

**From:** [Scott McLeod](#)  
**To:** [Danielle Waters](#)  
**Cc:** [Miranda Murray](#)  
**Subject:** RE: Clearview Committee of Adjustment Notice of Hearing - March 12, 2025  
**Date:** March 4, 2025 9:30:56 AM

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Hi Danielle,

11 Wellington Street West

The Building Department has a building permit application 2023-0066 for this project.

The building was constructed without the benefit of the building permit having been issued.

The variance is one of the conditions that are required prior to the permit's issuance.

Additionally the applicants will be required to provide an Engineers review of the structure that was built with out the benefit of the building permit having been issued.

Best regards,

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

BCIN 10151

Chief Building Official

Township of Clearview

(705) 428-6230 ext. 231

[smcleod@clearview.ca](mailto:smcleod@clearview.ca)

### **Notice of Online Portal**

You can now use our new public portal to submit and pay for your permit application online.

Please [CLICK HERE](#) and register an account. The portal will take you through the steps to submit a permit application or schedule an inspection.

## Colin Ens Funk

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**From:** Dannhauser, Anèl (MNR) <Anel.Dannhauser@ontario.ca>  
**Sent:** February 20, 2025 12:06 PM  
**To:** Clearview Planning Team; Colin Ens Funk  
**Cc:** Lori Kennedy  
**Subject:** RE: Clearview Committee of Adjustment Notice of Hearing - March 12, 2025

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Hi Colin

Thank you for circulating to the Niagara Escarpment Commission. All the properties mentioned in the email below (2638 & 2720 Centre Line Road, 6718 County Road 9, and 11 Wellington Street West) are outside of the NEC's Area of Development Control and outside of the Niagara Escarpment Plan Area. NEC staff have no further comments.

Warm regards

**Anèl Dannhauser**

Senior Planner | Niagara Escarpment Commission

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**From:** Niagara Escarpment Commission (MNR) <nec@ontario.ca>  
**Sent:** Thursday, February 20, 2025 11:09 AM  
**To:** Dannhauser, Anèl (MNR) <Anel.Dannhauser@ontario.ca>  
**Subject:** FW: Clearview Committee of Adjustment Notice of Hearing - March 12, 2025

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**From:** Clearview Planning Team <[plan@clearview.ca](mailto:plan@clearview.ca)>  
**Sent:** Thursday, February 20, 2025 10:47 AM  
**Cc:** Lori Kennedy <[lkennedy@clearview.ca](mailto:lkennedy@clearview.ca)>; Clearview Planning Team <[plan@clearview.ca](mailto:plan@clearview.ca)>  
**Subject:** Clearview Committee of Adjustment Notice of Hearing - March 12, 2025

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Good morning,

Please find the Notice of Hearing attached for the Clearview Township Committee of Adjustment Hearing on March 12, 2025.

The following applications will be heard at the meeting:

- [Consents 24-B09 & 24-B10](#) for lands known as 2638 & 2720 Centre Line Road, 6718 County Road 9
- [Minor Variance 25-A03](#) for lands known as 11 Wellington Street West

Please return comments by **Monday, March 3, 2025** to [plan@clearview.ca](mailto:plan@clearview.ca).

Best,



# MEMORANDUM

<b>DATE:</b>	12 March 2025	<b>Project No:</b>	24-B09 & 24-B10 25-A03
<b>STATUS:</b>	<input type="checkbox"/> Draft <input checked="" type="checkbox"/> Final <input type="checkbox"/> Confidential <input type="checkbox"/> Internal Use Only		
<b>TO:</b>	Secretary-Treasurer	<b>DEPT:</b>	Planning
<b>FROM:</b>	Christine Taggart	<b>DEPT:</b>	Public Works
<b>RE:</b>	<b>Committee of Adjustment Applications</b> 2024-061 – Consent 24-B09 & 24-B10 2025-010 – Minor Variance 25-A03		

## **Consent 24-B09 & 24-B10 – 2638 & 2720 Centre Line Road, 6718 County Road 9**

- No concerns.

## **Minor Variance 25-A03 – 11 Wellington Street West**

- 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.

Christine Taggart  
Development Implementation Technologist

## Colin Ens Funk

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**From:** Ian Ockenden <iockenden@nvca.on.ca>  
**Sent:** February 25, 2025 11:48 AM  
**To:** Clearview Planning Team  
**Cc:** Lori Kennedy  
**Subject:** Re: Clearview Committee of Adjustment Notice of Hearing - March 12, 2025

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Hello Colin and Clearview Planning team,  
As to the minor variance 25-A03 at 11 Wellington Street West, I have spoken to the applicant and based on his answers and review of Source Protection policies, I have no concerns regarding the proposed works.

Ian

**Ian Ockenden, M. Sc. (he/him)**  
**Manager, Watershed Science**  
**Risk Management Official/Inspector**  
**Nottawasaga Valley Conservation Authority**  
8195 8<sup>th</sup> Line, Utopia, ON L0M 1T0  
T 705-424-1479 ext. 234 | C 249-733-4876  
[iockenden@nvca.on.ca](mailto:iockenden@nvca.on.ca) | [nvca.on.ca](http://nvca.on.ca)

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**From:** Ian Ockenden <iockenden@nvca.on.ca>  
**Sent:** Friday, February 21, 2025 10:01 AM  
**To:** Clearview Planning Team <plan@clearview.ca>  
**Cc:** Lori Kennedy <lkennedy@clearview.ca>  
**Subject:** Re: Clearview Committee of Adjustment Notice of Hearing - March 12, 2025

Hi Colin and Clearview Planning team,  
As for the consents 24-B09 & 24-B10 for lands known as 2638 & 2720 Centre Line Road, 6718 County Road 9, they have been reviewed with respect to Source Protection policies. No policies apply to these properties; therefore I have no concerns.

As for the minor variance 25-A03 at 11 Wellington Street West, I will need to speak with the applicant regarding the proposed use of the new storage building. Could I request their contact information (email or phone number), please.

Ian

**Ian Ockenden, M. Sc. (he/him)**  
**Manager, Watershed Science**

**Risk Management Official/Inspector - Clearview**

**c/o Nottawasaga Valley Conservation Authority**

8195 8<sup>th</sup> Line, Utopia, ON L0M 1T0

T 705-424-1479 ext. 234 | C 249-733-4876

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**From:** Clearview Planning Team <[plan@clearview.ca](mailto:plan@clearview.ca)>

**Sent:** Thursday, February 20, 2025 10:47 AM

**Cc:** Lori Kennedy <[lkennedy@clearview.ca](mailto:lkennedy@clearview.ca)>; Clearview Planning Team <[plan@clearview.ca](mailto:plan@clearview.ca)>

**Subject:** Clearview Committee of Adjustment Notice of Hearing - March 12, 2025

Good morning,

Please find the Notice of Hearing attached for the Clearview Township Committee of Adjustment Hearing on March 12, 2025.

The following applications will be heard at the meeting:

- [Consents 24-B09 & 24-B10](#) for lands known as 2638 & 2720 Centre Line Road, 6718 County Road 9
- [Minor Variance 25-A03](#) for lands known as 11 Wellington Street West

Please return comments by **Monday, March 3, 2025** to [plan@clearview.ca](mailto:plan@clearview.ca).

Best,  
Colin

**Colin Ens Funk**, BES (he/they)  
Planning and Development Technician  
Township of Clearview  
705-428-6230 ext. 279  
[plan@clearview.ca](mailto:plan@clearview.ca)



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## Colin Ens Funk

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**From:** Planning Dept <Planning@nvca.on.ca>  
**Sent:** February 28, 2025 3:56 PM  
**To:** Clearview Planning Team  
**Cc:** Davin Metheral; Planning Dept  
**Subject:** RE: Clearview Committee of Adjustment Notice of Hearing - March 12, 2025

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 afternoon,

Thank you for the opportunity to provide comments on the proposed Minor Variance application (25-A03) for the lands located 11 Wellington Street W, Clearview. The Nottawasaga Valley Conservation Authority (NVCA) has reviewed the proposed application requesting relief from the Zoning By-law regarding the maximum gross floor area of all accessory buildings. Based on our mandate and policies, NVCA staff has no objection to the approval of this application. Please note that this property is within a Source Water area and may need to be reviewed by the RMO for Clearview.

Additionally, NVCA will be reviewing and providing comments for Consents 24-B09 & 24-B10.

Please feel free to contact [planning@nvca.on.ca](mailto:planning@nvca.on.ca) should you require any further information or clarification on any matters contained herein. NVCA staff appreciates the opportunity to comment at this stage in the process.

Kindly,

**Mariella Kaczmarczyk (she/her/hers)**  
**Development Review Assistant**

**Planning Department**  
**Nottawasaga Valley Conservation Authority**  
8195 8th Line, Utopia, ON L0M 1T0  
T 705-424-1479  
[planning@nvca.on.ca](mailto:planning@nvca.on.ca) | [www.nvca.on.ca](http://www.nvca.on.ca)

To see if your property is regulated by the NVCA, use our [Interactive Mapping Tool](#).

To find out if your property may be affected by NVCA policies and regulations, complete our online property inquiry form at <https://permit.nvca.on.ca/>.

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**From:** Clearview Planning Team <plan@clearview.ca>  
**Sent:** Thursday, February 20, 2025 10:47 AM  
**Cc:** Lori Kennedy <lkennedy@clearview.ca>; Clearview Planning Team <plan@clearview.ca>  
**Subject:** Clearview Committee of Adjustment Notice of Hearing - March 12, 2025