



CLEARVIEW

MEMORANDUM

DATE: 30 January 2025	Project No: 25-A01 25-B01 25-A02 24-A18 24-A20
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-A01 25-B01 25-A02 24-A18 24-A20	

The Building Department has reviewed the notices and provides the following comments.

25-A02 No detailed site plan provided as part of the notice for review.

24-A20 No detailed site plan provided as part of the notice for review. A building permit will be required for the proposed renovations.

24-A18, 25-A01 & 25-B01 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

Colin Ens Funk

From: Planning Dept <Planning@nvca.on.ca>
Sent: January 31, 2025 10:36 AM
To: Colin Ens Funk
Cc: Lori Kennedy; Clearview Planning Team; Planning Dept; Davin Metheral
Subject: RE: Clearview Committee of Adjustment Notice of Hearing - February 12, 2025

Some people who received this message don't often get email from planning@nvca.on.ca. [Learn why this is important](#)

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Hi Colin,

Thank you for circulating the Committee of Adjustment applications for the meeting on February 12, 2025 in the Township of Clearview. The Nottawasaga Valley Conservation Authority (NVCA) staff have reviewed the Committee of Adjustment applications and offer the following comments:

- Minor Variance 25-A01 & Consent 25-B01 (5538 & 5546 Concession 6): The subject properties appears to be partially regulated under the Conservation Authority Regulation 41/24 (Prohibited Activities, Exemptions and Permits). However, the proposed “development” as per the submitted drawings appear to be located outside of the regulated area. On this basis, the NVCA has no objection to the approval of these applications.
- Minor Variance 25-A02 (3399 County Road 42): The subject property appears to be partially regulated under the Conservation Authority Regulation 41/24 (Prohibited Activities, Exemptions and Permits). However, the requested relief from the Zoning By-law for the proposed severance as per the submitted drawing appears to be located outside of the regulated area. On this basis, the NVCA 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.
- Minor Variance 24-A18 (221 Cherry Street): Based upon our mandate and policies, NVCA staff have no objection to the approval of this application.

Lastly, NVCA staff will be reviewing and providing comments for Minor Variance 24-A20 for lands known as 2353 County Road 124. Can you kindly forward the completed application form in order for us to request our review fees as well as any drawings or other materials that would aid in the review?

Please feel free to contact 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 | 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: Colin Ens Funk <censfunk@clearview.ca>
Sent: Wednesday, January 29, 2025 4:05 PM
Cc: Lori Kennedy <lkennedy@clearview.ca>; Clearview Planning Team <plan@clearview.ca>
Subject: RE: Clearview Committee of Adjustment Notice of Hearing - February 12, 2025

My apologies for the second email.

Please note that Notice for Minor Variance 25-A02 originally stated that the related applications were Consent files 23-B02 & 23-B03. This was incorrect, and has been fixed to be 23-B01 & 23-B02.

Thank you,
Colin

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

From: Clearview Planning Team
Sent: January 28, 2025 4:40 PM
Cc: Lori Kennedy <lkennedy@clearview.ca>; Clearview Planning Team <plan@clearview.ca>
Subject: Clearview Committee of Adjustment Notice of Hearing - February 12, 2025

Good afternoon,

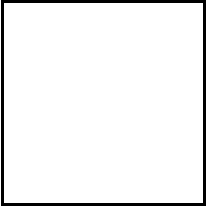
Please find attached the Notice of Hearing for the following applications to the Clearview Township Committee of Adjustment for the February 12th, 2025 meeting. Please return comments to plan@clearview.ca by **February 7th, 2025**.

- Minor Variance 25-A01 for lands known as 5546 Concession 6
- Consent 25-B01 for lands known as 5538 & 5546 Concession 6
- Minor Variance 24-A20 for lands known as 2353 County Road 124
- Minor Variance 25-A02 for lands known as 3399 County Road 42
- Minor Variance 24-A18 for lands known as 221 Cherry Street

Best,
Colin

Colin Ens Funk, BES (he/they)
Planning and Development Technician

Township of Clearview
705-428-6230 ext. 238
cofa@clearview.ca



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CLEARVIEW
TOWNSHIP

MEMORANDUM

DATE: 12 February 2025	Project No: 24-A18 24-A20 25-A02 25-A01 25-B01
STATUS: <input type="checkbox"/> Draft <input checked="" type="checkbox"/> Final <input type="checkbox"/> Confidential <input type="checkbox"/> Internal Use Only	
TO: Secretary-Treasurer	DEPT: Planning
FROM: Christine Taggart	DEPT: Public Works
RE: Committee of Adjustment Applications 2024-054 – Minor Variance 24-A18 2024-056 – Minor Variance 24-A19	

Minor Variance 24-A18 – 221 Cherry Street

- 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 24-A20 – 2353 County Road 124

- No concerns.

Minor Variance 25-A02 – 3399 County Road 42

- No concerns.

Consent 25-B01 – 5538-5546 Concession 6 Sunnidale

- No concerns.

Minor Variance 25-A01 – 5538-5546 Concession 6 Sunnidale

- No concerns.

Christine Taggart
Development Implementation Technologist



February 6, 2025

VIA EMAIL

Committee of Adjustment, Secretary-Treasurer
Township of Clearview
217 Gideon Street
Stayner, ON L9X 1A8

**RE: Consent Application (Municipal File No. 25-B01)
5538 and 5546 Concession 6 Sunnidale
Township of Clearview
County File: CV-B-2502**

Thank you for circulating the County on this application for consent. It is understood that the applicant is proposing to sever a portion of land from 5538 Concession 6 Sunnidale to be added to 5546 Concession 6 Sunnidale. The severed lands are to be 6.46 hectares (15.96 acres), the receiving parcel at 5546 Concession 6 Sunnidale is currently 5.64 hectares (13.93 acres), and the retained lands are to be 2.5 hectares (6.18 acres).

A related Minor Variance application (25-A01) is also proposed to establish the actual lot area of 5546 Concession 6 which is different from the approved minimum lot area in Zoning By-law 24-84.

Planning Comments

Planning staff have no concerns with the proposed boundary adjustment to consolidate all existing structures, well, and septic onto one parcel.

Transportation/Engineering Comments

County of Simcoe Transportation & Engineering department has no objection to the approval of the application, and provides the following comments:

1. In accordance with the Federation of Canadian Municipalities and The Railway Association of Canada's 'Guidelines for New Development in Proximity to Railway Operations', the County will require a 30-metre setback from the railway corridor to any new residential building, measured from the lot line of the rail corridor. Where the 30-metre setback is not viable based on-site constraints, a reduced setback may be considered where a Development Viability Assessment has been undertaken to assess the viability of the site for development and implement appropriate mitigation measures to address the potential impacts of building near a railway operation. If an assessment indicates that a reduced setback is acceptable with any recommended mitigation measures to account for potential noise, vibration and safety impacts to the satisfaction of the County, then the County would consider a reduced setback based off of that evaluation and implementation of recommended mitigation.



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

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: Corey Rice, Engineering Technician II – County of Simcoe
Tiffany Thompson, Manager of Planning – County of Simcoe