



CLEARVIEW

# MEMORANDUM

<b>DATE:</b> 15 September 2025	<b>Project No:</b> 25-A16, 25-A17, 25-B10
<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-A16, 25-A17, 25-B10	

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



(705) 428-6230 ext. 269

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

## Colin Ens Funk

---

**From:** Zahir, Amjad (MTO) <Amjad.Zahir@ontario.ca>  
**Sent:** September 15, 2025 9:51 AM  
**To:** Clearview Planning Team; Clearview Planning Team  
**Subject:** RE: Clearview Committee of Adjustment Notice of Hearing - October 8, 2025

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Hello Colin

The Ministry of Transportation (MTO) has no comments or concerns regarding the proposed Minor variance 4198 County Road 124, Minor Variance 25-A17 for lands known as 2076 Concession 8, Consent 25-B10 for lands known as 7082 36/37 Sideroad, as the subject properties are located outside of the MTO's permit control area.

Please do not hesitate to contact us.

### Amjad Zahir | Corridor Management Planner (East)

Highway Corridor Management Section | Central Operations | Ministry of Transportation  
Telephone: 437-925-8232 | Email: [amjad.zahir@ontario.ca](mailto:amjad.zahir@ontario.ca)



---

**From:** Clearview Planning Team <plan@clearview.ca>  
**Sent:** Friday, September 12, 2025 4:30 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@chimissing.ca>; 'keithk@curvelake.ca' <keithk@curvelake.ca>; paigew <paigew@curvelake.ca>; 'consultation@curvelake.ca' <consultation@curvelake.ca>; 'natasha.charles@georginaisland.com' <natasha.charles@georginaisland.com>; donna.bigcanoe <donna.bigcanoe@georginaisland.com>; 'dbickell@ramafirstnation.ca' <dbickell@ramafirstnation.ca>; consultation <consultation@ramafirstnation.ca>; 'environmentoffice@saugeenojibwaynation.ca' <environmentoffice@saugeenojibwaynation.ca>; consultations <consultations@wendake.ca>; 'consultations@metisnation.org' <consultations@metisnation.org>; 'greggarratt63@gmail.com' <greggarratt63@gmail.com>; k.a.sandy-mckenzie <k.a.sandy-mckenzie@rogers.com>; 'planning@nvca.on.ca' <planning@nvca.on.ca>; 'RMO@nvca.on.ca' <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>; 'LPUConsents@mpac.ca' <LPUConsents@mpac.ca>; 'willy.behrens@canadapost.postescanada.ca' <willy.behrens@canadapost.postescanada.ca>; Niagara Escarpment Commission (MNR) <nec@ontario.ca>; Bushey, Christine <Christine.bushey@smdhu.org>; 'Rachel.Abaza@smdhu.org'

<Rachel.Abaza@smdhu.org>; Christine Hyde <chyde@smcdsb.on.ca>; 'planningdept@smcdsb.on.ca' <planningdept@smcdsb.on.ca>; Kirton, Katie <kkirton@scdsb.on.ca>; 'kbartmann@scdsb.on.ca' <kbartmann@scdsb.on.ca>; Nunes, Carina <cnunes@scdsb.on.ca>; Clee, Sandy <sclee@scdsb.on.ca>; 'planninganddevelopment@bell.ca' <planninganddevelopment@bell.ca>; 'municipalplanning@enbridge.com' <municipalplanning@enbridge.com>; 'LandUsePlanning@HydroOne.com' <LandUsePlanning@HydroOne.com>; 'tburrell@epcor.com' <tburrell@epcor.com>; 'mmehta@epcor.com' <mmehta@epcor.com>; 'jwilson@epcor.com' <jwilson@epcor.com>; 'simcoecirculations@rci.rogers.com' <simcoecirculations@rci.rogers.com>; 'executivevp.lawanddevelopment@opg.com' <executivevp.lawanddevelopment@opg.com>; Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>; Zahir, Amjad (MTO) <Amjad.Zahir@ontario.ca>  
**Cc:** Lori Kennedy <lkennedy@clearview.ca>; Clearview Planning Team <plan@clearview.ca>; Chuck Arrand <clutchpet@gmail.com>; Councillor Robert McArthur <rmcarthur@clearview.ca>; Gord Zeggil <zeggilfamily@hotmail.com>; Ken Walker <walkerkr7@gmail.com>; Marc Royal <marcproyal@gmail.com>  
**Subject:** Clearview Committee of Adjustment Notice of Hearing - October 8, 2025

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

Good afternoon,

Please find attached the notice of hearing for the October 8, 2025 Committee of Adjustment Meeting. Please return comments to [plan@clearview.ca](mailto:plan@clearview.ca) by **Wednesday, September 24**.

The following applications will be heard at the meeting:

- [Minor Variance 25-A16](#) for lands known as 4198 County Road 124
  - This is a variance to recognize the legal non-conforming building setback, and increase the permitted height and GFA.
  - Full architectural drawings are attached
- [Minor Variance 25-A17](#) for lands known as 2076 Concession 8
  - This is a variance to recognize the existing undersized lot area to permit a new residential building
  - Architectural drawings are attached
- [Consent 25-B10](#) for lands known as 7082 36/37 Sideroad
  - This is lot addition to add 698 m<sup>2</sup> to 7082 36/37 SR from the larger lot to the west

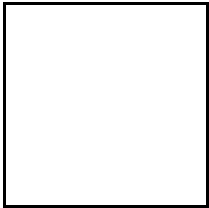
Best,  
Colin

**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)

*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](#).*



**Zoning By-law Review**



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## Colin Ens Funk

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**From:** RMO <RMO@nvca.on.ca>  
**Sent:** September 19, 2025 8:40 AM  
**To:** Colin Ens Funk  
**Subject:** Re: Clearview Committee of Adjustment Notice of Hearing - October 8, 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.

Hello Colin & Clearview Planning team,

I've reviewed the following properties against the policies of Source Water Protection, under the Clean Water Act. There are no policies that apply; therefore I have no concerns.

- [Minor Variance 25-A16](#) for lands known as 4198 County Road 124
- [Minor Variance 25-A17](#) for lands known as 2076 Concession 8
- [Consent 25-B10](#) for lands known as 7082 36/37 Sideroad

Thank you

**Sheri Steinginga (she/her)**

**Source Water Coordinator**

**Risk Management Official/Inspector, Township of Clearview**

**Nottawasaga Valley Conservation Authority**

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

T 705-424-1479, ext. 267

**ssteinginga@nvca.on.ca | nvca.on.ca**

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**From:** Colin Ens Funk <censfunk@clearview.ca>

**Sent:** September 12, 2025 4:35 PM

**To:** Clearview Planning Team <plan@clearview.ca>; 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 <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@saugeenajibwaynation.ca'

<environmentoffice@saugeenajibwaynation.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>;  
'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'  
<Christine.Bushey@smdhu.org>; 'Rachel.Abaza@smdhu.org' <Rachel.Abaza@smdhu.org>; 'chryde@smcdsb.on.ca'  
<chryde@smcdsb.on.ca>; 'planningdept@smcdsb.on.ca' <planningdept@smcdsb.on.ca>; 'kkirton@scdsb.on.ca'  
<kkirton@scdsb.on.ca>; 'kbarthmann@scdsb.on.ca' <kbarthmann@scdsb.on.ca>; 'cnunes@scdsb.on.ca'  
<cnunes@scdsb.on.ca>; 'sclee@scdsb.on.ca' <sclee@scdsb.on.ca>; 'planninganddevelopment@bell.ca'  
<planninganddevelopment@bell.ca>; 'municipalplanning@enbridge.com' <municipalplanning@enbridge.com>;  
'LandUsePlanning@HydroOne.com' <LandUsePlanning@HydroOne.com>; 'tburrell@epcor.com' <tburrell@epcor.com>;  
'mmehta@epcor.com' <mmehta@epcor.com>; 'jwilson@epcor.com' <jwilson@epcor.com>;  
'simcoecirculations@rci.rogers.com' <simcoecirculations@rci.rogers.com>;  
'executivevp.lawanddevelopment@opg.com' <executivevp.lawanddevelopment@opg.com>;  
'Colin.Mulrenin@ontario.ca' <Colin.Mulrenin@ontario.ca>; 'amjad.zahir@ontario.ca' <amjad.zahir@ontario.ca>  
**Cc:** Lori Kennedy <lkennedy@clearview.ca>; Chuck Arrand <clutchpet@gmail.com>; Councillor Robert McArthur  
<rmcarthur@clearview.ca>; Gord Zeggil <zeggilfamily@hotmail.com>; Ken Walker <walkerkr7@gmail.com>; Marc Royal  
<marcproyal@gmail.com>

**Subject:** RE: Clearview Committee of Adjustment Notice of Hearing - October 8, 2025

Hello all,

The links in the email are broken, but they work in the attached Notice of Hearing file.

I have also fixed them below:

- [Minor Variance 25-A16](#) for lands known as 4198 County Road 124
- [Minor Variance 25-A17](#) for lands known as 2076 Concession 8
- [Consent 25-B10](#) for lands known as 7082 36/37 Sideroad

My apologies. Have a great weekend!

Colin

---

**From:** Clearview Planning Team

**Sent:** September 12, 2025 4:30 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 <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@saugeenajibwaynation.ca' <environmentoffice@saugeenajibwaynation.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@nvca.on.ca' <planning@nvca.on.ca>; 'RMO@nvca.on.ca' <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>; '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' <Christine.Bushey@smdhu.org>; 'Rachel.Abaza@smdhu.org' <Rachel.Abaza@smdhu.org>; 'chyde@smcdsb.on.ca' <chyde@smcdsb.on.ca>; 'planningdept@smcdsb.on.ca' <planningdept@smcdsb.on.ca>; 'kkirton@scdsb.on.ca' <kkirton@scdsb.on.ca>; 'kbartmann@scdsb.on.ca' <kbartmann@scdsb.on.ca>; 'cnunes@scdsb.on.ca' <cnunes@scdsb.on.ca>; 'sclee@scdsb.on.ca' <sclee@scdsb.on.ca>; 'planninganddevelopment@bell.ca' <planninganddevelopment@bell.ca>; 'municipalplanning@enbridge.com' <municipalplanning@enbridge.com>; 'LandUsePlanning@HydroOne.com' <LandUsePlanning@HydroOne.com>; 'tburrell@epcor.com' <tburrell@epcor.com>; 'mmehta@epcor.com' <mmehta@epcor.com>; 'jwilson@epcor.com' <jwilson@epcor.com>; 'simcoecirculations@rci.rogers.com' <simcoecirculations@rci.rogers.com>; 'executivevp.lawanddevelopment@opg.com' <executivevp.lawanddevelopment@opg.com>; 'Colin.Mulrenin@ontario.ca' <Colin.Mulrenin@ontario.ca>; 'amjad.zahir@ontario.ca' <amjad.zahir@ontario.ca>  
**Cc:** Lori Kennedy <lkennedy@clearview.ca>; Clearview Planning Team <plan@clearview.ca>; Chuck Arrand <clutchpet@gmail.com>; Councillor Robert McArthur <rmcarthur@clearview.ca>; Gord Zeggil <zeggilfamily@hotmail.com>; Ken Walker <walkerkr7@gmail.com>; Marc Royal <marcroyal@gmail.com>  
**Subject:** Clearview Committee of Adjustment Notice of Hearing - October 8, 2025

Good afternoon,

Please find attached the notice of hearing for the October 8, 2025 Committee of Adjustment Meeting. Please return comments to [plan@clearview.ca](mailto:plan@clearview.ca) by **Wednesday, September 24**.

The following applications will be heard at the meeting:

- [\[/media/57457\]](#)Minor Variance 25-A16 for lands known as 4198 County Road 124
  - This is a variance to recognize the legal non-conforming building setback, and increase the permitted height and GFA.
  - Full architectural drawings are attached
- [\[/media/57458\]](#)Minor Variance 25-A17 for lands known as 2076 Concession 8
  - This is a variance to recognize the existing undersized lot area to permit a new residential building
  - Architectural drawings are attached
- [\[/media/57459\]](#)Consent 25-B10 for lands known as 7082 36/37 Sideroad
  - This is lot addition to add 698 m<sup>2</sup> to 7082 36/37 SR from the larger lot to the west

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)

*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](#).*



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## Colin Ens Funk

---

**From:** Bhutta, Milandeep <milandeep.bhutta@simcoe.ca>  
**Sent:** September 23, 2025 1:07 PM  
**To:** Colin Ens Funk  
**Cc:** Thompson, Tiffany; Rice, Corey  
**Subject:** RE: 4198 County road 124 - Please Confirm

You don't often get email from milandeep.bhutta@simcoe.ca. [Learn why this is important](#)

**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.

Thank you Colin,

The County does not have any concerns with this proposal.

Please let me know if you have any questions.

Thank you!

### Milandeep Bhutta

Planner II

County of Simcoe – Planning Department

1110 Highway 26, Midhurst, Ontario L9X 1N6

Office: (705) 726-9300 Ext. 1973

Cell: (705) 790-0055

---

**From:** Colin Ens Funk <censfunk@clearview.ca>  
**Sent:** Tuesday, September 23, 2025 11:56 AM  
**To:** Bhutta, Milandeep <milandeep.bhutta@simcoe.ca>  
**Subject:** RE: 4198 County road 124 - Please Confirm

Hello Milandeep,

Yes, I confirm that the proposed reconstruction is to be located along Melville Street, away from the County Road.

Please let me know if you have any other questions.

Best,

Colin

**Colin Ens Funk**, BES (they/them)  
Planning and Development Technician  
Township of Clearview  
705-428-6230 ext. 238  
[censfunk@clearview.ca](mailto:censfunk@clearview.ca)

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:** Bhutta, Milandeep <[milandeep.bhutta@simcoe.ca](mailto:milandeep.bhutta@simcoe.ca)>  
**Sent:** September 23, 2025 11:28 AM  
**To:** Colin Ens Funk <[censfunk@clearview.ca](mailto:censfunk@clearview.ca)>  
**Subject:** 4198 County road 124 - Please Confirm

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

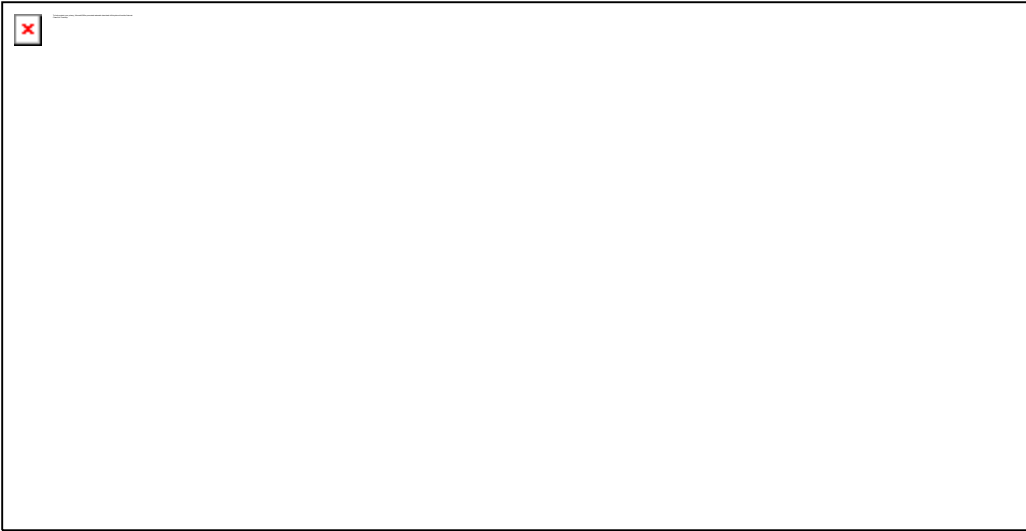
**CAUTION:** This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Good morning, regarding the minor variance application submitted for 4198 County Road 124, could you please confirm that the proposed reconstruction of the accessory structure (garage) is to be located along Melville Street and away from the County Road?

Thank you,

**Milandeep Bhutta**

Planner II  
County of Simcoe – Planning Department  
1110 Highway 26, Midhurst, Ontario L9X 1N6  
Office: (705) 726-9300 Ext. 1973  
Cell: (705) 790-0055



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