



CLEARVIEW
TOWNSHIP

MEMORANDUM

DATE: 7 May 2025	Project No: 25-A05 25-A06 25-A07 25-A08 25-B02
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 Minor Variance 25-A05 Minor Variance 25-A06 Minor Variance 25-A07 Minor Variance 25-A08 Consent 25-B02	

Minor Variance 25-A05 – 100 Grand Trunk Road

- No concerns.

Minor Variance 25-A06 – 7642 36/37 Sideroad

- No concerns.

Minor Variance 25-A07 – 7578 36/37 Sideroad

- No Concerns.

Minor Variance 25-A08 – 100 Grand Trunk Road

- The Owner will be required to identify the location of the staircase on the record drawings.

Consent 25-B02 – 31 Elizabeth Street East

- No concerns.

Christine Taggart
Development Implementation Technologist

Colin Ens Funk

From: Davin Metheral <dmetheral@nvca.on.ca>
Sent: April 24, 2025 11:26 AM
To: Clearview Planning Team
Cc: Colin Ens Funk
Subject: RE: Clearview Committee of Adjustment Notice of Hearing - May 7, 2025
Attachments: NVCA Comments for [7642 36-37 Sideroad, Clearview][Minor Variance][25-A06][24-APRIL-2025] NVCA#58756.pdf; NVCA Comments for [7578 36-37 Sideroad, Clearview][Minor Variance][25-A07][24-APRIL-2025] NVCA#47134.pdf

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Hi Colin,

Please see attached comments for 7642 36/37 Sideroad, and 7578 36/37 Sideroad.

If you have any questions, please let me know.

Thanks,

**Davin Metheral, BURPI (he/him/his)
Planner**

Supporting the Township of Clearview, and the Town of Collingwood

Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext. 278
dmetheral@nvca.on.ca | nvca.on.ca

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From: Clearview Planning Team <plan@clearview.ca>
Sent: Friday, April 11, 2025 3:38 PM
To: 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>; Amy Cann <acann@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>; 'dmowat@alderville.ca' <dmowat@alderville.ca>; 'consultation@alderville.ca' <consultation@alderville.ca>; 'bfncchief@chimnissing.ca' <bfncchief@chimnissing.ca>; 'consultations@chimnissing.ca' <consultations@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>; 'tedw@ramafirstnation.ca' <tedw@ramafirstnation.ca>; 'consultation@ramafirstnation.ca' <consultation@ramafirstnation.ca>; 'environmentoffice@saugeennojibwaynation.ca' <environmentoffice@saugeennojibwaynation.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>; Ian Ockenden <iockenden@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>; '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>
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 - May 7, 2025

Good afternoon,

Please find attached the notice of hearing for the May 7, 2025 Committee of Adjustment Meeting. Please return comments to plan@clearview.ca by **Wednesday, April 23rd**.

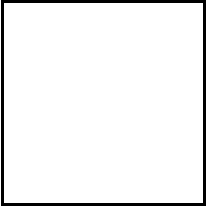
The following applications will be heard at the meeting:

- **Sign Variance 25-A05** for lands known as 100 Grand Trunk Road
 - This is a variance to the Sign By-law to permit alpha-numeric characters larger than 0.76m tall.
- **Minor Variance 25-A06** for lands known as 7642 36/37 Sideroad
 - This is a variance to permit human habitation in an existing detached accessory building.
 - Please note I have attached the structural drawings and site plan to provide further details for your review.
- **Minor Variance 25-A07** for lands known as 7578 36/37 Sideroad
 - This is a variance to permit human habitation in an existing detached accessory building, and to permit a larger-than-permitted gross floor area of the existing building.
- **Minor Variance 25-A08** for lands known as 100 Grand Trunk Road
 - This is a variance to permit a greater width and depth of a staircase and landing, which encroaches into the required yard.
- **Consent 25-B02** for lands known as 31 Elizabeth Street East
 - This is a severance of one parcel from 31 Elizabeth Street to be added to 29B Elizabeth street, to include a fence and retaining wall
 - Please note I have attached the site plan to provide further details for your review.

Best,
Colin

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

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



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Colin Ens Funk

From: Ian Ockenden <iockenden@nvca.on.ca>
Sent: April 24, 2025 3:55 PM
To: Clearview Planning Team
Subject: Re: Clearview Committee of Adjustment Notice of Hearing - May 7, 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 Colin and the Clearview Planning Team,
I fully recognize my comments are a day late and for that I apologize.

I've reviewed all the applications put forth in the email below for the Committee of Adjustment hearing with respect to Source Water Protection. No policies apply to any of the properties or applications, therefore I have no concerns.

Let me know if you have any questions
Ian

Ian Ockenden, M. Sc. (he/him)
Manager, Watershed Science
Risk Management Official/Inspector - Township of Clearview
c/o Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext. 234 | C 249-733-4876
iockenden@nvca.on.ca | nvca.on.ca

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From: Clearview Planning Team <plan@clearview.ca>
Sent: Friday, April 11, 2025 3:37 PM
To: 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>; Amy Cann <acann@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>; 'dmowat@alderville.ca' <dmowat@alderville.ca>; 'consultation@alderville.ca' <consultation@alderville.ca>; 'bfncchief@chimnissing.ca' <bfncchief@chimnissing.ca>; 'consultations@chimnissing.ca' <consultations@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>; 'tedw@ramafirstnation.ca' <tedw@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>; Ian Ockenden <iockenden@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>; '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>
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>
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Colin

Colin Ens Funk, BES (they/them)
 Planning and Development Technician
 Township of Clearview

705-428-6230 ext. 238
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CLEARVIEW

MEMORANDUM

DATE:	25 April 2025	Project No:	25-A05, 25-A06, 25-A07, 25-A08, 25-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:	25-A05, 25-A06, 25-A07, 25-A08, 25-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

Colin Ens Funk

From: LANDUSEPLANNING <LandUsePlanning@HydroOne.com>
Sent: April 25, 2025 2:02 PM
To: Clearview Planning Team
Subject: Clearview - 31 Elizabeth Street East - 25-B02

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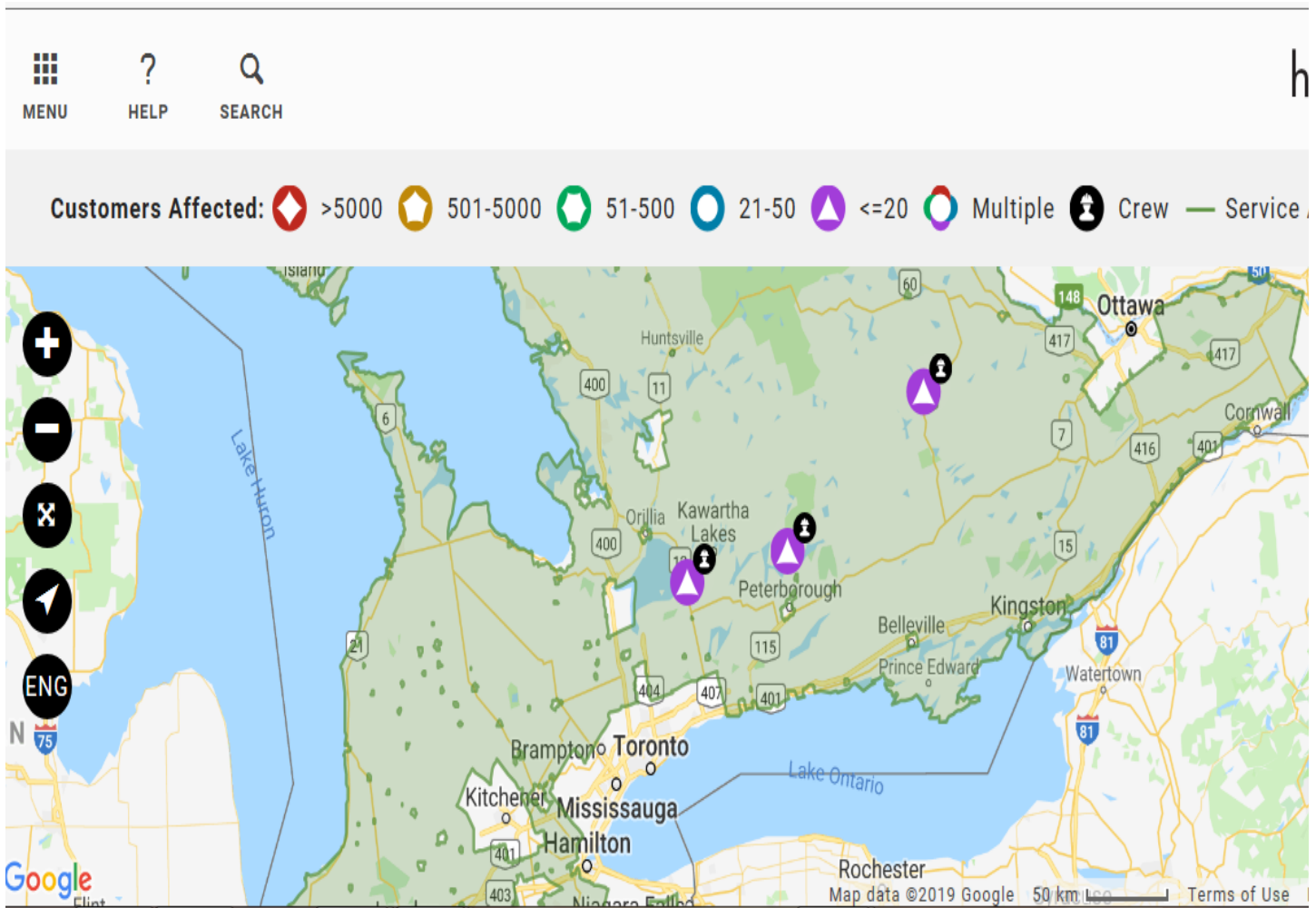
Hello,

We are in receipt of your Application for Consent, 25-B02 dated 2025-04-11. 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 myself.

Thank you,

Land Use Planning Department
Hydro One Networks Inc.
Email: LandUsePlanning@HydroOne.com