



Memorandum

Date: 22 July 2025

Project No: 2025-046 - 25-B07
2025-047 - 25-B08
2025-037 - 25-A11

Status: ☐ Draft ☒ Final ☐ Confidential ☐ Internal Use Only

To: Secretary-Treasurer **Dept:** Planning

From: Christine Taggart **Dept:** Public Works

Subject: **Committee of Adjustment Applications**
Consent 25-B07
Consent 25-B08
Minor Variance 25-A11

Consent 25-B07 – 1583 Concession 10

No concerns.

Consent 25-B08 – 7972 Highway 26

No concerns.

Minor Variance 25-A11 – 2616 Fairgrounds Road South

Public Works Engineering staff provided initial comments to the applicant during the 2024 pre-consultation process. Additional comments will be provided upon submission of the formal site plan application.

Sincerely,

Christine Taggart

Development Technologist

Clearview Township

(705) 428-6230 ext. 269

ctaggart@clearview.ca

Colin Ens Funk

From: RMO <RMO@nvca.on.ca>
Sent: July 18, 2025 10:32 AM
To: Clearview Planning Team
Subject: Re: Clearview Committee of Adjustment Notice of Hearing - August 13, 2025

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Good morning Colin & Planning Team,

I've reviewed the properties 1583 Concession 10 South, 7972 Highway 26 and 2616 Fairgrounds Road South against the policies of Source Water Protection under the Clean Water Act. There are no policies that apply, therefore, I have no concerns.

Thank you,

Sheri Steinginga (she/her)
Source Water Coordinator
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. 267
ssteinginga@nvca.on.ca | nvca.on.ca

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From: Clearview Planning Team <plan@clearview.ca>
Sent: July 17, 2025 8:28 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>; 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>; '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@saugeenonijibwaynation.ca' <environmentoffice@saugeenonijibwaynation.ca>; 'consultations@wendake.ca' <consultations@wendake.ca>; 'consultations@metisnation.org' <consultations@metisnation.org>; 'greggarratt63@gmail.com'

Colin Ens Funk

From: Zahir, Amjad (MTO) <Amjad.Zahir@ontario.ca>
Sent: July 21, 2025 10:50 AM
To: Clearview Planning Team
Subject: RE: Clearview Committee of Adjustment Notice of Hearing - August 13, 2025

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Hello Colin

1583 Concession 10 South: No MTO comments/concerns

2616 Fairgrounds Road South: No MTO comments/concerns

MTO Planning Comments – 7972 Highway 26 (Severance to 8012 Highway 26)

MTO has **no objection** to the proposed severance and lot addition, as it does not involve new structures or changes to highway access.

Conditions:

- No new direct access to Highway 26 is permitted as a result of this severance.
- Any future entrance, grading, or drainage work within MTO's permit control area will require MTO review and approval.
- If signage visible from Highway 26 is proposed, a **Sign Permit** may be required.

Amjad Zahir | Corridor Management Planner (East)

Highway Corridor Management Section | Central Operations | Ministry of Transportation

Telephone: 437-925-8232 | Email: amjad.zahir@ontario.ca



From: Clearview Planning Team <plan@clearview.ca>

Sent: Thursday, July 17, 2025 4:28 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 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>; 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>; bfnconsultation <bfnconsultation@chimnissing.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>;

Colin Ens Funk

From: Marshall, Sarah (MNR) <Sarah.Marshall3@ontario.ca>
Sent: July 22, 2025 3:27 PM
To: Clearview Planning Team
Cc: Khan, Shazia (MNR)
Subject: RE: Clearview Committee of Adjustment Notice of Hearing - August 13, 2025

You don't often get email from sarah.marshall3@ontario.ca. [Learn why this is important](#)

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Good afternoon,

Thank you for circulating the Niagara Escarpment Commission (NEC) on the Notice of Hearing for [Consent 25-B07](#).

The subject property is within the NEC's area of development control and is designated Escarpment Natural Area / Escarpment Protection Area. Based on review of the provided information, the proposed consent would be permissible under Niagara Escarpment Plan policies and is exempt from requiring an NEC permit under Section 5(30) of R.R.O. 1990 Regulation 828.

NEC staff have no objection to the proposed consent, and request to be copied on the Notice of Decision for 25-B07.

We have no comments related to the other two files, as they are outside of our plan area.

Best Regards,
Sarah

Sarah Marshall (she/her)
Senior Planner | Niagara Escarpment Commission
Ministry of Natural Resources
232 Guelph Street, Georgetown ON, L7G 4B1
905-703-0695 | www.escarpment.org



Niagara Escarpment Commission
An agency of the Government of Ontario

Did you know: You can now submit Development Permit Applications to the Niagara Escarpment Commission online? Visit our [website](#) to learn more.

Accessibility: As part of the NEC's commitment to providing accessible service, please let me know if you have any accommodation needs or require the contents of this email in an alternative format.

Availability: NEC staff provide services in person, via telephone, or via email. To better serve you, we ask that you make an appointment if you prefer to meet in person. You may request an appointment with staff at escarpment.org/appointments.

Colin Ens Funk

From: LANDUSEPLANNING <LandUsePlanning@HydroOne.com>
Sent: July 23, 2025 4:12 PM
To: Clearview Planning Team
Subject: Clearview - 1583 Concession 10 South - 25-B07

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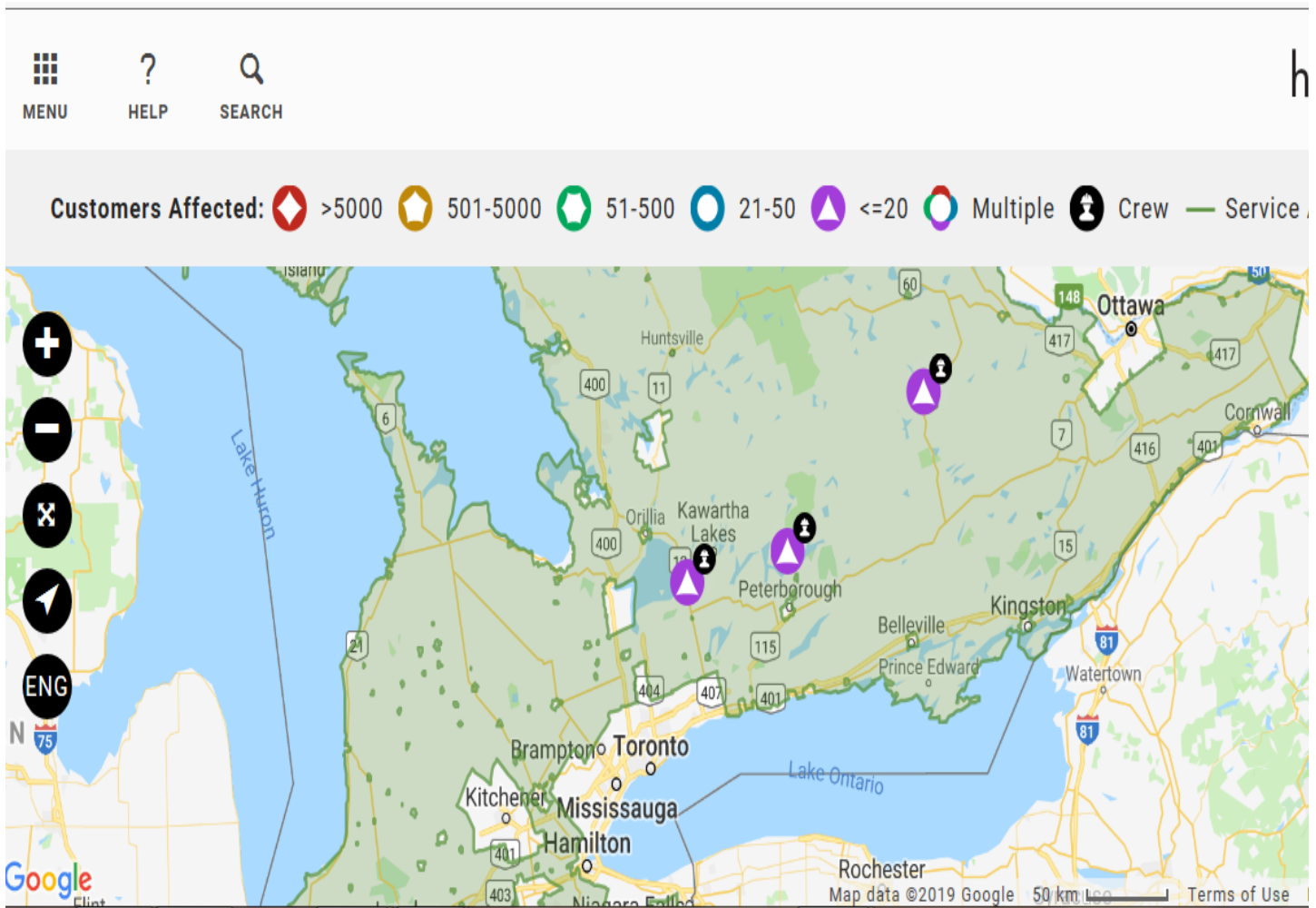
Hello,

We are in receipt of your Application for Consent, 25-B07 dated 2025-07-17. 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



Nottawasaga Valley
Conservation Authority

August 1, 2025

SENT BY EMAIL

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

Attn: Colin Ens Funk, BES
Secretary-Treasurer, Committee of Adjustment
Township of Clearview
cofa@clearview.ca

Dear Colin,

**RE: Application for Consent 25-B07
1583 & 1491 Concession Road 10 S Nottawasaga
Township of Clearview
NVCA ID #57171**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of a request for comments on a consent application. It is staffs understanding that the applicant proposes to sever a portion of land from 1583 Concession 10 South to be added to 1491 Concession 10 South.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under Ontario Regulation 41/24. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Township of Clearview.

Ontario Regulation 41/24

1. The property is partially affected by Ontario Regulation 41/24; this Authority's Prohibited Activities, Exemptions and Permits Regulation. The property is regulated due to the slope and meander erosion hazard associated to a tributary of the Batteaux Creak, and identified wetland and all associated buffers. Any development within the regulated area will require a permit from the NVCA under the Conservation Authorities Act.

Natural Hazard - Regulatory

2. 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.
3. NVCA staff can confirm that there are no natural hazard concerns with the proposed lot boundary adjustment.

Conclusion

The NVCA has no objection to the approval of the consent application as applied for. We respectfully request to receive a copy of the decision and notice of any appeals filed.

Thank you for circulating this application and please forward a copy of any decision.

Sincerely,

Davin Metheral

Davin Metheral
Planner



CLEARVIEW

MEMORANDUM

DATE:	6 August 2025	Project No:	25-B07, 25-B08, 25-A11
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-B07, 25-B08, 25-A11		

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.

File 25-A11 will require a change of use building permit for the conversion of the existing building into the proposed private tutor/instructor home industry including teaching of land stewardship, climate change and nature connection workshops.

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