



# Memorandum

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<b>Date:</b>	25 June 2025	<b>Project No:</b>	2025-038 - 25-A12 2025-039 - 25-A13 2025-040 - 25-A14
<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>Subject:</b>	<b>Committee of Adjustment Applications</b> Minor Variance 25-A12 Minor Variance 25-A13 Minor Variance 25-A14		

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## **Minor Variance 25-A12 – 36 Caroline Street West**

No comment or concerns.

## **Minor Variance 25-A13 – 16 Fawn 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 25-A14 – 8 & 10 Francis Street**

Public Works staff do not support a variance to increase the Maximum Entrance Width from 9m to 17m. Entrances widths are limited to 9m to ensure there is sufficient boulevard area to accommodate winter maintenance operations, as well to promote safer and more efficient traffic flow.

- Public Works staff do not support a variance to permit the required parking surfacing to be gravel. Asphalt is required in the Township's settlement areas, as per the Township Zoning By-Law. Tracking of gravel onto the municipal right of way can lead to several negative impacts. It can cause road damage, create safety hazards, and

increase maintenance costs for the municipality. Furthermore, it can negatively affect water quality by introducing sediment into the storm sewer.

- The applicant will be required to enter into a Site Plan Agreement which will address the engineering requirements applied to the proposed development.

Sincerely,

**Christine Taggart**

Development Technologist

Clearview Township

(705) 428-6230 ext. 269

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

## Colin Ens Funk

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**From:** RMO <RMO@nvca.on.ca>  
**Sent:** June 20, 2025 10:53 AM  
**To:** Clearview Planning Team  
**Subject:** RE: Clearview Committee of Adjustment Notice of Hearing - July 9, 2025

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Good morning Colin & Clearview Planning team,

I've reviewed the following minor variance applications against the policies of Source Water Protection under the Clean Water Act. Please see my comments below, especially regarding the 36 Caroline Street West and 8 & 10 Francis street applications.

- [Minor Variance 25-A12](#) for lands known as 36 Caroline Street West
  - This is a variance to permit a detached garage closer to the front lot line than the front wall of a building.  
This property is located in an area designated for restricted land use under the Clean Water Act. I will need to confirm the intended use of the detached garage and potential chemicals stored within it. If possible, please provide the contact information for the land owner. Otherwise I will have to ask through you, what the intended use of the space will be.
- [Minor Variance 25-A13](#) for lands known as 16 Fawn Crescent
  - There are no policies that apply, therefore I have no concerns.
- [Minor Variance 25-A14](#) for lands known as 8 & 10 Francis Street East
  - This is a variance to permit the construction of a second building. This application includes a variety of requested provisions.  
This property is located in an area designated for restricted land use under the Clean Water Act. I will need to confirm with the applicant that there are no DNAPLs handled or stored on site before issuing the Notice to Proceed. If possible, please provide the contact information for the land owner.

Please reach out if you have any questions or concerns.

Regards,

**Sheri Steinginga** (she/her)  
Source Water Coordinator  
*Risk Management Official/Inspector, Township of Clearview*  
c/o Nottawasaga Valley Conservation Authority  
8195 8<sup>th</sup> Line, Utopia, ON L0M 1T0  
T 705-424-1479, ext. 267  
[ssteinginga@nvca.on.ca](mailto:ssteinginga@nvca.on.ca) | [nvca.on.ca](http://nvca.on.ca)

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## Colin Ens Funk

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**From:** Ian Ockenden <iockenden@nvca.on.ca>  
**Sent:** June 27, 2025 10:27 AM  
**To:** RMO; Danielle Waters; Clearview Planning Team  
**Cc:** Rossalyn Workman  
**Subject:** Re: Clearview Committee of Adjustment Notice of Hearing - July 9, 2025  
**Attachments:** S59.2a\_Water First 06272025.pdf

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Hello again Danielle,

Please find attached the clearance notice for 8 & 10 Francis Street East.

Also, I've heard back from the applicant's agent and they have confirmed land use. No source protection policies apply and I have no concerns with that property.

Have a good long weekend.

Ian

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

**Manager, Watershed Science**

***Risk Management Official/Inspector - Township of 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

[iockenden@nvca.on.ca](mailto:iockenden@nvca.on.ca) | [nvca.on.ca](http://nvca.on.ca)

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**From:** RMO <RMO@nvca.on.ca>  
**Sent:** Friday, June 27, 2025 9:01 AM  
**To:** Danielle Waters <dwaters@clearview.ca>; Clearview Planning Team <plan@clearview.ca>; RMO <RMO@nvca.on.ca>  
**Cc:** Rossalyn Workman <rworkman@clearview.ca>  
**Subject:** Re: Clearview Committee of Adjustment Notice of Hearing - July 9, 2025

Hi Danielle,

We've emailed the applicant on the Caroline Street application and are waiting on a response.

The application with respect to 8 & 10 Francis has triggered nothing of concern and they are free to proceed. I'll supply a s.59 2(a) clearance notice shortly. Just popping into our Board meeting at 9.

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:** Danielle Waters <[dwaters@clearview.ca](mailto:dwaters@clearview.ca)>  
**Sent:** Wednesday, June 25, 2025 3:02 PM  
**To:** Clearview Planning Team <[plan@clearview.ca](mailto:plan@clearview.ca)>; RMO <[RMO@nvca.on.ca](mailto:RMO@nvca.on.ca)>  
**Cc:** Rossalyn Workman <[rworkman@clearview.ca](mailto:rworkman@clearview.ca)>  
**Subject:** RE: Clearview Committee of Adjustment Notice of Hearing - July 9, 2025

You don't often get email from [dwaters@clearview.ca](mailto:dwaters@clearview.ca). [Learn why this is important](#)

Hi Sheri,

Just following up on your comments for the below variances. Let me know if we are okay to proceed.

Best,

**Danielle Waters, MSc., MCIP, RPP**  
Community Planner  
Township of Clearview  
(705) 428-6230 ext. 243  
[dwaters@clearview.ca](mailto:dwaters@clearview.ca)

*My workday may look different from your workday. Please do not feel obligated to respond outside of your typical working hours. I am in the office Monday to Friday (7:30-4:30) and off every other Monday.*

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**From:** Clearview Planning Team <[plan@clearview.ca](mailto:plan@clearview.ca)>  
**Sent:** June 20, 2025 1:24 PM  
**To:** 'RMO' <[RMO@nvca.on.ca](mailto:RMO@nvca.on.ca)>  
**Cc:** Clearview Planning Team <[plan@clearview.ca](mailto:plan@clearview.ca)>; Danielle Waters <[dwaters@clearview.ca](mailto:dwaters@clearview.ca)>; Rossalyn Workman <[rworkman@clearview.ca](mailto:rworkman@clearview.ca)>  
**Subject:** RE: Clearview Committee of Adjustment Notice of Hearing - July 9, 2025

Hi Sheri,

Thank you for the comments. Here is the applicant's contact information which you requested:

- Minor Variance 25-A12, 36 Caroline Street West
  - Lloyd Hunt ([lloyd@lloydhuntarchitect.com](mailto:lloyd@lloydhuntarchitect.com)), on behalf of Stephen Haist (no contact given)
- Minor Variance 25-A14, 8 & 10 Francis Street
  - Andrew Pascuzzo ([andrew@pascuzzoinc.ca](mailto:andrew@pascuzzoinc.ca)), on behalf of John Millar ([john.millar@waterfirst.ngo](mailto:john.millar@waterfirst.ngo))

Best,  
Colin

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

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**From:** RMO <[RMO@nvca.on.ca](mailto:RMO@nvca.on.ca)>  
**Sent:** June 20, 2025 10:53 AM  
**To:** Clearview Planning Team <[plan@clearview.ca](mailto:plan@clearview.ca)>  
**Subject:** RE: Clearview Committee of Adjustment Notice of Hearing - July 9, 2025

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Good morning Colin & Clearview Planning team,

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- [Minor Variance 25-A12](#) for lands known as 36 Caroline Street West
  - This is a variance to permit a detached garage closer to the front lot line than the front wall of a building.

This property is located in an area designated for restricted land use under the Clean Water Act. I will need to confirm the intended use of the detached garage and potential chemicals stored within it. If possible, please provide the contact information for the land owner. Otherwise I will have to ask through you, what the intended use of the space will be.
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  - There are no policies that apply, therefore I have no concerns.
- [Minor Variance 25-A14](#) for lands known as 8 & 10 Francis Street East
  - This is a variance to permit the construction of a second building. This application includes a variety of requested provisions.

This property is located in an area designated for restricted land use under the Clean Water Act. I will need to confirm with the applicant that there are no DNAPLs handled or stored on site before issuing the Notice to Proceed. If possible, please provide the contact information for the land owner.

Please reach out if you have any questions or concerns.

Regards,

**Sheri Steinginga** (she/her)

Source Water Coordinator

*Risk Management Official/Inspector, Township of Clearview*

c/o Nottawasaga Valley Conservation Authority

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

T 705-424-1479, ext. 267

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

**Sent:** Tuesday, June 17, 2025 4:30 PM

**To:** Todd Patton <[tpatton@clearview.ca](mailto:tpatton@clearview.ca)>; Dan White <[dwhite@clearview.ca](mailto:dwhite@clearview.ca)>; Fawne Breedon <[fbreedon@clearview.ca](mailto:fbreedon@clearview.ca)>; John Ferguson <[jferguson@clearview.ca](mailto:jferguson@clearview.ca)>; Joseph Paddock <[jpaddock@clearview.ca](mailto:jpaddock@clearview.ca)>; Sasha Helmkey <[shelmkey@clearview.ca](mailto:shelmkey@clearview.ca)>; Kelly McDonald <[kmcdonald@clearview.ca](mailto:kmcdonald@clearview.ca)>; Scott Davison <[sdavison@clearview.ca](mailto:sdavison@clearview.ca)>; Kent McDonald <[kjmcDonald@clearview.ca](mailto:kjmcDonald@clearview.ca)>; Terry Vachon <[tvachon@clearview.ca](mailto:tvachon@clearview.ca)>; Amanda Murray <[amurray@clearview.ca](mailto:amurray@clearview.ca)>; Briar Kelly <[bkelly@clearview.ca](mailto:bkelly@clearview.ca)>; Dan Perreault <[dperreault@clearview.ca](mailto:dperreault@clearview.ca)>; Christine Taggart <[ctaggart@clearview.ca](mailto:ctaggart@clearview.ca)>; Nick Ainley <[nainley@clearview.ca](mailto:nainley@clearview.ca)>; Danielle Waters <[dwaters@clearview.ca](mailto:dwaters@clearview.ca)>; Rossalyn Workman <[rworkman@clearview.ca](mailto:rworkman@clearview.ca)>; Patti Kennedy <[pkennedy@clearview.ca](mailto:pkennedy@clearview.ca)>; Scott McLeod <[smcleod@clearview.ca](mailto:smcleod@clearview.ca)>; 'dmowat@alderville.ca' <[dmowat@alderville.ca](mailto:dmowat@alderville.ca)>; 'consultation@alderville.ca' <[consultation@alderville.ca](mailto:consultation@alderville.ca)>; 'bfnconsultation@chimnissing.ca' <[bfnconsultation@chimnissing.ca](mailto:bfnconsultation@chimnissing.ca)>; 'keithk@curvelake.ca' <[keithk@curvelake.ca](mailto:keithk@curvelake.ca)>; 'paigew@curvelake.ca' <[paigew@curvelake.ca](mailto:paigew@curvelake.ca)>; 'consultation@curvelake.ca' <[consultation@curvelake.ca](mailto:consultation@curvelake.ca)>; 'natasha.charles@georginaisland.com' <[natasha.charles@georginaisland.com](mailto:natasha.charles@georginaisland.com)>; 'donna.bigcanoe@georginaisland.com' <[donna.bigcanoe@georginaisland.com](mailto:donna.bigcanoe@georginaisland.com)>; 'dbickell@ramafirstnation.ca' <[dbickell@ramafirstnation.ca](mailto:dbickell@ramafirstnation.ca)>; 'consultation@ramafirstnation.ca' <[consultation@ramafirstnation.ca](mailto:consultation@ramafirstnation.ca)>; 'environmentoffice@saugeenojibwaynation.ca' <[environmentoffice@saugeenojibwaynation.ca](mailto:environmentoffice@saugeenojibwaynation.ca)>; 'consultations@wendake.ca' <[consultations@wendake.ca](mailto:consultations@wendake.ca)>; 'consultations@metisnation.org' <[consultations@metisnation.org](mailto:consultations@metisnation.org)>; 'greggarratt63@gmail.com' <[greggarratt63@gmail.com](mailto:greggarratt63@gmail.com)>; 'k.a.sandy-mckenzie@rogers.com' <[k.a.sandy-mckenzie@rogers.com](mailto:k.a.sandy-mckenzie@rogers.com)>; Planning Dept <[Planning@nvca.on.ca](mailto:Planning@nvca.on.ca)>; Ian Ockenden <[iockenden@nvca.on.ca](mailto:iockenden@nvca.on.ca)>; 'Planning.notices@simcoe.ca' <[Planning.notices@simcoe.ca](mailto:Planning.notices@simcoe.ca)>; 'chris.doherty@simcoe.ca' <[chris.doherty@simcoe.ca](mailto:chris.doherty@simcoe.ca)>; 'corey.rice@simcoe.ca' <[corey.rice@simcoe.ca](mailto:corey.rice@simcoe.ca)>; 'LPUConsents@mpac.ca' <[LPUConsents@mpac.ca](mailto:LPUConsents@mpac.ca)>; 'willy.behrens@canadapost.postescanada.ca' <[willy.behrens@canadapost.postescanada.ca](mailto:willy.behrens@canadapost.postescanada.ca)>; 'nec@ontario.ca' <[nec@ontario.ca](mailto:nec@ontario.ca)>; 'Christine.Bushey@smdhu.org' <[Christine.Bushey@smdhu.org](mailto:Christine.Bushey@smdhu.org)>; 'chyde@smcdsb.on.ca' <[chyde@smcdsb.on.ca](mailto:chyde@smcdsb.on.ca)>; 'planningdept@smcdsb.on.ca' <[planningdept@smcdsb.on.ca](mailto:planningdept@smcdsb.on.ca)>; 'kkirton@scdsb.on.ca' <[kkirton@scdsb.on.ca](mailto:kkirton@scdsb.on.ca)>; 'kbartmann@scdsb.on.ca' <[kbartmann@scdsb.on.ca](mailto:kbartmann@scdsb.on.ca)>; 'cnunes@scdsb.on.ca' <[cnunes@scdsb.on.ca](mailto:cnunes@scdsb.on.ca)>; 'sclee@scdsb.on.ca' <[sclee@scdsb.on.ca](mailto:sclee@scdsb.on.ca)>; 'planninganddevelopment@bell.ca' <[planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)>; 'municipalplanning@enbridge.com' <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; 'LandUsePlanning@HydroOne.com' <[LandUsePlanning@HydroOne.com](mailto:LandUsePlanning@HydroOne.com)>; 'tburrell@epcor.com' <[tburrell@epcor.com](mailto:tburrell@epcor.com)>; 'mmehta@epcor.com' <[mmehta@epcor.com](mailto:mmehta@epcor.com)>; 'jwilson@epcor.com' <[jwilson@epcor.com](mailto:jwilson@epcor.com)>; 'simcoecirculations@rci.rogers.com' <[simcoecirculations@rci.rogers.com](mailto:simcoecirculations@rci.rogers.com)>; 'executivevp.lawanddevelopment@opg.com' <[executivevp.lawanddevelopment@opg.com](mailto:executivevp.lawanddevelopment@opg.com)>  
**Cc:** Clearview Planning Team <[plan@clearview.ca](mailto:plan@clearview.ca)>; Lori Kennedy <[lkennedy@clearview.ca](mailto:lkennedy@clearview.ca)>; Chuck Arrand <[clutchpet@gmail.com](mailto:clutchpet@gmail.com)>; Councillor Robert McArthur <[rmcarthur@clearview.ca](mailto:rmcarthur@clearview.ca)>; Gord Zeggil <[zeggilfamily@hotmail.com](mailto:zeggilfamily@hotmail.com)>; Ken Walker <[walkerkr7@gmail.com](mailto:walkerkr7@gmail.com)>; Marc Royal <[marcproyal@gmail.com](mailto:marcproyal@gmail.com)>  
**Subject:** Clearview Committee of Adjustment Notice of Hearing - July 9, 2025

Good afternoon,

Please find attached the notice of hearing for the July 9, 2025 Committee of Adjustment Meeting. Please return comments to [plan@clearview.ca](mailto:plan@clearview.ca) by **Friday, June 27**.

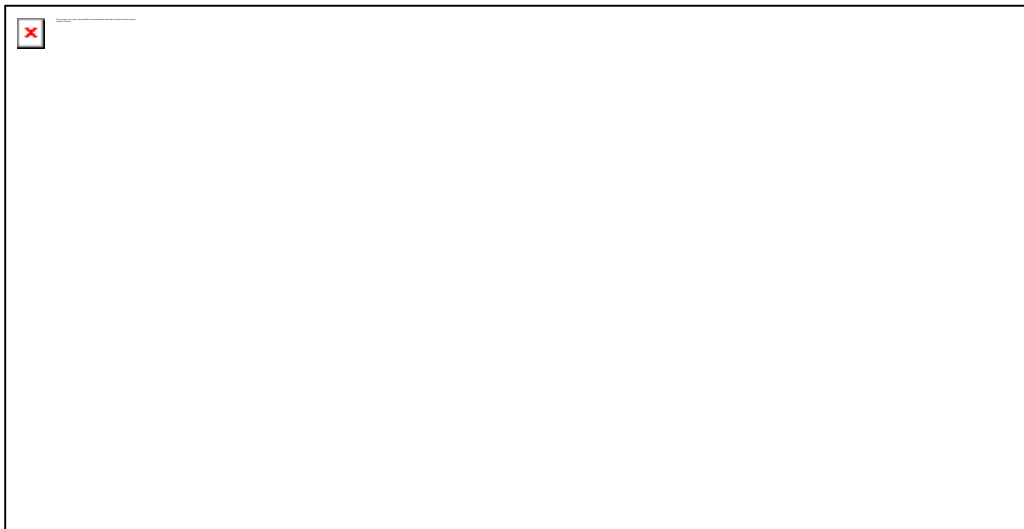
The following applications will be heard at the meeting:

- [Minor Variance 25-A12](#) for lands known as 36 Caroline Street West
  - This is a variance to permit a detached garage closer to the front lot line than the front wall of a building.
- [Minor Variance 25-A13](#) for lands known as 16 Fawn Crescent
  - This is a variance to permit a detached garage closer to the front lot line than the front wall of a building and to increase the maximum GFA of accessory buildings from 64m<sup>2</sup> to 109 m<sup>2</sup>.
- [Minor Variance 25-A14](#) for lands known as 8 & 10 Francis Street East
  - This is a variance to permit the construction of a second building. This application includes a variety of requested provisions.

If you would like the full PDF drawings for any of these applications, please send me an email and I can provide them.

Best,  
Colin

**Colin Ens Funk**, BES (they/them)  
Secretary-Treasurer, Committee of Adjustment  
Township of Clearview  
705-428-6230 ext. 238  
[cofa@clearview.ca](mailto:cofa@clearview.ca)



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CLEARVIEW

# MEMORANDUM

<b>DATE:</b> 26 June 2025	<b>Project No:</b> 25-A12, 25-A13, 25-A14
<b>STATUS:</b> <input type="checkbox"/> Draft <input checked="" type="checkbox"/> Final <input type="checkbox"/> Confidential <input type="checkbox"/> Internal Use Only	
<b>TO:</b> Planning Department	<b>DEPT:</b> Planning
<b>FROM:</b> Scott McLeod, Chief Building Official	<b>DEPT:</b> Building Department
<b>RE:</b> 25-A12, 25-A13, 25-A14	

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

**Restricted Land Use Notice**

Issued under the Clean Water Act, Section 59 (2) (a)

**No Prohibition or Risk Management Plan Requirement**

**Notice No.: 03-2025\_Clearview**

To/Attention: Water First and Township staff

Property address: 8 & 10 Francis Street East, Creemore

Municipality: Town of Clearview

Date: June 27, 2025

This Notice was prepared in response to the minor variance application for 8 & 10 Francis Street East in Creemore. This property is designated for Restricted Land Use under Section 59 of the *Clean Water Act (Act)* as the subject property is located within the Wellhead Protection Area (WHPA) B & C of the Creemore Municipal Water System. As required under the *Act*, the proposal was reviewed in consideration of the South Georgian Bay Lake Simcoe Source Protection Plan which came into effect July 1, 2015, and contains policies to protect municipal drinking water sources.

The properties are located within a WHPA-B and C with vulnerability scores of 8 and 6 respectively. The South Georgian Bay Lake Simcoe Source Protection Plan contains several policies that apply to this class of vulnerable area. Following discussion with the Owner, there are no activities to be undertaken on the subject properties that contravene any Source Protection policies at this time.

**It has been determined that the potential land use activity(s) associated with the proposed development are not subject to either Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the *Act*.**

- This Notice is only effective as it relates to this Application;
- This Notice is not valid for any subsequent approvals which the proposal may require under the *Planning Act* or for any building permits that may be required under the *Building Code Act*; and
- Prior to applying for any subsequent municipal approvals under the *Planning Act* for building permits under the *Building Code Act*, a new application for a Restricted Land Use Notice must be submitted for review by the Risk Management Official.

Sincerely,



Ian Ockenden

Risk Management Official and Inspector, Town of Clearview

Nottawasaga Valley Conservation Authority; T (705) 424-1479 ext 234, [iockenden@nvca.on.ca](mailto:iockenden@nvca.on.ca)



**Nottawasaga Valley**  
Conservation Authority

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June 30, 2025

SENT BY EMAIL

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

Attn: Colin Ens Funk  
Planning and Development Technician  
censfunk@clearview.ca

Dear Colin,

**RE: Application for Minor Variance  
8 & 10 Francis Street East  
Township File No. 25-A14  
NVCA ID#58617**

The Nottawasaga Valley Conservation Authority (NVCA) has reviewed the proposed Minor Variance Application which request the approval of the Committee of Adjustment for relief from various zoning provisions, for the construction of a second building on the property.

**Ontario Regulation 41/24**

1. The property is entirely affected by Ontario Regulation 41/24 this Authority's [Prohibited Activities, Exemptions and Permits](#) Regulation.
2. The property is regulated due to the Flood Hazard associated to the Mad River.
3. Any development or site alteration on the property require a permit from the NVCA prior to commencement under the Conservation Authorities Act.
4. NVCA Staff can confirm that a permit will be required for the proposed development.
5. Based on the provided site plan NVCA staff wish to advise that the proposed structure will need to be dry floodproofed to conform to NVCA Planning and Regulation Guidelines. The following information will be required upon permit application submission:
  - a. The *Regulatory Flood Elevation* is 259.65 masl; however, the applicant will need to provide a topographic survey which includes a minimum of 30 elevation points, to assist NVCA staff in determining whether an adjustment factor is required for the Regulatory Flood elevation. The topographic survey must note the vertical datum that was used to collect this information (i.e., CGVD28 or

CGVD2013). Please note, the survey-based vertical datum adjustment may or may not result in a reduction to the Regulatory Flood elevation.

- b. Once the flood elevation is confirmed, the applicant will need to note the dry floodproofing elevation on all architectural drawings. Note: Dry floodproofing requires all opening elevations to be .3m above the *Regulatory Flood Elevation*.

### **Natural Hazard – Regulatory**

6. 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.
7. Per Section 5.2.7 of the PPS where the two-zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources and Forestry.
8. Based on recent conversations with Township staff, the Township is agreeable to applying the two-zone floodplain policies within Official Plan Section 13.2.1 to the lands outside of the Specific Policy Area 13.2.1, where lands have been identified to be within the regional floodplain of the approved Upper Mad River Flood Study (2024) based on the direction provided in Official Plan policy 6.2.1.6.
9. NVCA staff can confirm the property is located within an area where the two-zone floodplain management concept shall be applied and where development is permitted within the flood fringe. The applicant will need to demonstrate through the permitting or the site plan process that the proposed development can be adequately dry floodproofed.

### **Conclusion**

NVCA Planning Staff are of the opinion that the application is consistent with above referenced policies and have no objection to the approval of minor variance application.

Thank you for circulating this application to the NVCA and please advise us of any decision.

Please feel free to contact the undersigned at extension 278 or dmetheral@nvca.on.ca should you require any further information or clarification on any matters contained herein.

Sincerely,

*Davin Metheral*

Davin Metheral, BURPI  
Planner