Greenlands' designated areas of the subject lands.

Section 3.3.14 – Indicates that the creation of lots shall comply with the appropriate MDS Formulae. MDS is not required as per #9 of the Guidelines as there is no livestock and/or anaerobic digester present.

Section 3.6.7 c) – Indicates specific criteria for lot creation of a residence surplus to a farming operation as a result of farm consolidation is permitted. New lots created via farm consolidation will be limited to the size needed to accommodate the residential use and appropriate sewage and water services; should be an approximate size of 1 ha; and the remaining agricultural parcel shall be zoned to prohibit the development of a dwelling unit.

The proposed surplus dwelling lot (0.55 ha) will contain the existing single-detached dwelling and associated private water well and septic system. The draft By-law will prohibit residential uses on the remnant portion of 5840 County Road 9, achieving conformity with the SCOP criteria for farm consolidation outlined above. The County's Transportation and Engineering department has requested a road widening along County Road 9, as well as a daylight triangle. The specifics can be found in Appendix D and E of this report.

Subject to the conditions of approval, including the applicant successfully receiving approval from the municipality for the proposed ZBA application. The proposal conforms with the policies of the County of Simcoe Official Plan (2016) issued under the *Planning Act*.

Clearview Township Official Plan

The subject lands are designated as 'Agricultural' the Clearview 2024 OP and are located in a primarily agricultural area of the Township.

The Township OP permits Farm Consolidations and Surplus Dwellings within the 'Agricultural' designated areas of the Township, subject to the specific policy direction and criteria outlined under Sections 11.9.8.9 to 11.9.8.26 of the Township OP reviewed in the table below:

Policy Test	Planning Analysis
<p>Section 11.9.8.9 – The creation of a new residential lot in the “Agricultural” designation shall only be permitted in circumstances where an existing residence has been or will be rendered surplus to a farm operation as the result of a farm consolidation.</p>	<p>This application will facilitate a concurrent zoning application, resulting in the existing dwelling being rendered surplus to the applicant’s existing overall farm operation.</p>
<p>Section 11.9.8.10 – The creation of a new lot for a surplus dwelling shall only be permitted if the surplus dwelling will comply with minimum distance separation (“MDS”) requirements</p>	<p>The subject lands do not contain existing livestock facilities and/or anaerobic digesters, therefore MDS is not required.</p>
<p>Section 11.9.8.12 – A new lot may be created for a surplus dwelling, provided that:</p> <p>(a) the surplus dwelling is no less than 15 years old;</p> <p>(b) the lot created will be limited to the minimum size needed to accommodate the surplus dwelling and associated on-site services, generally no greater than one hectare in size, subject to No. 11.9.8.13 below;</p> <p>(c) the remnant parcel will be large enough to function as a farm unit, and in no case will be any less than 39 hectares, except as permitted under No. 11.9.8.15 below; and</p> <p>(d) the other farmlands to be consolidated with the remnant parcel:</p> <p style="padding-left: 40px;">(i) are owned by the same farmer or farming corporation; and</p> <p style="padding-left: 40px;">(ii) are located within the Township of Clearview and within a reasonable distance of the subject lands.</p>	<p>(a) The dwelling was built in 2000 - conforms</p> <p>(b) 0.55 ha - conforms</p> <p>(c) 43.09 ha - conforms</p> <p>(d) (i) Ownership (Stephens & Co Glencairn Ltd) - conforms</p> <p style="padding-left: 40px;">(ii) 1.5 km - conforms</p>
<p>Section 11.9.8.17 – The lot created for a surplus dwelling:</p> <p>(a) should be rectangular or as close to rectangular in shape as possible; and</p> <p>(b) should not be a “keyhole” lot</p>	<p>The proposed surplus dwelling lot is rectangular in shape.</p>
<p>Section 11.9.8.18 – Any consent given for the purpose of creating a new lot for a surplus dwelling shall be a provisional consent subject to the condition</p>	<p>The draft By-law seeks to rezone the remnant portion of the subject lands from</p>

<p>that a site-specific amendment to the Zoning By-law be approved for the purpose of prohibiting any and all residential uses on the remnant parcel.</p>	<p>‘Agricultural’ (AG) to ‘Agricultural – Residential Use Exception’ (AG-ER) to prohibit residential uses.</p>
<p>Section 11.9.8.25 – The Township may require that the applicant for a consent to create a new lot for a surplus dwelling provide an agrologist’s report, prepared by one or more qualified professionals, to ensure that the lot retained will be suitable for agricultural use and that the proposed lot creation will not have an adverse impact on agricultural operations in the surrounding area.</p>	<p>The lands to be retained will continue to be suitable for agricultural uses and the proposed lot creation will not impact existing agricultural use on the subject lands or operations on surrounding properties.</p>
<p>Section 11.9.8.26 – A consent to create a lot for a surplus dwelling will generally not be given if Council or the Committee of Adjustment, as the case may be, is of the opinion that:</p> <p>(a) the location of the surplus dwelling on the existing lot is such that the creation of a new lot would result in the fragmentation of the agricultural land base;</p> <p>(b) the creation of the new lot for the surplus dwelling would hinder or interfere with agricultural operations on the lot retained or on another property in the area, including the possible future establishment of or expansion of livestock facilities or other facilities that are required to comply with minimum distance separation formulae; or</p> <p>(c) the surplus dwelling is located on an existing small agricultural lot, as that term is defined in Policy No. 10.2.3.4 above, and the giving of the consent would therefore interfere with this Official Plan’s goal of supporting and protecting the full range and variety of farm sizes.</p>	<p>(a) The proposed surplus dwelling lot complies with maximum lot area requirements and will not limit or prevent movement or access on the remnant lands. The location of the proposed lot will not fragment the existing agricultural land base.</p> <p>(b) The creation of the surplus dwelling lot will not hinder or interfere with agricultural operations on the lot retained or on another property in the area</p> <p>(c) Not applicable. The surplus dwelling is located on an existing 43.64 ha agricultural lot.</p>

Subject to the conditions of approval, the proposal conforms to the policies of the 2024 Township Official Plan.

Clearview Zoning By-law

The subject lands are zoned ‘Agricultural’ (AG) and ‘Environmental Protection’ (EP) within the Township Zoning By-law (06-54, as amended). The portion of lands zoned ‘Environmental Protection’ (EP) are not impacted by the current proposal.

As described within Appendix ‘C’, the lands to be severed (surplus dwelling lot) will encompass an area of approximately 0.55 ha and maintain approximately 88 m of frontage on to County Road 9.

The retained lands (larger farmlands) will encompass an overall area of 43.09 ha and maintain approximately 562.7 m of frontage on to County Road 9. Both properties maintain the minimum lot area and frontage requirements of the (AG) Zone. Further, no Minimum Distance Separation conflicts with the lands to be severed exist.

Section 3.1.2 (Ag)	Surplus Dwelling Lot (5840 County Road 9)	Retained Lot (xx County Road 9)
Lot Area Proposed	Approx. 0.55 ha	Approx. 43.09 ha
Lot Frontage Proposed	Approx. 88 m	Approx. 562.7 m
Lot Area – Required	0.3 ha	35 ha
Lot Frontage - Required	30 m	100 m

It is the opinion of staff that the proposed consent conforms to the general intent and purpose of the Township's Comprehensive Zoning By-law.

Public & Agency Comments

A complete summary of all received comments are appended to this report (refer to Appendix D).

COMMUNICATION PLAN:

The Notice of Decision regarding this application will be distributed in accordance with the requirements of the Planning Act.

FINANCIAL IMPACT:

Potential financial and legal implications should the decision of the Committee be appealed to the Ontario Land Tribunal (OLT) and Council chooses to defend the Committee's decision.

REPORT SCHEDULES:

- Schedule A: Orthophoto
- Schedule B: Policy Framework
- Schedule C: Severance Sketch
- Schedule D: Comments
- Schedule E: Consent Conditions

PREPARED BY:

Danielle Waters, MSc., MCIP, RPP
Community Planner

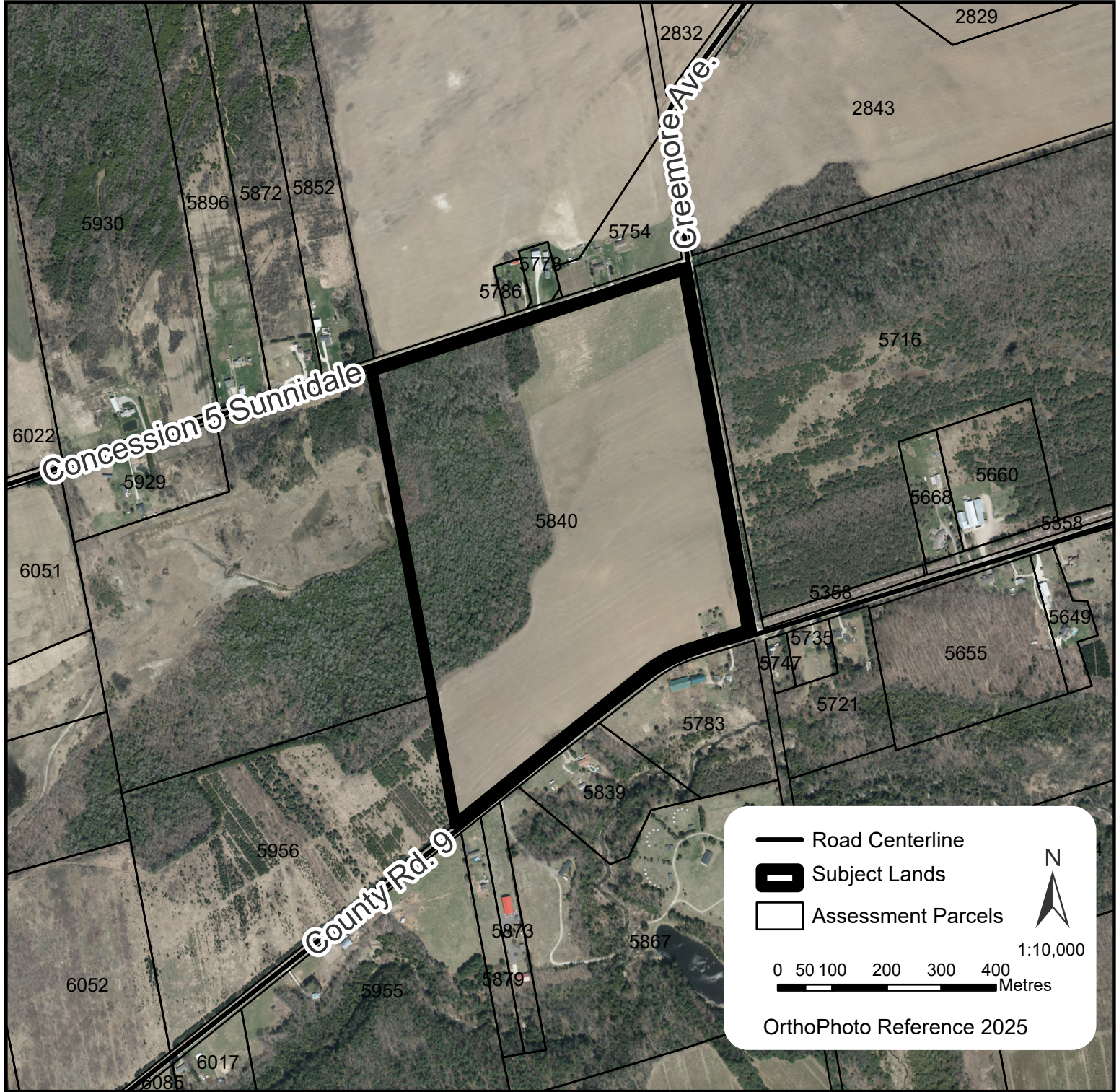
REVIEWED BY:

Rossalyn Workman, MURP, MCIP, RPP
Manager of Planning

Derek Abbotts, MCIP, RPP, PLE
Director of Planning and Building

Appendix 'A': OrthoPhoto

Item 5.3



Subject Lands:

5840 COUNTY RD 9
(4329-040-002-03201)

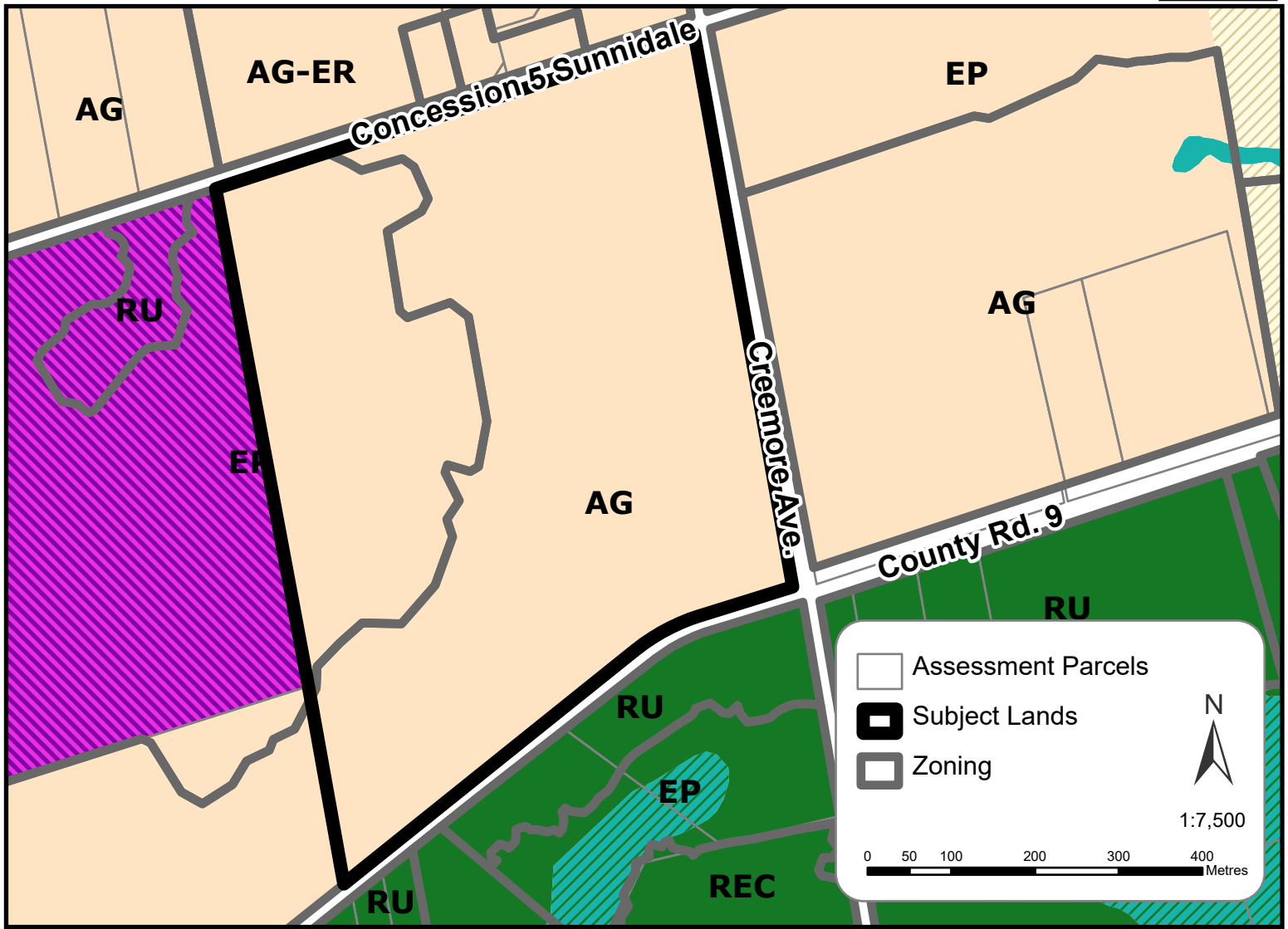
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CLEARVIEW
TOWNSHIP

Appendix 'B': Planning Policy

Item 5.3



Zoning Code, Zoning Description

- AG, AGRICULTURAL
- AG-EL, AGRICULTURAL - LIVESTOCK USE EXCEPTION
- AG-ER, AGRICULTURAL - RESIDENTIAL USE EXCEPTION
- DA, DEVELOPMENT AREA
- EP, ENVIRONMENTAL PROTECTION
- REC, RECREATION LANDS
- REC-1, RECREATION LANDS EXCEPTION 1
- RU, RURAL
- RU-6, RURAL EXCEPTION 6

Official Plan 2024 Designations

- Future Development
- Extractive Industrial
- Agricultural
- Greenland - Hazard Lands Area
- Greenland - Natural Heritage Area
- Greenland - Wetlands Area

Subject Lands:

5840 COUNTY RD 9
(4329-040-002-03201)

Produced by Clearview Township GIS. This map may not be reproduced, in whole or in part, without written permission by The Corporation of the Township of Clearview. Information other than zone boundaries is provided for reference only. Clearview Township assumes no liability for inaccuracies, errors, or omissions. This map is not a legal plan of survey.

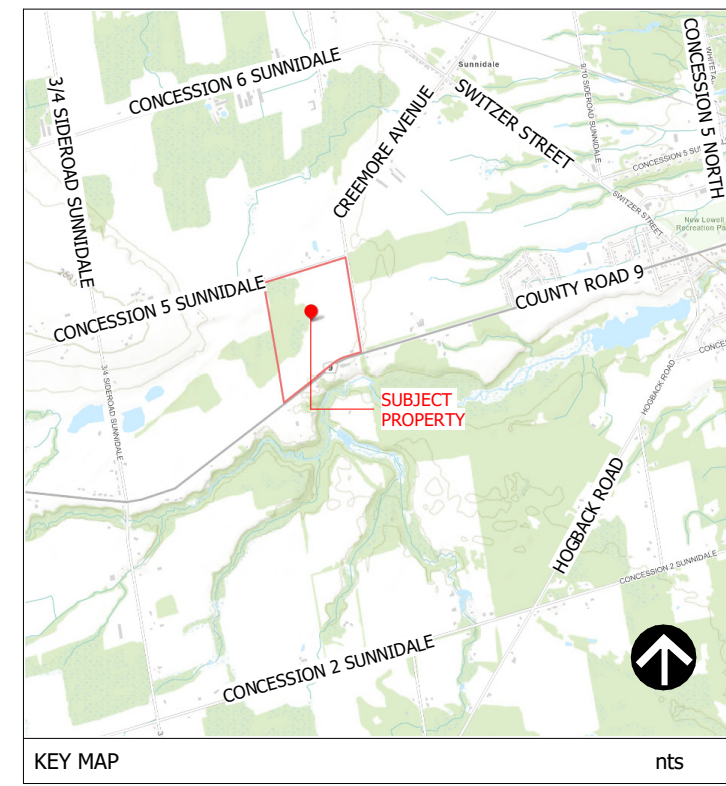


CLEARVIEW
TOWNSHIP

SEVERANCE SKETCH
SCALE: 1 : 1500

PROPOSED SEVERANCE	
PROPOSED LOT	5491.2 m ²
RETAINED LOT	430921 m ²
SURVEY SITE AREA:	436412.2 m ²

SITE PLAN NOTES:
1) SKETCH FOR CONSENT APPLICATION FOR PROPOSED LOT, RETAINED LOT
SUBJECT PROPERTY: 5840 COUNTY ROAD 9
TOWNSHIP OF CLEARVIEW, SIMCOE COUNTY



BIG LEAGUE BLUEPRINTS
ADDRESS: 491 Lyle Court
Windsor Beach, ON L0R1L1
705-269-9238
EMAIL: info@mlbblueprints.com

SEVERANCE SKETCH

#	DATE (MM/DD/YYYY)	DESCRIPTION
1	12/19/25	ISSUED FOR REVIEW

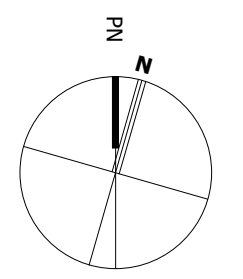
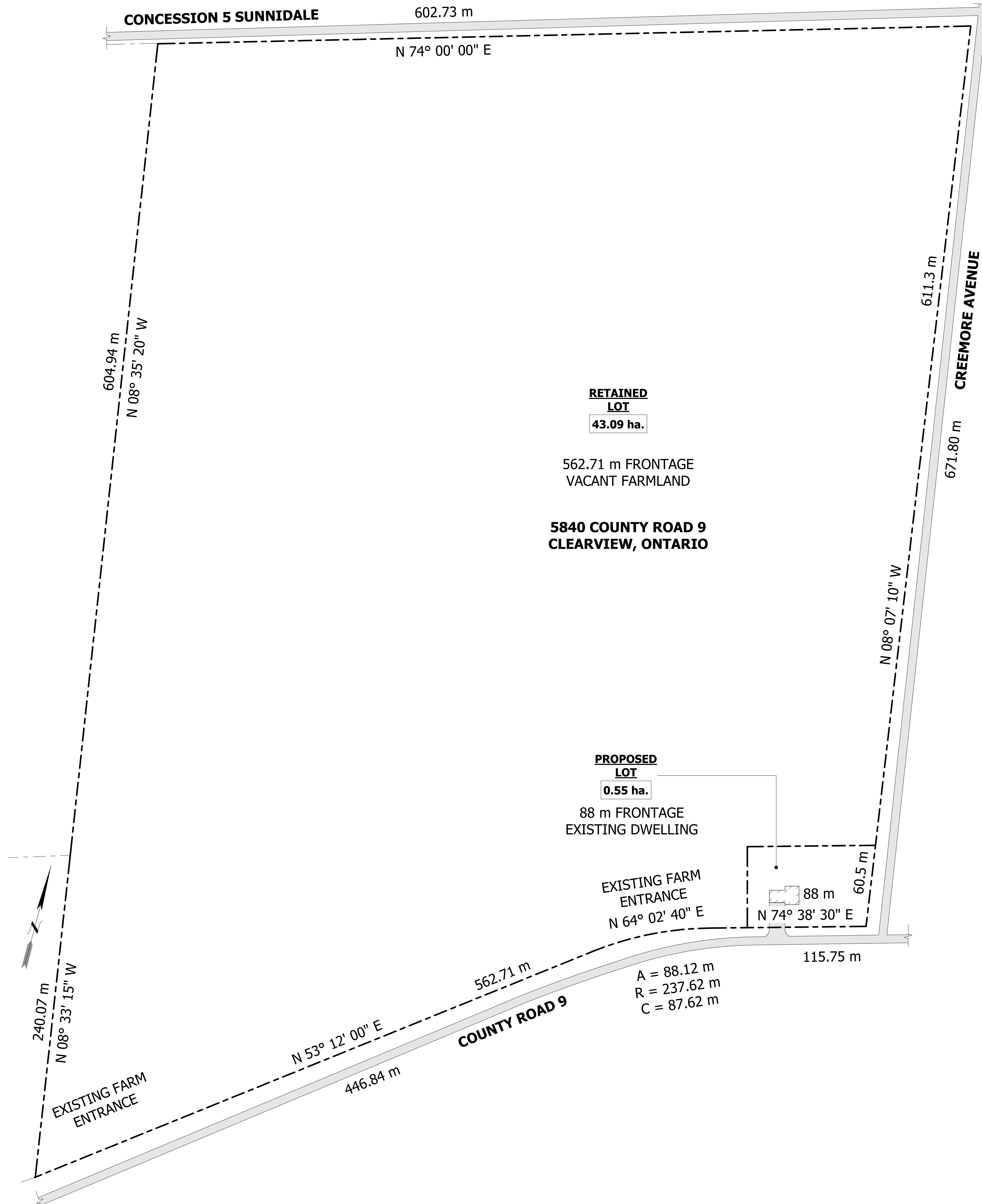
DRAWN BY
KLW

CLIENT
5840 COUNTY ROAD 9
NEW LOWELL, ONTARIO

STEPHENS & CO.

A1

2025-12-19
1:51:48 PM

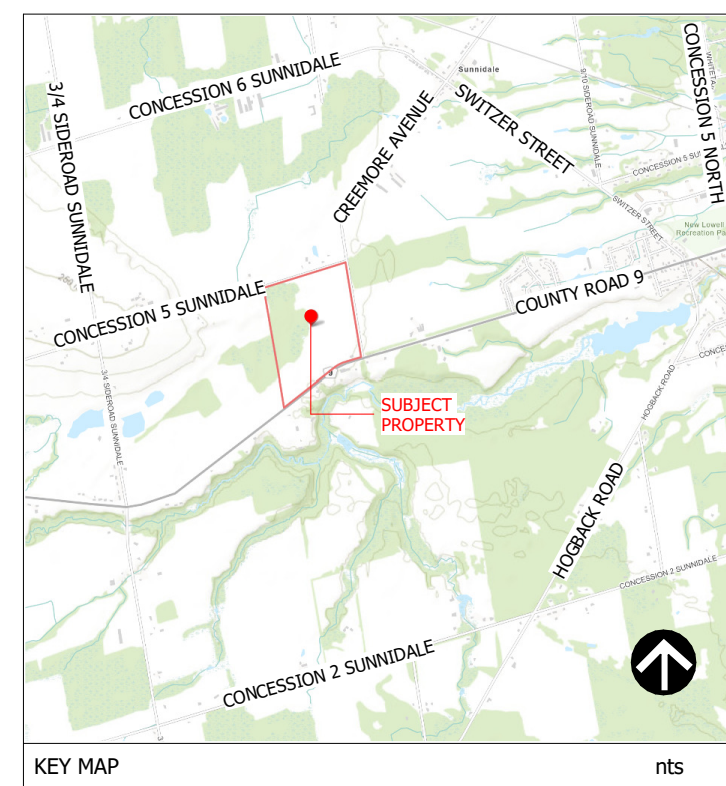


PROPOSED LOT SKETCH

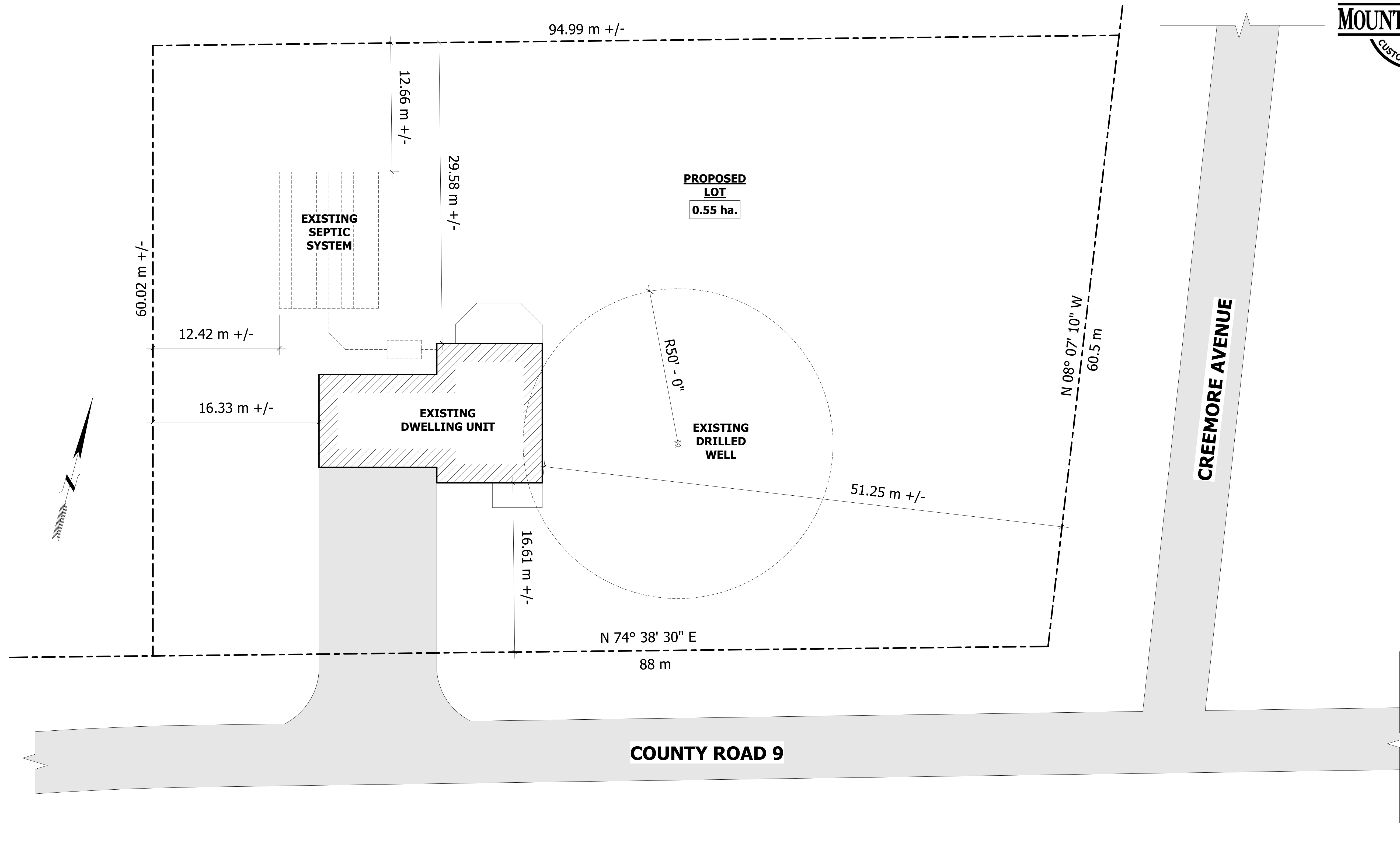
SCALE: 1 : 200

PROPOSED SEVERANCE	
PROPOSED LOT	5491.2 m ²
RETAINED LOT	430921 m ²
SURVEY SITE AREA:	436412.2 m ²

SITE PLAN NOTES:
 1) SKETCH FOR CONSENT APPLICATION FOR PROPOSED LOT, RETAINED LOT
 SUBJECT PROPERTY: 5840 COUNTY ROAD 9
 TOWNSHIP OF CLEARVIEW, SIMCOE COUNTY



KEY MAP nts



BIG LEAGUE BLUEPRINTS
 ADDRESS: 491 York Court
 Wingo Beach, ON L3R1T1
 705-269-9238
 EMAIL: info@bigleagueblueprints.com

PROPOSED LOT SKETCH

#	DATE (MM/DD/YYYY)	DESCRIPTION
1	12/19/25	ISSUED FOR REVIEW

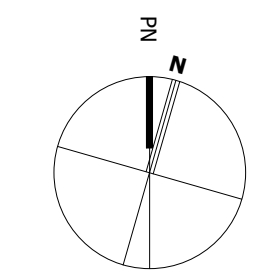
DRAWN BY
KLW

CLIENT
5840 COUNTY ROAD 9
NEW LOWELL, ONTARIO

STEPHENS & CO.

A2

2025-12-19
1:51:49 PM





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



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

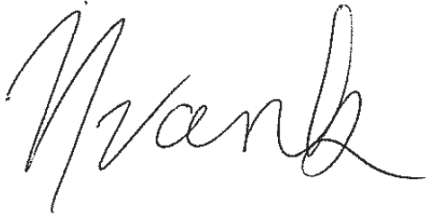
2. The PPS defines development to be the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.
3. Policies contained within the PPS restrict development to areas outside of hazardous lands adjacent to shorelines and large 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 each word being capitalized and prominent.

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 <chend@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'



Appendix E

Conditions of Approval

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.
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.



CLEARVIEW

COMMITTEE OF ADJUSTMENT

File Number: 26-B04 (2026-0011)

Meeting Date: April 8, 2026

Report From: Danielle Waters, Community Planner

Application: Consent (Farm Consolidation) for 5455 Concession 9 Sunnidale (Aarden)

RECOMMENDATION:

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.

BACKGROUND:

Subject Lands

The subject lands are located at 5455 Concession 9 Sunnidale. The lands are approximately 39.8 ha in size and maintain 307.2 m of frontage onto Concession 9 Sunnidale. The lands contain an existing single-detached dwelling, several agricultural structures, and support existing agricultural land uses. A watercourse bisects the rear portion of the lands in the south.

The Proposal

The applicant seeks to render the existing residence located on 5455 Concession 9 Sunnidale surplus to their farm operation and consolidate the remnant lands with a separate farm parcel in the adjoining farming corporation at 5375 Concession 9 Sunnidale.

The proposed severed parcel (surplus dwelling lot) is proposed to be approximately 0.77 ha in size and maintain approximately 46.2 m of frontage onto Concession 9 Sunnidale. The lot is to contain the existing single-detached dwelling as well as private septic system and water well. The remnant farmlands will encompass an area of approximately 39.07 ha and will maintain approximately 261 m of frontage onto Concession 9 Sunnidale.

A conceptual sketch of the subject lands and proposed farm consolidation is contained in Appendix 'C' of this report.

Concurrent Application(s) (Zoning By-law Amendment)

To facilitate the proposed farm consolidation, the proposed ZBA application seeks to rezone the remnant farmland portion of 5455 Concession 9 Sunnidale from the 'Agricultural' (AG) Zone to 'Agricultural-Residential Use Exception' (AG-ER) Zone. The purpose of which is to prohibit: a single detached dwelling; farm help accommodation; an accessory apartment; an accessory bed and breakfast; a garden suite; a home occupation and a home industry.

The Consent application has been made conditional on the applicant successfully receiving approval from the municipality for the aforementioned site-specific ZBA application.

Existing Policy Framework

The subject lands are designated as 'Agricultural' in the Clearview 2024 Official Plan (OP) and are zoned 'Agricultural (AG)' in the Township Zoning By-law (06-54, as amended). The subject lands are also partially within the limits of the Nottawasaga Valley Conservation Authority (NVCA) regulatory area.

COMMENTS AND ANALYSIS:

Planning Act, R.S.O. 1990, c. P.13

The Planning Act states in Section 3(5) that all decisions in respect of a planning matter shall:

- a) Be consistent with provincial policy statements, and;
- b) Conform with the provincial plans that are in effect on the date of the decision, or shall not conflict with them, as the case may be.

In considering an application for consent, a review of the Provincial Planning Statement (2024), County Official Plan, Niagara Escarpment Plan and Township Official Plan (2024) and Zoning By-law (06-54) must be undertaken. The proposed consent must be assessed for consistency, conformity and compliance

Provincial Planning Statement

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use and development. Municipal decisions on planning matters are required to be consistent with the PPS.

Section 4.3 – The 'Agriculture' section of the PPS indicates the 'use an agricultural system approach, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network'. The proposed application will ensure continued agricultural use of the lands.

Section 4.3.2.3 – New land uses in prime agricultural areas, shall comply with the Minimum Distance Separation (MDS) formulae. MDS is not required for the proposed application.

Section 4.3.3 – Lot creation in prime agricultural areas through a farm consolidation is permitted, provided that new lots in the agricultural areas will: be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and the Township will ensure that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance.

The proposed lands to be severed will encompass an area of approximately 0.77 ha and will be limited to the existing residential dwelling, private water well and septic system. The draft zoning By-law will prohibit residential uses on the remnant portion of 5455 Concession 9 Sunnidale.

The proposal is consistent with the Provincial Planning Statement (2024) issued under the *Planning Act* subject to the condition of this approval and the passing of ZBA.

County of Simcoe Official Plan

The subject lands are designated as ‘Agricultural’ and ‘Greenlands’ within the County of Simcoe Official Plan (SCOP). The lands to be rendered surplus (surplus dwelling lot) are located outside the ‘Greenlands’ designated areas of the subject lands.

Section 3.3.14 – Indicates that the creation of lots shall comply with the appropriate MDS Formulae. MDS is not required as per #9 of the Guidelines as there is no livestock and/or anaerobic digester present.

Section 3.6.7 c) – Indicates specific criteria for lot creation of a residence surplus to a farming operation as a result of farm consolidation is permitted. New lots created via farm consolidation will be limited to the size needed to accommodate the residential use and appropriate sewage and water services; should be an approximate size of 1 ha; and the remaining agricultural parcel shall be zoned to prohibit the development of a dwelling unit.

The proposed surplus dwelling lot (0.77 ha) will contain the existing single-detached dwelling and associated private water well and septic system. The draft By-law will prohibit residential uses on the remnant portion of 5455 Concession 9 Sunnidale, achieving conformity with the SCOP criteria for farm consolidation outlined above.

Subject to the conditions of approval, including the applicant successfully receiving approval from the municipality for the proposed ZBA application. The proposal conforms with the policies of the County of Simcoe Official Plan (2016) issued under the *Planning Act*.

Clearview Township Official Plan

The subject lands are designated as ‘Agricultural’ the Clearview 2024 OP and are located in a primarily agricultural area of the Township.

The Township OP permits Farm Consolidations and Surplus Dwellings within the ‘Agricultural’ designated areas of the Township, subject to the specific policy direction and criteria outlined under Sections 11.9.8.9 to 11.9.8.26 of the Township OP reviewed in the table below:

Policy Test	Planning Analysis
<p>Section 11.9.8.9 – The creation of a new residential lot in the “Agricultural” designation shall only be permitted in circumstances where an existing</p>	<p>This application will facilitate a concurrent ZBA application, resulting in the existing</p>

<p>residence has been or will be rendered surplus to a farm operation as the result of a farm consolidation.</p>	<p>dwelling being rendered surplus to the applicant's existing overall farm operation.</p>
<p>Section 11.9.8.10 – The creation of a new lot for a surplus dwelling shall only be permitted if the surplus dwelling will comply with minimum distance separation (“MDS”) requirements</p>	<p>The subject lands do not contain existing livestock facilities and/or anaerobic digesters, therefore MDS is not required. The existing agricultural structures will be removed as a condition of consent.</p>
<p>Section 11.9.8.12 – A new lot may be created for a surplus dwelling, provided that:</p> <p>(a) the surplus dwelling is no less than 15 years old;</p> <p>(b) the lot created will be limited to the minimum size needed to accommodate the surplus dwelling and associated on-site services, generally no greater than one hectare in size, subject to No. 11.9.8.13 below;</p> <p>(c) the remnant parcel will be large enough to function as a farm unit, and in no case will be any less than 39 hectares, except as permitted under No. 11.9.8.15 below; and</p> <p>(d) the other farmlands to be consolidated with the remnant parcel:</p> <p style="padding-left: 40px;">(i) are owned by the same farmer or farming corporation; and</p> <p style="padding-left: 40px;">(ii) are located within the Township of Clearview and within a reasonable distance of the subject lands.</p>	<p>(a) The dwelling was built in 1983 - conforms</p> <p>(b) 0.77 ha - conforms</p> <p>(c) 39.07 ha - conforms</p> <p>(d) (i) To remain in a farming corporation ownership - conforms</p> <p style="padding-left: 40px;">(ii) Neighbouring property - conforms</p>
<p>Section 11.9.8.17 – The lot created for a surplus dwelling:</p> <p>(a) should be rectangular or as close to rectangular in shape as possible; and</p> <p>(b) should not be a “keyhole” lot</p>	<p>The proposed surplus dwelling lot is rectangular in shape.</p>
<p>Section 11.9.8.18 – Any consent given for the purpose of creating a new lot for a surplus dwelling shall be a provisional consent subject to the condition that a site-specific amendment to the Zoning By-law</p>	<p>The draft By-law seeks to rezone the remnant portion of the subject lands from ‘Agricultural’ (AG) to ‘Agricultural – Residential</p>

<p>be approved for the purpose of prohibiting any and all residential uses on the remnant parcel.</p>	<p>Use Exception' (AG-ER) to prohibit residential uses.</p>
<p>Section 11.9.8.25 – The Township may require that the applicant for a consent to create a new lot for a surplus dwelling provide an agrologist’s report, prepared by one or more qualified professionals, to ensure that the lot retained will be suitable for agricultural use and that the proposed lot creation will not have an adverse impact on agricultural operations in the surrounding area.</p>	<p>The lands to be retained will continue to be suitable for agricultural uses and the proposed lot creation will not impact existing agricultural use on the subject lands or operations on surrounding properties.</p>
<p>Section 11.9.8.26 – A consent to create a lot for a surplus dwelling will generally not be given if Council or the Committee of Adjustment, as the case may be, is of the opinion that:</p> <p>(a) the location of the surplus dwelling on the existing lot is such that the creation of a new lot would result in the fragmentation of the agricultural land base;</p> <p>(b) the creation of the new lot for the surplus dwelling would hinder or interfere with agricultural operations on the lot retained or on another property in the area, including the possible future establishment of or expansion of livestock facilities or other facilities that are required to comply with minimum distance separation formulae; or</p> <p>(c) the surplus dwelling is located on an existing small agricultural lot, as that term is defined in Policy No. 10.2.3.4 above, and the giving of the consent would therefore interfere with this Official Plan’s goal of supporting and protecting the full range and variety of farm sizes.</p>	<p>(a) The proposed surplus dwelling lot complies with maximum lot area requirements and will not limit or prevent movement or access on the remnant lands. The location of the proposed lot will not fragment the existing agricultural land base.</p> <p>(b) The creation of the surplus dwelling lot will not hinder or interfere with agricultural operations on the lot retained or on another property in the area</p> <p>(c) Not applicable.</p>

Subject to the conditions of approval, the proposal conforms to the policies of the 2024 Township Official Plan.

Clearview Zoning By-law

The subject lands are zoned ‘Agricultural’ (AG) within the Township Zoning By-law (06-54, as amended).

As described within Appendix ‘C’, the lands to be severed (surplus dwelling lot) will encompass an area of approximately 0.77 ha and maintain approximately 46.2 m of frontage on to Concession 9 Sunnidale. The retained lands (larger farmlands) will encompass an overall area of 39.07 ha and maintain approximately 261 m of frontage on to Concession 9 Sunnidale. Both properties maintain

the minimum lot area and frontage requirements of the (AG) Zone. Further, no Minimum Distance Separation conflicts with the lands to be severed exist.

Section 3.1.2 (Ag)	Surplus Dwelling Lot (5455 Concession 9 Sunnidale)	Retained Lot (xx Concession 9 Sunnidale)
Lot Area Proposed	Approx. 0.77 ha	Approx. 39.07 ha
Lot Frontage Proposed	Approx. 46.2 m	Approx. 261 m
Lot Area – Required	0.3 ha	35 ha
Lot Frontage - Required	30 m	100 m

The proposed amendments to the Township Zoning By-law will be assessed as part of a separate Staff Report to Council. However, approval of the current Consent application has been made conditional on the applicant successfully receiving approval from the municipality to amend the Zoning By-law for the purposes listed above. Subject to the conditions of approval the proposal complies with the Township's Zoning By-law.

Public & Agency Comments

A complete summary of all received comments are appended to this report (refer to Appendix D).

COMMUNICATION PLAN:

The Notice of Decision regarding this application will be distributed in accordance with the requirements of the Planning Act.

FINANCIAL IMPACT:

Potential financial and legal implications should the decision of the Committee be appealed to the Ontario Land Tribunal (OLT) and Council chooses to defend the Committee's decision.

REPORT SCHEDULES:

- Schedule A: Orthophoto
- Schedule B: Policy Framework
- Schedule C: Severance Sketch
- Schedule D: Comments
- Schedule E: Consent Conditions

PREPARED BY:

Danielle Waters, MSc., MCIP, RPP
Community Planner

REVIEWED BY:

Rossalyn Workman, MURP, MCIP, RPP
Manager of Planning

Derek Abbotts, MCIP, RPP, PLE
Director of Planning and Building

Appendix 'A': OrthoPhoto

Item 5.4



Subject Lands:

5455 CONC 9 SUNNIDALE
(4329-040-003-00800)

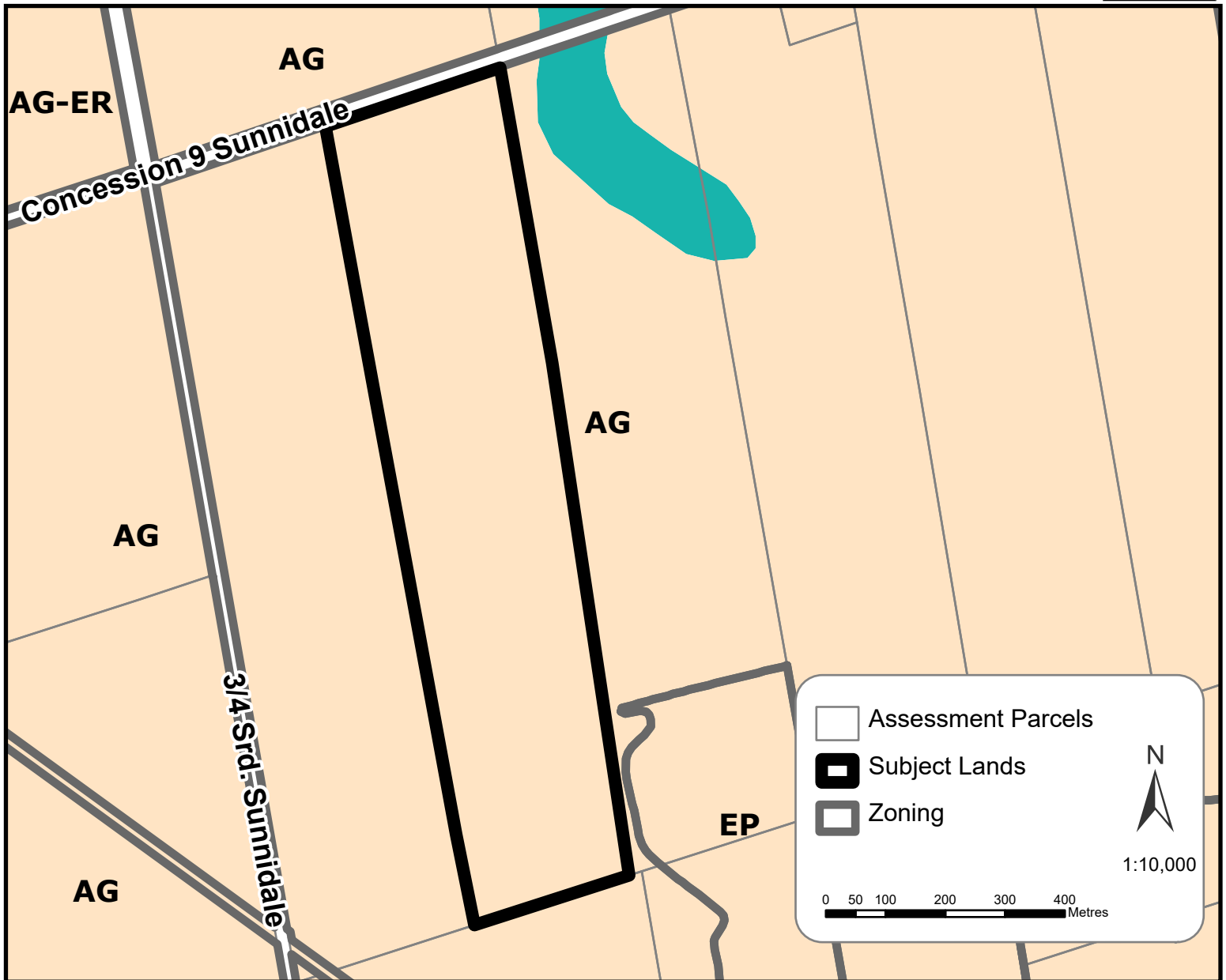
Produced by Clearview Township GIS. This map may not be reproduced, in whole or in part, without written permission by The Corporation of the Township of Clearview. Information other than zone boundaries is provided for reference only. Clearview Township assumes no liability for inaccuracies, errors, or omissions. This map is not a legal plan of survey.



CLEARVIEW
TOWNSHIP

Appendix 'B': Planning Policy



Item 5.4



Zoning Code, Zoning Description

AG, AGRICULTURAL
AG-ER, AGRICULTURAL - RESIDENTIAL USE EXCEPTION
EP, ENVIRONMENTAL PROTECTION

Official Plan 2024 Designations

 Agricultural
 Greenland - Hazard Lands Area

Subject Lands:

5455 CONC 9 SUNNIDALE
(4329-040-003-00800)

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CLEARVIEW
TOWNSHIP



SEVERANCE SKETCH

DATE OF SURVEY	2026-02-02
PROJECT NAME	5455 CONCESSION 9 SUNNIDALE
PROJECT LOCATION	CLEARVIEW, ONTARIO
PROJECT NO.	2026-02-02

DRAWN BY

KLW

CLIENT

MRS CONNOR & MR PATRICK
CLEARVIEW, ONTARIO

3098 ANDER

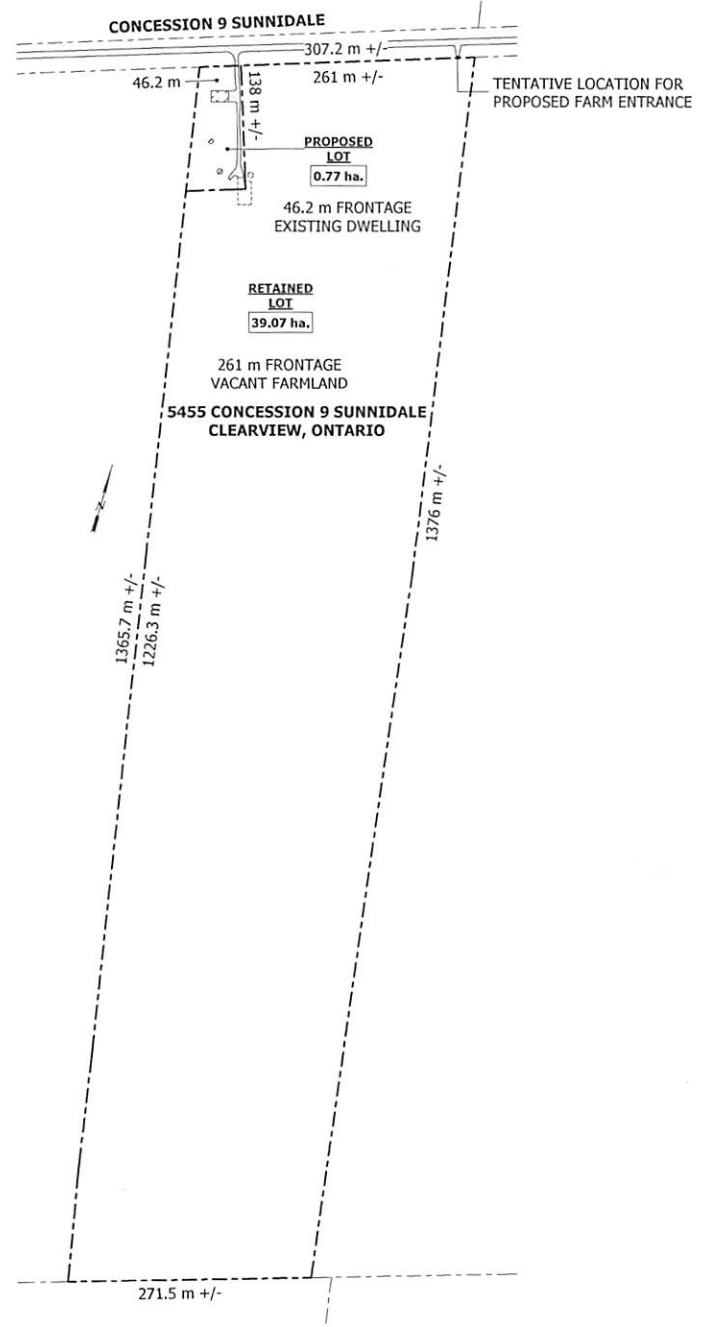
A1

2026-02-02
9:54:10 AM

SEVERANCE SKETCH
SCALE: 1:2000

PROPOSED SEVERANCE	778.4 m
PROPOSED LOT	261.0 m +/-
RETAINED LOT	1376.3 m +/-
SURVEY SITE AREA	29833.3 m ²

SITE PLAN NOTES:
1) SKETCH FOR CONSENT APPLICATION
FOR PROPOSED LOT, RETAINED LOT
SUBJECT PROPERTY: 5455 CONCESSION 9 SUNNIDALE
TOWNSHIP OF CLEARVIEW, SIMCOE COUNTY

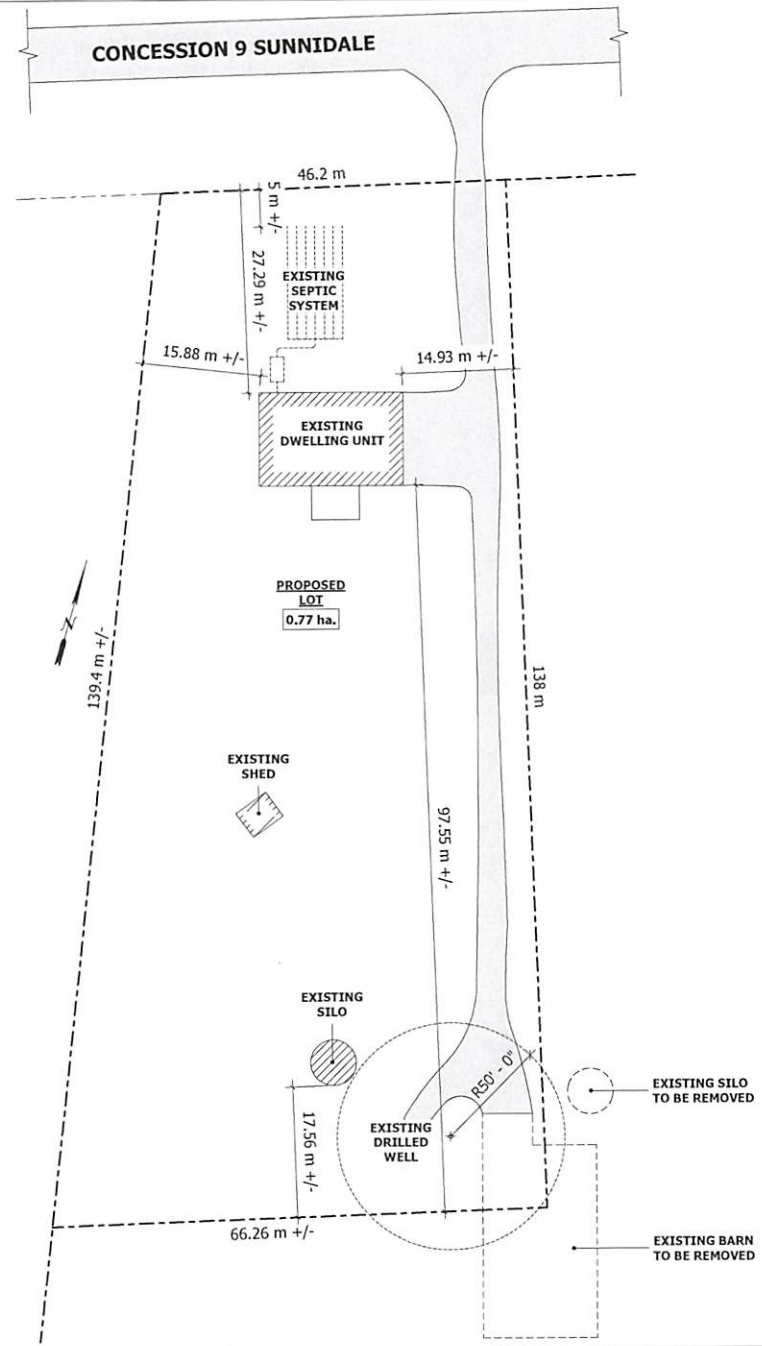




PROPOSED LOT SKETCH
SCALE: 1:200

PROPOSED LOT AREA	0.77 ha
PROPOSED LOT DIMENSIONS	1399.4 m +/-
PROPOSED LOT PERIMETER	2729.0 m +/-
PROPOSED LOT VOLUME	149,000 m ³

NOTE:
1. SKETCH FOR CONSENT APPLICATION FOR PROPOSED LOT, RETAINED LOT, SUBJECT PROPERTY, 5455 CONCESSION 9 SUNNIDALE, TOWNSHIP OF CLEARVIEW, SPENCER COUNTY



PROPOSED LOT SKETCH

DATE	2026-02-02
BY	KLW
FOR	5455 CONCESSION 9 SUNNIDALE, CLEARVIEW, ONTARIO
PROJECT NO.	2026-02-02

DESIGN BY
KLW

CLIENT
5455 CONCESSION 9 SUNNIDALE
CLEARVIEW, ONTARIO

DATE
2026-02-02

A2

2026-02-02
9:54:10 AM





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



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



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

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

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 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>; Joseph Paddock <jpaddock@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Derek Abbots <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@saugeenojibwaynation.ca' <environmentoffice@saugeenojibwaynation.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 20th , 2026

SENT BY EMAIL

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

Attn: Danielle Waters
Community Planner
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

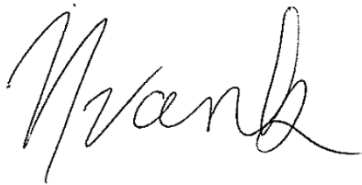
6. The PPS defines development to be the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.
7. Policies contained within the PPS restrict development to areas outside of hazardous lands adjacent to shorelines and large 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



Appendix E

Conditions of Approval

Approves consent 26-B04 for the purposes of a farm consolidation, pertaining to lands at 5455 Concession 9 Sunnidale 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 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.
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.