



# DECISION

## Authority & Background:

The following is a decision respecting **Site Plan Approval** made by the delegate or authorized approval authority having jurisdiction under the Township’s Powers of Delegation By-law 20-16 and the Site Plan Control By-law 07-17 and Sec. 41(4.0.1) of the Planning Act. The decision is considered on the basis of the information summarized below, including agency and Development Team comments.

File No.	2025-012-SP
Staff Report No.	PB-015-2025
Property Address	793175 County Road 124, Clearview
Proposal Description	Commercial Redevelopment – Proposal seeks demolition and removal of existing commercial building from the site and construction of a new approximately 820 m <sup>2</sup> commercial building for use as a Farm Co-operative consisting of the wholesale and retail sale of agricultural equipment, supplies and locally produced agricultural/horticultural products.

## Decision Declaration:

I, John Ferguson, being the CAO of the Township of Clearview render the following decision based on the facts of the application and the recommendation made in the abovementioned Staff Recommendation Report:

- Approved
- Approved, subject to the conditions in Schedule ‘E’ of the attached staff report.

Decision Date: 24/04/2025

Signature:   
[John Ferguson \(Apr 24, 2025 14:17 EDT\)](#)

I affirm that I am authorized to render this decision by the Township of Clearview and applicable legislation.



## Staff Report

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**Report To:** Chief Administrative Officer (CAO)  
**Report From:** Nick Ainley, Community Planner  
**Report Date:** April 23, 2025  
**Subject:** 793175 County Road 124, Clearview – Site Plan Approval

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### Recommendations:

THAT in consideration of a Staff Report respecting Site Plan Approval (File No. 2025-012) at 793175 County Road 124, proposing the commercial redevelopment of the subject lands as a Farm Co-operative the approval authority:

1. Approves the Site Plan(s) No. 1 & 2 by SSM dated March 1, 2025, subject to the conditions outlined in Schedule 'E'; and,
2. Authorize the execution of a Site Plan Agreement for 793175 County Road 124 subject to conditions outlined in Schedule 'E'.

### Background & Proposal:

A Site Plan Approval application (2025-012) has been submitted by Highview Sales Inc. for the construction of a new 820 m<sup>2</sup> commercial building for use as a Farm Co-operative, including the wholesale and retail sale of agricultural equipment, supplies and locally produced agricultural/horticultural products.

### Property Description

The subject property is located at 793175 County Road 124. The property is 0.52 ha in size and has 43.2 m of frontage onto County Road 9 and 81.5 m of frontage onto County Road 124. Surrounding land uses include:

North	The northern limits of the subject lands are bounded by County Road 9. Lands directly north are comprised
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primarily of Agricultural land uses (cash crop), including farm dwelling and buildings and on-farm diversified use (i.e. firewood processing operation). Existing rural-residential parcel with dwelling.

- East Agricultural land uses (cash crop), including farm dwelling and buildings.
- South Agricultural land uses (cash crop) and rural-residential lands uses further south.
- West The western limits of the subject lands are bounded by County Road 124 and are also the municipal boundary limits with the Municipality of Grey Highlands. Lands directly west are comprised primarily of Agricultural land uses (cash crop).

The subject lands are designated 'Rural' in the Township's Official Plan (2024) and are zoned 'Agriculturally Related Commercial Exception' (ACG-4) Zone in the Township's Zoning By-law (06-54, as amended). A portion of the subject lands are also located within the 'Hazard Land Overlay' (FP) and within the Nottawasaga Valley Conservation Authority regulatory area.

For location context and surrounding land uses, please see the Orthophoto in Schedule 'A'. For the planning policy context, please see the Official Plan and Zoning Map in Schedule 'B'. The other characteristics of the subject lands are described in Schedule 'C'.

### **The Proposal**

The subject application proposes the commercial redevelopment of the subject lands through the demolition and removal of existing commercial building from the site and construction of a new 820 m<sup>2</sup> commercial building for use as a Farm Co-operative, including the wholesale and retail sale of agricultural equipment, supplies and locally produced agricultural/horticultural products. The new commercial building will contain a 205.5 m<sup>2</sup> retail area, 565.5 m<sup>2</sup> storage/warehouse area and a 49 m<sup>2</sup> interior loading area.

Redevelopment of the subject lands also includes the retention of the two (2) existing entrances to the site from County Road 9 and County Road 124, a total of thirteen (13) parking spaces, two (2) loading spaces and two (2)

seasonal outdoor display and sale areas with a combined size of 404 m<sup>2</sup>. Proposed parking and loading facilities are to be paved.

As part of a complete application, the applicant has submitted the following materials for consideration:

<b>Submission Item Title</b>	<b>Submission Item Detail</b>
Cover Letter	prepared by Mountain Ridge
Land Registrar Transfer of Sale to Highview Sales Inc. Plan 51R-44695	prepared by Van Harten
Elevation Plan, Elevation View and Notes	
Floor Plan	prepared by Henry Bru
Site Plan(s) No. 1 & 2	prepared by SMM
Building Plans (S1-S6)	prepared by H.M. Bye
Phase II Environmental Site Assessment	prepared by Chung & Vander Doelen Engineering Ltd.
Engineering On-site Works Cost Estimate	prepared by Brett Pond
Email – On-site Water Supply Planning Justification Report	
Zoning Analysis	prepared by Marie Leroux, MCIP RPP
Response to Schedule 'A' (Issue Summary & Completeness Requirements)	prepared by Marie Leroux, MCIP RPP
<b>Servicing and Stormwater Management Report</b>	prepared by Van Harten
Sewage System Design	prepared by CMT Engineering Inc.
Stormwater Management Calculations	
Hydrogeological Investigation	prepared by GEI Consultants
Proposed Investigation & Geotechnical Report	prepared by GEI Consultants
Traffic Opinion Letter	prepared by Tatham Engineering Limited
<b>Civil Engineering Drawing Set</b>	prepared by Van Harten
Cover Sheet	prepared by Van Harten
Removals, Erosion and Sediment Control Plan	prepared by Van Harten
Site Servicing and Grading Plan	prepared by Van Harten
Site Drainage Plan	prepared by Van Harten

The applicant engaged the Township in the Pre-consultation process in June 2023. Subsequently, the process relating to the formal application has proceeded as follows:

<b>Date</b>	<b>Step</b>
February 6, 2025	Submission of application and fees
February 21, 2025	Application Deemed Incomplete
March 4, 2025	Application Deemed Complete
March 11, 2025	Circulation of submission materials to internal departments and external agencies for review and comment
March 31, 2025	Comment deadline

### **Analysis:**

The proposal is required to meet all development standards and policies applicable to projects within the Township of Clearview. The proposal is required to be consistent with the Provincial Planning Statement and in conformity with the Township Official Plan and Zoning By-law. Schedule 'B' contains the applicable Official Plan and Zoning By-law mapping.

The application is subject to review by the Township as well as external commenting agencies. All applicable policies, standards, and comments received are reviewed below.

### **Provincial Planning Statement**

The Provincial Planning Statement (2024) provides policy direction on matters of provincial interest related to land use and development and has been reviewed with regard to the subject proposal. Municipal decisions on planning matters are required to be consistent with the PPS (2024).

The policies of the PPS (2024) promote the building of strong and competitive communities, the wise use and management of resources, and the protection of public health and safety. Section 2.5.1 of the PPS (2024) speaks to Rural Areas in Municipalities and directs that healthy, integrated and viable rural areas should be supported in part by:

- a) building upon the rural character,
- b) promoting regeneration, including the redevelopment of brownfield sites,
- d) using rural infrastructure and public service facilities efficiently,
- e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources.

Section 2.6 of the PPS (2024) goes onto specifically address Rural Lands, and lists the following as permitted uses:

- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
- g) other rural land uses.

The subject lands are designated as 'Rural' in the County of Simcoe and Township of Clearview Official Plan documents. The current proposal will facilitate the commercial redevelopment of the subject lands for a Farm Co-operative use, including the whole sale and retail sale of agricultural equipment, supplies and locally produced agricultural/horticultural products. In addition to being listed as a permitted use under the subject lands current 'Agriculturally Related Commercial Exception' (AGC-4) Zone, the proposed Farm Co-operative is also consistent with the PPS (2024) definition of an agriculture-related use.

The current proposal represents economic diversification and renewal of the subject lands and will increase employment opportunities within this rural area of the municipality. Furthermore, and with a previously completed Phase II Environmental Site Assessment (ESA) of the subject lands confirming that the property had been previously contaminated by a former gasoline station use, the current proposal can also be considered as being consistent with the policies of the PPS (2024) which promote the regeneration and development of brownfield sites. Implementation of any requirements for the regeneration and/or remediation of the contaminated areas of the subject lands in support of the proposed commercial redevelopment of the site has been made a condition of the current Site Plan Approval.

Section 2.6 of the PPS (2024) also promotes development that can be sustained by rural services levels. The proposed redevelopment of the site will be serviced by a private well and septic system. A new stormwater

management facility is also proposed with the northwestern limits of the subject lands (i.e. depressed storage area). The proposed depressed storage area is to control and manage stormwater generated on the site, which is consistent with the Stormwater Management policies outlined under Section 3.6 of the PPS (2024). Additionally, and with electrical supply for the subject lands to be provided in part by solar power, the proposal is also considered to be consistent with Energy Supply policies of Section 3.8, which support opportunities for the development of energy storage, renewable energy and alternative energy system(s).

The proposal is consistent with the policies of the Provincial Planning Statement (2024).

### **Township of Clearview Official Plan**

The subject lands are designated 'Rural' in the Township of Clearview 2024 Official Plan (OP) and are also recognized as being within Maple Valley 'Rural Crossroads'.

The Township OP identifies 'Rural' designation as applying to those lands within the municipality that are located outside of defined Settlement Area and are also neither a prime agricultural area nor in one of the "Greenlands" designations. As a general principle, Section 3.4.2 of the Township OP encourages the location of agriculture-related uses in the Township's Rural areas in a way that supports farm operations in prime agricultural areas. Section 4.8.1 of the Township OP (2024) goes on to list 'agriculture-related use' as being permitted within the 'Rural' designation.

The proposed commercial redevelopment of the subject lands for a Farm Co-operative use, which include the wholesale and retail sale of agricultural equipment, supplies and locally produced agricultural/horticultural products can be considered as meeting the Township OP's definition of an 'agriculture-related use', which mirrors the definition of the PPS (2024). This is also reflected by the subject lands current Agriculturally Related Commercial Exception (AGC-4) Zone, which lists 'Farm Co-operative' as a permitted use. The location of subject lands within the Township is also well suited to support surrounding agricultural operations as well as the Township's agricultural community as a whole.

The current proposal also conforms to the Rural Crossroad policies outlined under Section 2.2.4 of the Township OP (2024) which identifies the subject

lands as being located within the Maple Valley Crossroads due to its proximity (abutting) the intersection of County Road 124 & County Road 9. Rural Crossroads are recognized as being established small clusters of existing buildings and land uses intended to serve as focal points for small-scale development to provide economic opportunities outside of Settlement Areas while maintaining the existing character of the rural landscape.

The current proposal will redevelop an existing property that has historically supported and been utilized for various forms of commercial and agriculture-related commercial uses since the 1980's. The proposed Farm Co-operative on the subject lands will continue to serve as a focal point for small-scale development within the Maple Valley Crossroads and support increased economic activities in this area of the Township. At a total gross floor area of approximately 820 m<sup>2</sup> and maximum height of 9.3 m, the proposed steel-clad commercial building can also be considered as maintaining the general character of the existing surrounding rural and agricultural landscape in terms of scale and appearance and will also be supported by rural services level (i.e. private well and septic).

In accordance with Section 11.10 of the Township OP, site design shall provide adequate parking, landscape buffering, safe access for pedestrians, and road widenings among other requirements. Please refer to the Site Plan section of this report for a detailed discussion of these matters.

The proposal conforms to the policies of the Township's Official Plan.

**Township of Clearview Zoning By-law**

The subject property is zoned Agriculturally Related Commercial Exception (AGC-4) in the Township's Zoning By-law (06-54, as amended). Staff have undertaken a thorough review of the Site Plan relative to the Township's Zoning By-law. Based on this review, the following merits note:

<b>Zoning Matter</b>	<b>How is the Requirement Met?</b>
Standard & Barrier-Free Parking Stalls	A total of twelve (12) standard parking spaces (3 m x 6 m) have been identified on the Site Plan. One (1) barrier-free parking space (4.9 m x 6 m) has been provided in accordance with the requirements of Section 2.14.3 of the Township ZB, the subject lands site-specific 'Agriculturally Related Commercial

<b>Zoning Matter</b>	<b>How is the Requirement Met?</b>
	Exception' (AGC-4) Zone as well as AODA requirements.
Loading Spaces	Two (2) loading spaces (3.5 m x 9 m) have been provided in accordance with the requirements Section 2.14.4 of the Township ZB.
Bicycle Parking Spaces	Bicycle parking is not currently requirement of the Township ZB and has not been provided on the submitted site plan. Given the rural/agricultural nature of the subject lands, the inclusion of bicycle parking stand detail on the site plan had not been made a requirement of Site Plan Approval.
Setbacks	The zoning analysis completed for the proposed development indicates that all applicable setback requirements for the proposed commercial redevelopment of the site are met.
Lot Coverage	The Site Plan proposes a total lot coverage of 17%, which is within the maximum lot coverage requirements of 60% established under the (ACG-4) Zone.
Building Height	The proposed commercial building will maintain a total height of 9.3 m, which complies with the maximum height requirements of 15 m for principal buildings in the AGC-4 Zone.
Hazard Land	<p>The northwestern portion of the subject lands are located within the NVCA regulatory area due to proximity of regulatory area due to mapped meander erosion hazard associated with the watercourse located on the west side of County Road 124.</p> <p>As part of the pre-consultation application process, in a letter dated June 20, 2023, NVCA staff provided comments, indicating in part that:</p>

<b>Zoning Matter</b>	<b>How is the Requirement Met?</b>
	<p><i>"The submitted concept plan indicates that minimal parking spaces encroach within the mapped meander erosion hazard which technical staff have confirmed is overestimated and located on the adjacent side of County Road 124 from the watercourse. Staff have no concerns with the location of the proposed development, and a permit will not be required".</i></p> <p>In an email dated April 15, 2025, NVCA staff confirmed that the original pre-consultation application comments remain valid and that the applicant is able to proceed with conditional Site Plan approval without conditions from the NVCA.</p>
Landscape Buffer Strips	<p>The subject lands support an existing vegetative buffer (i.e., 34 existing mature evergreen trees) along the northern, eastern and southern property lines.</p> <p>In accordance with Section 2.13 – Landscaping Requirements of the Township ZB and well as the specific landscaping requirements of the (AGC) Zone specified under Section 3.3.2 p), the requirement for additional landscaping buffers is not triggered as the existing residential uses on the adjacent lands to the south and east are located more than 100 m from the subject lands.</p>

The proposal meets the requirements of the Township’s Zoning By-law.

**Matters of Accessibility**

Section 41 of the *Planning Act*, which legislates Site Plan Control, stipulates that no development shall be undertaken unless the approval authority has approved plans showing the location of all buildings, facilities, and works forming part of the development, including facilities designed to have regard for accessibility for persons with disabilities.

<b>Matter of Accessibility</b>	<b>How is the Requirement Met?</b>
Sidewalk & Walkways	<p>The subject lands are located within a rural/agricultural area and outside of the Township’s defined Settlement Areas. The subject lands are not accessed by municipal sidewalks.</p> <p>As part of the proposed development of the site, pedestrian access from the proposed parking facilities to the primary commercial building entrance(s) are supported by a proposed 1.5 m wide walkway situated between the proposed parking facilities and exterior wall of the commercial building (i.e. running north to south)</p> <p>In addition to a 1.5 m aisle proposed for the barrier-free parking spaces, access between the proposed parking spaces to the 1.5 m pedestrian walkway is also supported by an approx. 5 m pedestrian aisle located between the two of the proposed parking spaces abutting the commercial building.</p>
Accessible Parking Type and Size	<p>In accordance with the minimum barrier-free parking space requirements established under Section 2.14.3 of the Township Zoning By-law, one (1) of the thirteen (13) total proposed parking spaces are required to be barrier-free.</p> <p>The subject lands support one (1) barrier-free parking space, measuring 3.4 m x 6 m, with a 1.5 m x 6 m aisle which complies with the minimum barrier-free parking space area/dimensions requirements established under Section 2.14.3 of the Township Zoning By-law as well as AODA accessibility requirements for a Type ‘A’ (van-style) parking space.</p>
Accessible Parking Space Signage	<p>The accessible parking space signage has been identified on site plan in accordance with section 11</p>

<b>Matter of Accessibility</b>	<b>How is the Requirement Met?</b>
	of Regulation 581 of the Revised Regulations of Ontario, 1990 (Accessible Parking for Persons with Disabilities) made under the Highway Traffic Act. O. Reg. 413/12, s. 6.

The proposal meets the requirements of the AODA Integrated Accessibility Standards, subject to the recommended conditions.

### **Township Staff & Agency Comments**

In response to the request for comment from the Planning & Building Department, the following comments have been submitted for review pertaining to the subject application. All comments can be found attached hereto as Schedule 'F'.

### **Township of Clearview Planning Division**

The Planning Division has undertaken a full review of the application in consideration of the principles of good planning, which ensures a safe, functional, and attractive site layout. The following aspects of the site design merit note in addition to the planning policy analysis outlined above.

<b>Design Aspect</b>	<b>Policy Context/Staff Comments</b>
General Layout	<p>The subject lands encompass a total area of 0.52 ha and maintain approximately 43.2 m of frontage onto County Road 9 and approximately 81.5 m of frontage onto County Road 124. It is noted that the total lot area of the subject lands will be reduced to 0.48 ha, following dedication of required road widening from both frontages of the property to the County of Simcoe.</p> <p>The existing commercial building located on the subject lands is to be removed and replaced with a new 820 m<sup>2</sup> steel-clad commercial building. The new building is to be situated within the southeastern limits of the site and setback approx. 23.2 m from</p>

<b>Design Aspect</b>	<b>Policy Context/Staff Comments</b>
	<p>the front property line (County Road 9) and approx. 33.8 m from the exterior property line (County Road 124).</p> <p>Access to the subject lands is to be provided by two (2) existing entrances to the site, one from County Road 124 and one from County Road 9.</p> <p>New stormwater management facilities consisting of a depressed storage area is proposed within the northwest corner of the site.</p> <p>A new septic system is proposed to be located within the northern portion of the site, between the front wall and front property line of the site. A propane tank is also to be located within the southeast corner of the site, in proximity to the rear loading area of the commercial building.</p>
Parking Layout	<p>A total of thirteen (13) parking spaces are identified on the submitted site plan and are located between the west wall of the primary commercial building and exterior property line in proximity to County Road 124.</p> <p>Parking facilities are proposed to be paved with pre-cast curbs.</p>
Loading Location	<p>Two (2) loading spaces are proposed at the rear (south) of the commercial building. Both loading spaces will have direct access to an approx. 49 m<sup>2</sup> interior loading bay area.</p>
Pedestrian Access and Connectivity	<p>Nine (9) of the thirteen (13) total proposed parking spaces are located adjacent to the west exterior wall of the primary commercial building and have access to an internal 1.5 m wide walkway providing access to the commercial building's entrances.</p>

<b>Design Aspect</b>	<b>Policy Context/Staff Comments</b>
Lighting	<p>Two (2) wall mounted lights are proposed on the west exterior wall of the commercial building to illuminate parking area.</p> <p>Pot lights are also proposed under the covered porch/veranda located over the primary entrance to the commercial building as well as under the roof soffit of the loading bay area.</p> <p>All light is proposed to be directed downward and dark-sky compliant.</p>
Landscaping	<p>The subject lands support an existing vegetative buffer (i.e., 34 existing mature evergreen trees) along the northern, eastern and southern property lines.</p> <p>No new and/or additional landscaping is proposed or required.</p>
Garbage & Recycling	<p>A garbage dumpster is proposed abut the southwestern wall of the primary commercial building. The dumpster is to be enclosed with a 2 m high 'tight lapped picket fence' screen in accordance with Section 2.13.3 of the Township Zoning By-law.</p>
Snow Storage	<p>The two (2) seasonal outdoor display and sales areas identified on the site plan totalling 404 m<sup>2</sup> in area are to be utilized for snow storage during winter months.</p>
Building Design	<p>The new 820 m<sup>2</sup> commercial building is to be clad in green corrugated steel siding and black corrugated steel roof.</p> <p>The building is consists of three main areas (i.e., retail sales area, warehouse storage area as well and interior loading bay area). Two (2) accessory offices, a lunchroom, washroom facilities as well as sound</p>

Design Aspect	Policy Context/Staff Comments
	insulated power room for a standby generator is also proposed within the storage/warehouse area.
Road Widening(s)	A total of three (3) road widening blocks along the County Road 124 & 9 frontages of the subject lands (identified as Parts 1, 2, & 3 on Plan 51-44695) are to be dedicate and transferred to the County of Simcoe in support of the current Site Plan application.

The Township’s Planning Division recommends approval of the application, subject to the recommended conditions.

**Township of Clearview Public Works Department**

Comment has been received from the Township’s Public Works Department with no objection to the subject proposal. The fulsome comments are attached as part of Schedule ‘F’.

The Township’s Public Works Department recommends approval of the application, subject to the recommended conditions.

**Township of Clearview Fire Prevention Division**

In an email dated, the Township of Clearview Fire Chief provided a response to the applicant (Solomon Martin) stating that “*The fire department will not require on site water storage*” and that any further inquiries can be directed to the Township of Clearview Building Department.

**Nottawasaga Valley Conservation Authority (Source Water Protection)**

Comment has been received from the NVCA SWP Risk Management Official with no objection to the subject proposal.

**Nottawasaga Valley Conservation Authority**

Comment has been received from the NVCA with no objection to the subject proposal and confirm that a NVCA permit is not required.

## **Ministry of Transportation**

Comment has been received from the MTO with no comments or concerns regarding the proposed development.

## **Ministry of Natural Resources (ARA)**

Comment has been received from the MNR (ARA) indicating that ARA does not comment on such approvals.

## **Township of Clearview Building Division**

In a letter memo dated, March 21, 2025, The Township's Chief Building Official provided the following comments:

1. The Building Department has not received building permit application(s) to date for the proposed development and as such a detailed analysis has not occurred with regards to the proposed building(s).
2. Please note a detailed analysis has not occurred with regards to the proposed septic system. A detailed analysis of the impacts of on the septic system will occur as part of the detailed building permit submissions in the future.
3. We note that a data matrix has not been provided as part of this submission contrary to the comments provided. Data matrix form to be completed.
4. The plans that have accompanied this submission have been stamped for "structural only" a coordinating designer of record is required Architectural, mechanical, site services and electrical.
5. The Building Department has no additional comments to add to our previous comments from Pre-Consultation Inquiry 123-044 dated February 29, 2024.

Based on our review the Building Department has no additional comments for proposed development as presented.

## **Simcoe County**

In an email dated March 26, 2025, the County of Simcoe provided 'Planning' comments indicating no concerns with the proposed Site Plan application as well as the following 'Transportation and Engineering' comment:

1. An Engineering Review Application form and applicable fees will be required for each submission.
2. The County of Simcoe Entrance By-law No. 5544 regulates the construction, alteration or change in the use of any private or public entranceway, gate or other structure or facility that permits access to a County Road.

The County has no record of the existing entrances onto the County Road, if an entrance permit can not be provided, a Commercial Entrance Permit will be required for the Commercial Entrances.

3. The County of Simcoe Setback By-law No. 5604 regulates the location of buildings and other structures within 45 metres of lands adjacent to County Roads. Any new buildings and other structures must be located 15 metres from any requested road allowance widening. Structures include, but aren't limited to: buildings, septic systems and fields, wells and retaining walls.

As the applicant has noted, the septic system is located within the 15-metre setback and that the Owner is required to apply to the County of Simcoe for a variance to reduce the setback.

4. The County is satisfied that the applicant has identified and transferred the requested road widening and daylight triangle on Plan 51R-33695 received and deposited on September 11, 2024.
5. The County of Simcoe is satisfied with the Stormwater Management Report and find it to be acceptable and has no comments or concerns with it at this time.

In a subsequent email dated April 16, 2025, County of Simcoe Transportation and Engineering Department staff confirmed that the County requires both Part 1 and Part 3 (on Plan 51R-44695) to be transferred to the County as Road Widening and Part 2 (on Plan 51R-44695) to be transferred

to the County as a Daylight Triangle. Further indicating that the Setback Variance and Entrance Permits have been received and are currently under review, but also remain outstanding as of today.

The requirement for road widenings, setback variance and entrance permits have been included as conditions of approval within Schedule 'E' of this report.

### **Hydro One**

Comment has been received from Hydro One with no objection to the subject proposal.

### **Enbridge**

Comment has been received from Enbridge Gas with no objection to the subject proposal.

### **Financial Implications:**

Consultation with the Treasurer requires that securities be posted with the Township prior to development of the lands. An updated cost estimate of proposed site works as a condition of site plan approval. The development charges will be payable with building permit.

### **Consultation:**

The application was circulated to the Township Staff and the prescribed commenting agencies as part of the consultation process. Planning staff have been in communication with the applicant throughout the process.

### **Attachments:**

- Schedule 'A': Orthophoto
- Schedule 'B': Official Plan and Zoning Map
- Schedule 'C': Property Details
- Schedule 'D': Site Plan & Elevations
- Schedule 'E': Conditions of Approval
- Schedule 'F': Township & Agency Comments

### **Recommended by:**

Nick Ainley, B.U.R.PI, Community Planner

Amy Cann, M.PL. MCIP, RPP, Director of Planning & Building

# Schedule 'A': OrthoPhoto



## Subject Lands:

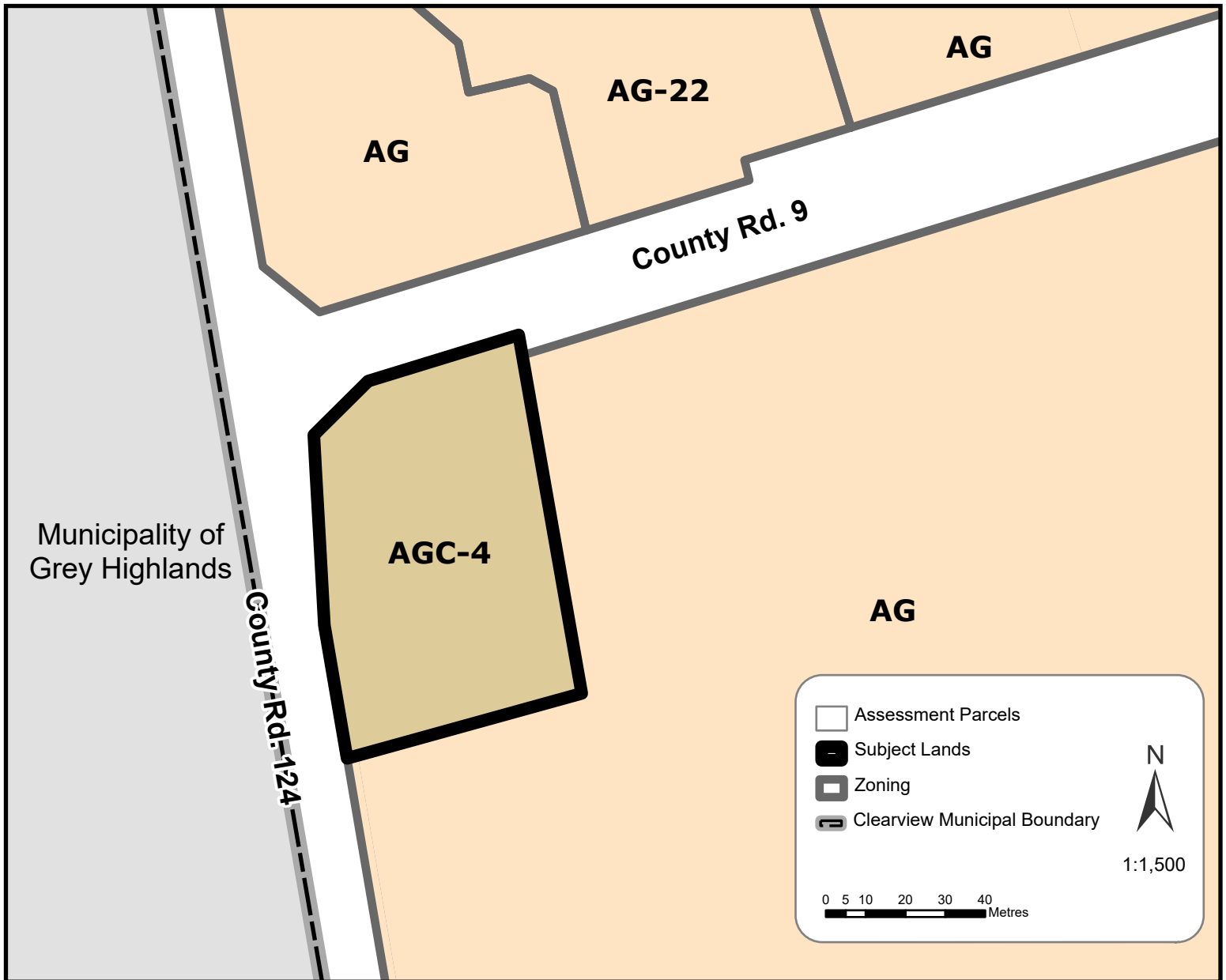
793175 COUNTY RD 124  
(4329-010-011-27200)

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CLEARVIEW  
TOWNSHIP


# Schedule 'B': Planning Policy



## Zoning Code, Zoning Description

AG, AGRICULTURAL  
 AG-22, AGRICULTURAL EXCEPTION 22  
 AGC-4, AGRICULTURALLY RELATED COMMERCIAL EXCEPTION 4

## Official Plan 2024 Designations

 Rural  
 Agricultural

## Subject Lands:

793175 COUNTY RD 124  
 (4329-010-011-27200)

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# SCHEDULE C



## PROPERTY DETAILS

<b>Property Information</b>	<b>Detail</b>
Civic Address	793175 County Road 124, Clearview
Roll Number	432901001127200
Legal Description	793175 COUNTY RD 124 CON 12;W PT LOT 3 PL 51R19815 PART;1
Site Frontage	81.5 m County Road 124 / 43.2 m County Road 9
Site Depth	91 m
Site Area	0.52 ha
Existing Structures	Two (2) Commercial Buildings
Road Access/Frontage	County Road 124 & County Road 9

<b>Available Servicing</b>	<b>Detail</b>
Potable Water	n/a (Private Services)
Wastewater	n/a (Private Services)
Stormwater	n/a

<b>Planning Policy</b>	<b>Detail</b>
Simcoe County Official Plan	Rural
Township Official Plan	Rural
Township Zoning By-law 06-54, as amended	Agriculturally Related Commercial Exception (AGC-4)
The property is also subject Hazard Land (FP) Overlay which indicates that this area is subject to the Fill Regulation under the Nottawasaga Valley Conservation Authority (NVCA).	

Schedule 'D': Site Plan & Elevations

HIGHVIEW SALES INC.

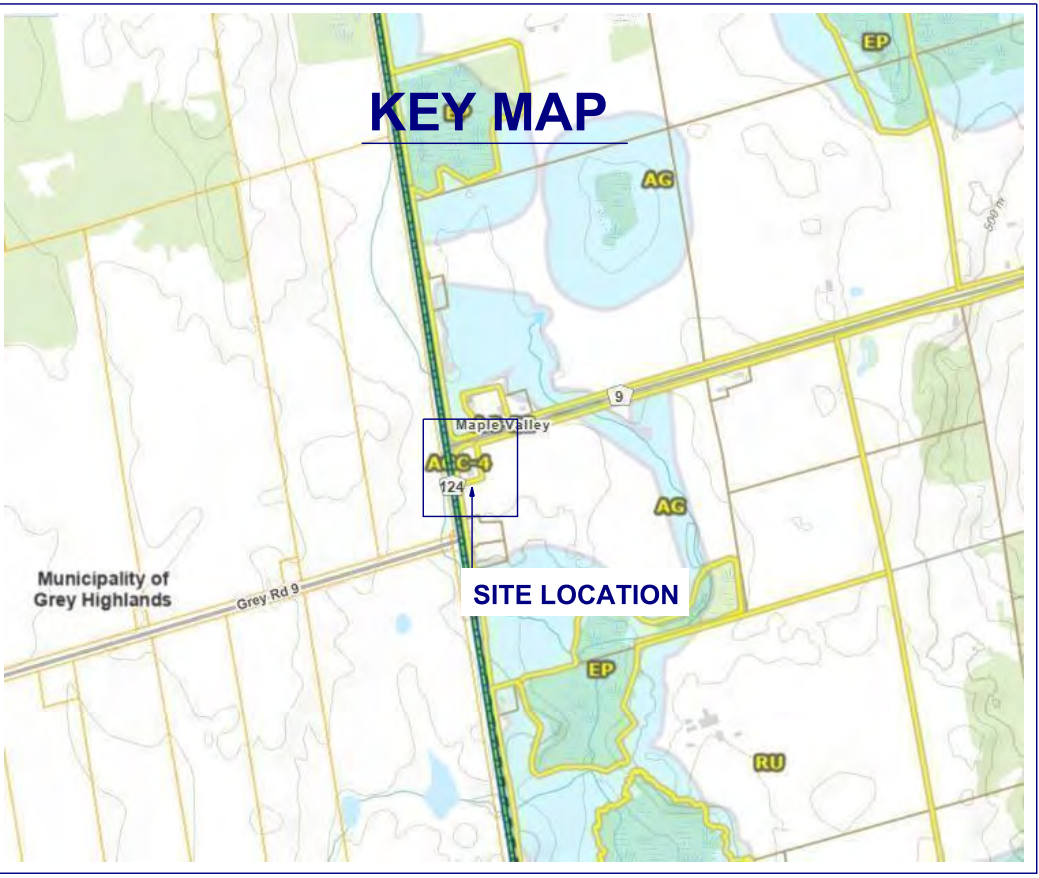


HIGHVIEW SALES INC  
793175 COUNTY ROAD 124  
TOWNSHIP OF CLEARVIEW  
LEGAL; CON 12 PT LT 3  
519-748-8707  
DATE: 01-22-2025

PARCEL  
10145 COUNTY RD 9  
432901001127101  
(SAME OWNER)

SOLAR PANELS TO SUPPLY FARM BUILDINGS  
AND THIS PROPOSED SHOP

132 METERS FROM SHOP TO SFR ON  
ADJACENT AGRICULTURAL FARM  
SIZED LOT



## ZONING TABLE

ZONING PROVISIONS	REQUIRED	PROVIDED
MIN. LOT AREA	0.5 HA	5251 SQ M EXISTING 4827.70M2 AFTER ROAD WIDENING & SITE TRIANGLE
MIN. LOT FRONTAGE	30 M	43.23M
FRONT YARD SETBACK	10 M	23.26M
SIDEYARD SETBACK	7 M	7.53M
EXT. SIDEYARD SETBACK	10M	33.83M
REAR YARD SETBACK	7M	7.476M
MAX. BUILDING HEIGHT	15M	9.27M
MAX. LOT COVERAGE	60%	17%
<b>BUILDING DETAILS</b>	<b>EXISTING</b>	<b>PROPOSED</b>
RETAIL AREA	245.87 SQ.M	205.52 SQ. M
STORAGE/WORK AREA	325.42 SQ.M	565.62 SQ.M
LOADING AREA		49 SQ.M

Zoning; Agriculturally Related Commercial Exception(AGC4)

closest type A land use

COUNTY ROAD 9

EXISTING ENTRANCE

AREA TO BE PAVED

EXISTING PAVEMENT

existing storage/work area

existing retail area

proposed lot line after county road widening

EXISTING ENTRANCE

existing lot line for 10145 county rd 9

GRAVEL SHOULDER

COUNTY ROAD 124

PAVED AREA OF COUNTY ROAD 124

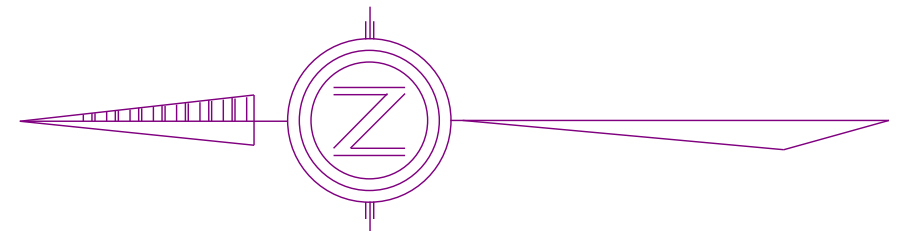
COUNTY RD 124

NVCA BOUNDARY

CULVERT

STREAM

lot line between county road 124 & pt lot 80



Highview Sales Inc.  
793175 County Rd 124  
Clearview Township  
legal: con 12 pt lt 3  
519-748-8707

Saturday, March 1, 2025

Drawing Scale  
1-115

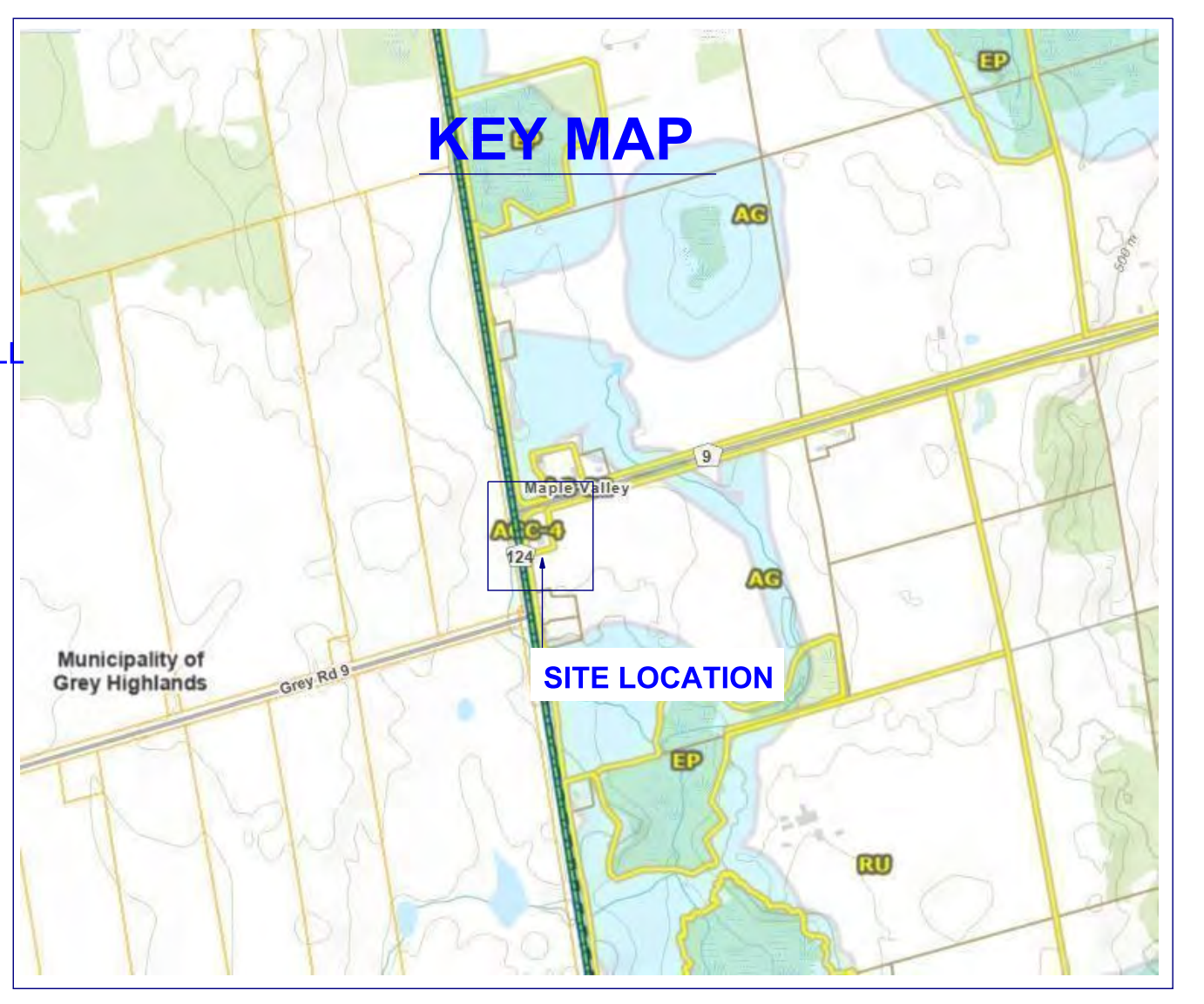
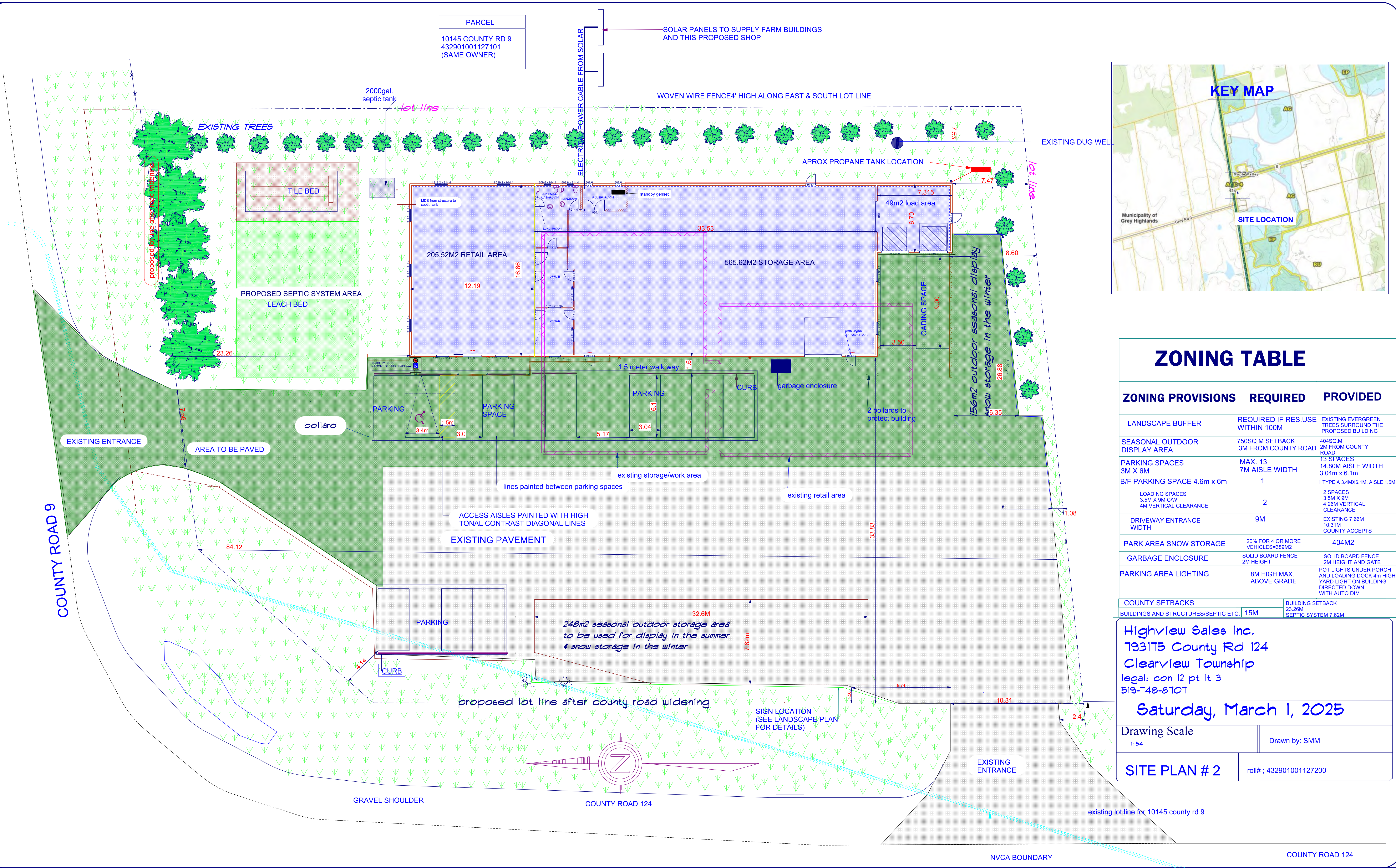
Drawn by: SMM

SITE PLAN # 1

roll# : 432901001127200

PARCEL  
10145 COUNTY RD 9  
432901001127101  
(SAME OWNER)

SOLAR PANELS TO SUPPLY FARM BUILDINGS  
AND THIS PROPOSED SHOP



### ZONING TABLE

ZONING PROVISIONS	REQUIRED	PROVIDED
LANDSCAPE BUFFER	REQUIRED IF RES. USE WITHIN 100M	EXISTING EVERGREEN TREES SURROUND THE PROPOSED BUILDING
SEASONAL OUTDOOR DISPLAY AREA	750SQ.M SETBACK 3M FROM COUNTY ROAD	404SQ.M 2M FROM COUNTY ROAD
PARKING SPACES 3M X 6M	MAX. 13 7M AISLE WIDTH	13 SPACES 14.80M AISLE WIDTH 3.04m x 6.1m
B/F PARKING SPACE 4.6m x 6m	1	1 TYPE A 3.4MX6.1M, AISLE 1.5M
LOADING SPACES 3.5M X 9M C/W 4M VERTICAL CLEARANCE	2	2 SPACES 3.5M X 9M 4.26M VERTICAL CLEARANCE
DRIVEWAY ENTRANCE WIDTH	9M	EXISTING 7.66M 10.31M COUNTY ACCEPTS
PARK AREA SNOW STORAGE	20% FOR 4 OR MORE VEHICLES=389M2	404M2
GARBAGE ENCLOSURE	SOLID BOARD FENCE 2M HEIGHT	SOLID BOARD FENCE 2M HEIGHT AND GATE
PARKING AREA LIGHTING	8M HIGH MAX. ABOVE GRADE	POT LIGHTS UNDER PORCH AND LOADING DOCK 4m HIGH, YARD LIGHT ON BUILDING DIRECTED DOWN WITH AUTO DIM
COUNTY SETBACKS	BUILDINGS AND STRUCTURES/SEPTIC ETC. 15M	BUILDING SETBACK 23.20M SEPTIC SYSTEM 7.62M

Highview Sales Inc.  
793175 County Rd 124  
Clearview Township  
legal: con 12 pt lt 3  
519-748-8707

Saturday, March 1, 2025

Drawing Scale 1:154  
Drawn by: SMM

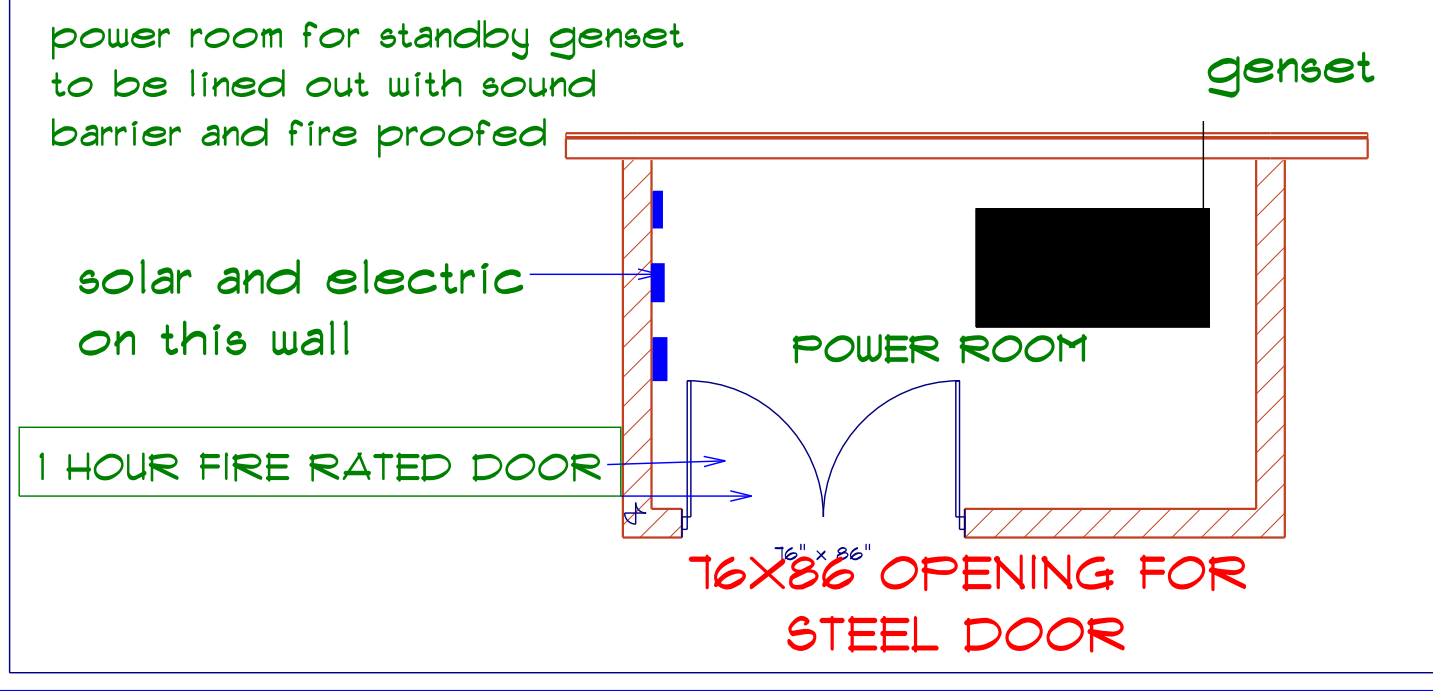
SITE PLAN # 2 roll# : 432901001127200

existing lot line for 10145 county rd 9

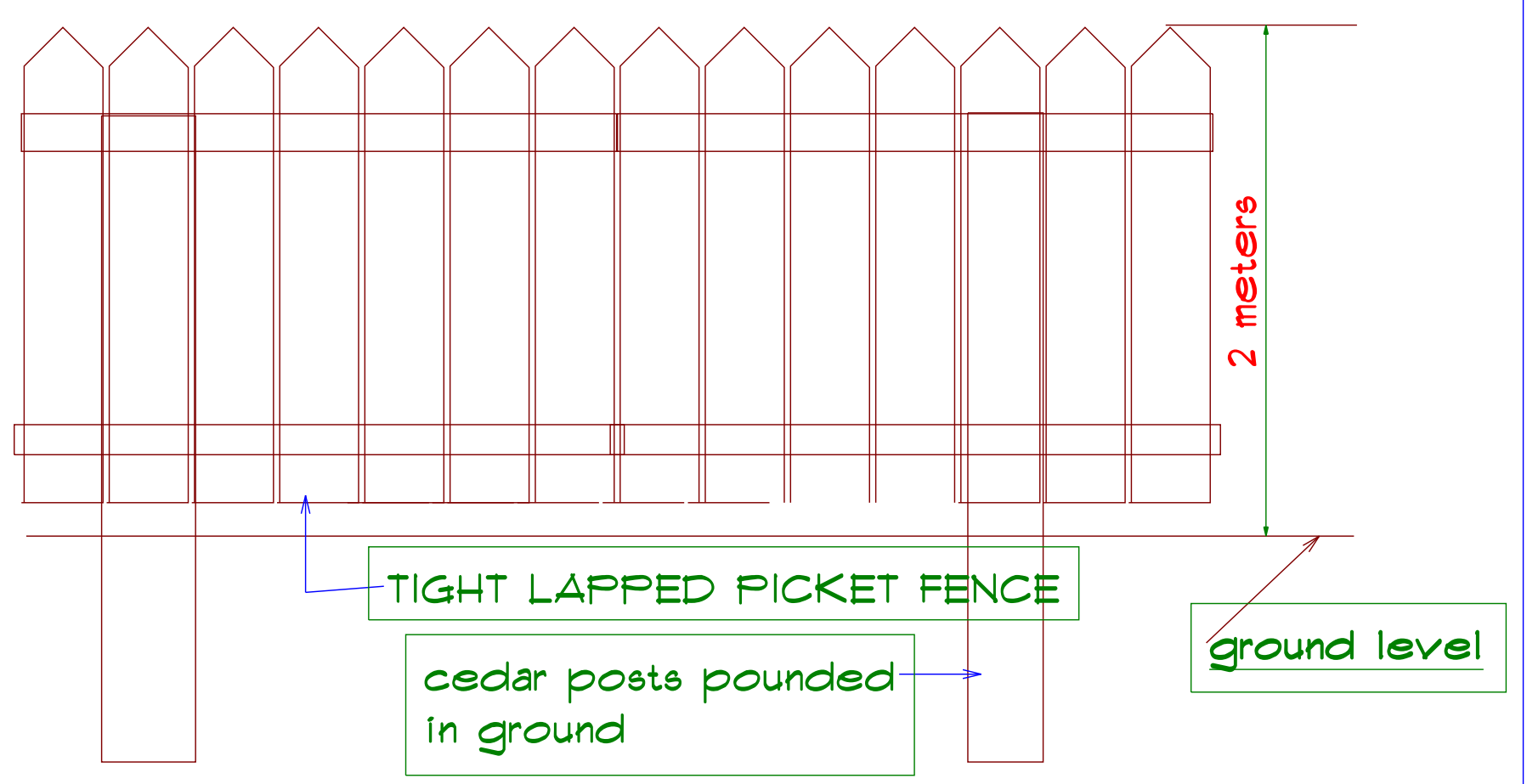
COUNTY ROAD 124

# LANDSCAPE NOTES

EXISTING TREES TO REMAIN ALONG NORTH AND EAST LOT LINES, EXISTING TREES TO BE REMOVED AT THE CORNER OF COUNTY ROAD 9 AND 124 FOR STORMWATER MANAGEMENT PURPOSES, AND EXISTING GRASSED AREAS TO REMAIN AS SHOWN IN DRAWINGS, EXISTING TREES ARE MAINLY CONIFEROUS TREES AND VARY IN SIZE FROM 4 METERS TO 10 METERS WITH 13 CONIFEROUS TREES ALONG 124 AND 9 CORNER WHICH WILL BE REMOVED, AND THE REST OF TREES ALONG COUNTY RD 9 AND EASTERN AND SOUTH LOT LINE, SOME TREES PARTIALLY ON COUNTY ROAD ALLOWANCE, (COUNTY ADVISED THESE CAN STAY)

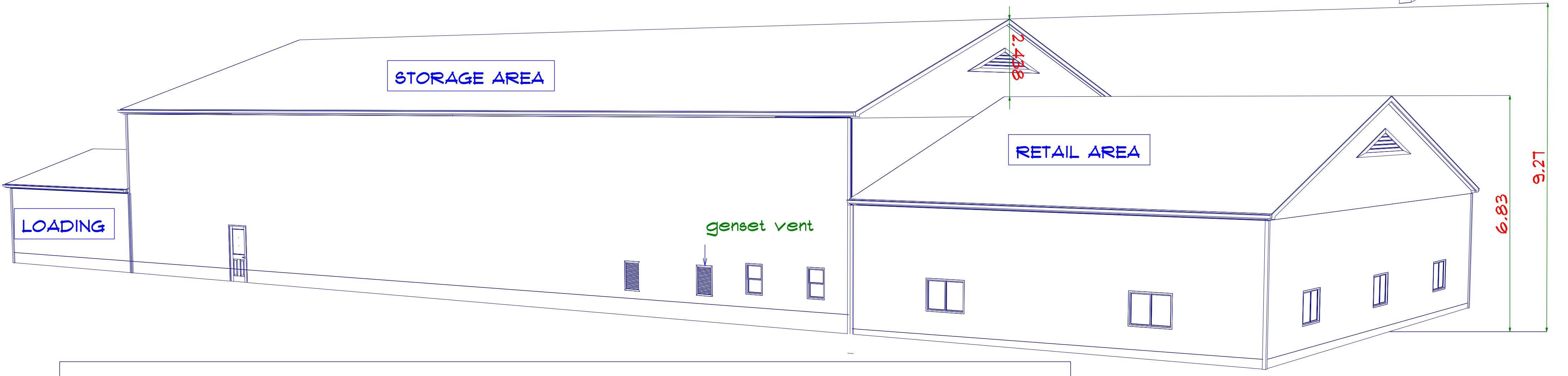
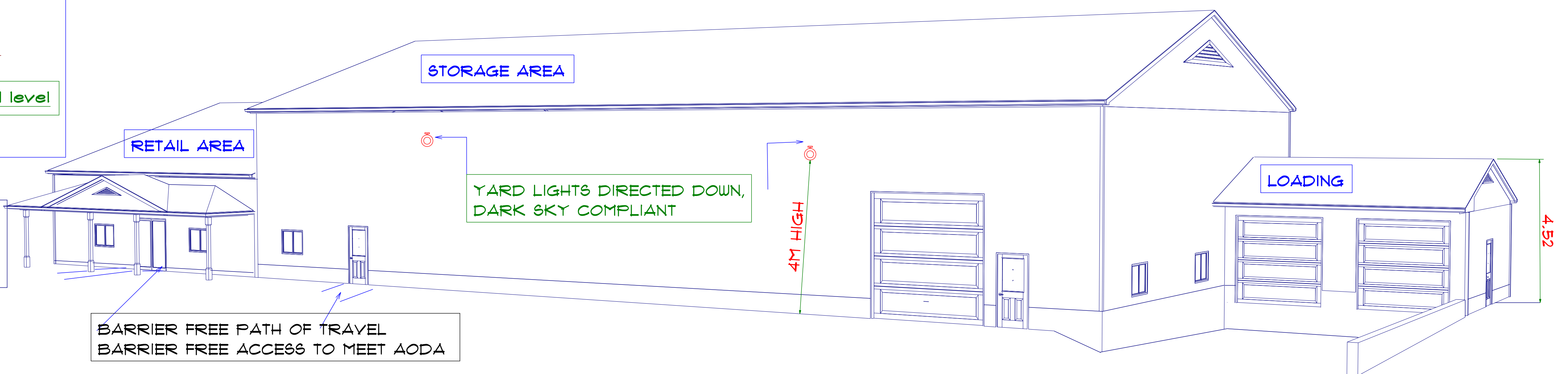


## GARBAGE BIN FENCE DETAILS



## GARBAGE BIN ENCLOSURE DETAILS

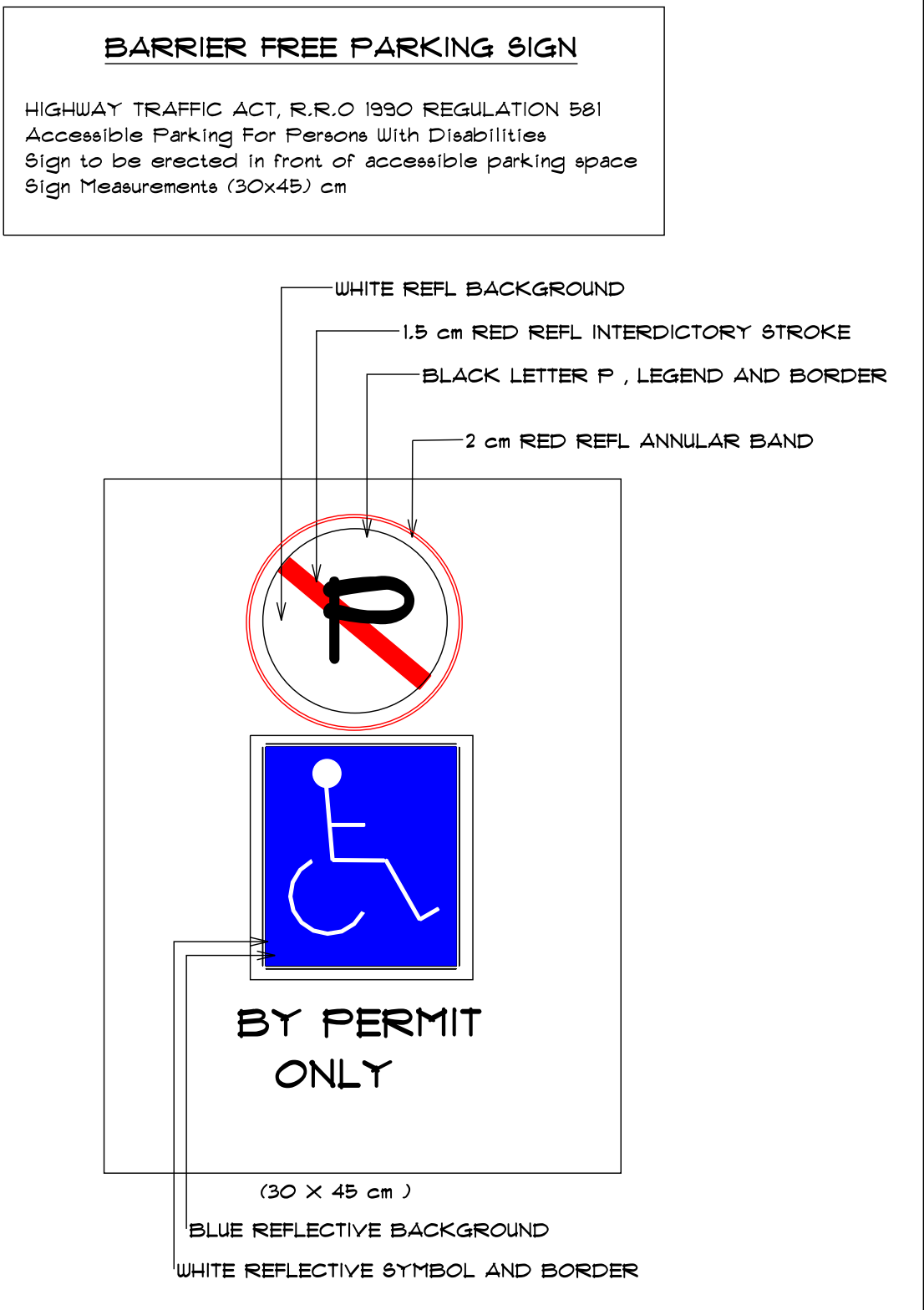
GARBAGE BIN TO BE ENCLOSED WITH A TIGHT LAPPED PICKET FENCE MIN 2 METERS HIGH  
 PICKET FENCE GATE TO BE A HINGED GATE C/W A SPRING LATCH TO KEEP CLOSED



## SIGN DETAILS

Proposed Advertisement Sign on property at County Road 124 entrance.  
 Size - 1 sq. metres  
 Height - 4 metres  
 Location - 1.5m from lot line and driveway

HIGHVIEW SALES INC.  
 CUSTOM FARM EQUIPMENT  
 ATTACHEMENTS AND  
 AGRICULTURAL PRODUCTS  
 "HONEY AND MAPLE SYRUP FORSALE"



Highview Sales Inc.  
 793175 County Rd 124  
 Clearview Township  
 legal: con 12 pt lt 3  
 519-748-8707

DATE : March 1 2025  
 scale: 1-39

ELEVATION VEIWS AND NOTES



# SCHEDULE E

## CONDITIONS OF APPROVAL – 793175 County Road 124

1) That prior to finalization of the Site Plan Agreement, **modification of the site plan package** be required to include the following to the satisfaction of the Township:

#	Condition
1.	That revised submission materials (plans, studies, drawings) be submitted to the Township as required to capture additional items arising out of ongoing project due diligence to the satisfaction of the Planning and Building Department and the Public Works Department.
2.	That the final approved Site Plan and final approved engineering plans shall be updated to show the following to the satisfaction of the Planning and Building Department: <ul style="list-style-type: none"><li>a) Site Plan drawing(s) No. 1 &amp; 2 shall be consolidated into one (1) single Site Plan drawing.</li><li>b) The 'Zoning Tables' within the two (2) existing Site Plan drawings shall be consolidated into a single table and reformatted to use consistent text and font size.</li><li>c) Reference to existing building identified in opaque red outline shall be removed from the Site Plan.</li><li>d) To prevent vehicle access and/or parking, the approximately 5.17 m wide proposed pedestrian accessway located between parking spaces no. 5 &amp; 6 that abut the commercial building shall be delineated for pedestrian access only.</li><li>e) To prevent vehicle access and/or parking, the approximately 1.5 m wide proposed pedestrian aisle located between the barrier-free accessible aisle and parking space no. 3 that abut the commercial building shall be delineated for pedestrian access only.</li><li>f) The proposed SWM facilities in northwest area of the site shall be identified on Site Plan.</li></ul>

#	Condition
	<p>g) The location of any existing trees that are to remain within the northwest area of the subject lands following inclusion of SMW facilities shall be identified on Site Plan.</p> <p>h) Snow storage calculation provided within 'Zoning Table' shall be updated to include the total area of all paved surfaces.</p> <p>i) Proposed curbing of barrier-free parking space shall be revised to not interfere with 1.5 m wide accessible aisle.</p> <p>j) A note shall be included on Site Plan confirming that all proposed signage will comply with the Township Sign By-law 20-43.</p> <p>k) Reference to the proposed underground 'Electrical Power Cable' providing secondary/supplemental solar electrical supply to the subject lands from the adjacent property to the east (i.e. 101045 County Road 9) shall be removed from Site Plan.</p>
3.	<p>The Owner shall confirm that the lot fabric and property boundaries of the subject lands identified within the Site Plan accurately reflects the lot fabric identified within Plan 51R-44695, following dedication of required road widening(s) (i.e. Parts 1, 2 &amp; 3) to the County of Simcoe to the satisfaction of the Planning and Building Department.</p>
4.	<p>The Owner shall updated page one (1) of the submitted site plan package (i.e., 'perspective &amp; rendering' drawing) to include complete title block, including drawing name as well as drawing/plan number to the satisfaction of the Planning and Building Department.</p>
5.	<p>The Owner shall updated page five (5) of the submitted site plan package (i.e., 'floorplan' drawing) to include accurate title and drawing/plan number to the satisfaction of the Planning and Building Department.</p>
6.	<p>The Owner shall provide confirmation to the satisfaction of the Planning and Building Department that all requirements specified within the County of Simcoe comment letter dated March 26, 2025, and email dated April 16, 2025, appended to Staff Report PB-015-2025 have been completed to the satisfaction of the County of Simcoe Transportation and Engineering Department, including:</p> <ul style="list-style-type: none"> <li>• Part 1 and Part 3 (on Plan 51R-44695) to be transferred to the County as Road Widening and Part 2 (on Plan 51R-44695) to be transferred to the County as a Daylight Triangle.</li> <li>• Apply for and receive Commercial Entrance Permit(s) for the Commercial Entrances.</li> <li>• Apply for an received a County of Simcoe variance to the permit the proposed septic system to be located within the County of Simcoe 15 m road allowance setback.</li> </ul>

#	Condition
7.	<p>The Owner is to provide the following reports and ensure they are signed and stamp by a Professional Engineer in good standing and registered in Ontario:</p> <ul style="list-style-type: none"> <li>a) Environmental Site Assessment Phase 1 to identifying areas of potential environmental concern and recommended mitigation methods.</li> <li>b) Functional Servicing Report to verify the adequacy of water, wastewater, and stormwater capacity to service the subject lands.</li> <li>c) Stormwater Management Report describing the proposed stormwater management system for the site; swale/culvert capacity calculations, sizing calculations.</li> <li>d) Geotechnical Report to reveal the subsurface conditions and to determine the relevant soil properties for the design and construction of pavement and storm water management infrastructures.</li> <li>e) Hydrogeological Report to determine the seasonal high groundwater elevation and confirm adequate separation from the bottom of any storm water management infrastructure and building slab.</li> <li>f) An overall site Operations &amp; Maintenance Manual, based on the Township's O &amp; M Manual Requirements for Private Developments.</li> </ul>
8.	<p>The Owner is to provide the following drawings and ensure they are signed and stamp by a Professional Engineer in good standing and registered in Ontario:</p> <ul style="list-style-type: none"> <li>a) Erosion And Sediment Control Plan</li> <li>b) Site Grading Plan</li> <li>c) Site Servicing Plan</li> <li>d) Notes &amp; Details Plan</li> </ul>
9.	<p>The Owner is to incorporate, the following modifications and/or clarifications to the Servicing and Stormwater Management Report:</p> <ul style="list-style-type: none"> <li>e) Runoff coefficients adjusted for rainfall events greater than the 10-yr storm.</li> <li>f) Stormwater management (SWM) section to provide a discussion on water balance.</li> </ul>

#	Condition
	<ul style="list-style-type: none"> <li>g) Provide an emergency overflow with erosion protection to the SWM facility.</li> <li>h) Demonstrate that a subsurface storage component is being provided to achieve 80% TSS removal.</li> <li>i) Additional information on the trench drain discharge and demonstrate the trench drain has an adequate outlet.</li> <li>j) Demonstrate that runoff from the south catchment area (ID 201) will be directed away from the property boundary via a swale and conveyed to a SWM feature.</li> </ul>
10.	<p>The Owner is to incorporate the following modifications and/or clarifications to the engineering drawings:</p> <ul style="list-style-type: none"> <li>a) Ensure that all symbols and information included in the drawings are legible and a legend is provided.</li> <li>b) Ensure that a key plan, a north arrow, and the description of the benchmarks are shown on all drawings.</li> <li>c) Identify the access/driveway width.</li> <li>d) Provide the following on the Erosion and Sediment Control Plan: <ul style="list-style-type: none"> <li>i. Silt fence, mud mat, construction access.</li> </ul> </li> <li>e) Provide the following on the Site Grading Plan: <ul style="list-style-type: none"> <li>i. location of downspouts, discharging to a hard surface or splash pad.</li> <li>ii. Borehole locations and groundwater measurements.</li> <li>iii. Finished floor elevation, top of foundation wall elevation, observed seasonal high groundwater elevation.</li> <li>iv. Elevations/grades to demonstrate positive drainage on the site conveyed to the SWM infrastructure.</li> </ul> </li> <li>f) Provide a Notes &amp; Details Plan that includes the following: <ul style="list-style-type: none"> <li>i. A detail of the SWM facilities to be constructed (Infiltration basin, soak away pit, swale, etc.).</li> </ul> </li> </ul>

#	Condition
	<p>ii. Asphalt/pavement design, lap joint, curbing, "no parking/fire route" signage, any other required signage.</p> <p>g) Add the following notes to the Notes &amp; Details Plan:</p> <ul style="list-style-type: none"> <li>• "Prior to the commencement of any works on the site, siltation fence is to be installed on the perimeter of the property and at all locations as shown on the accepted for construction engineering drawings. The siltation fence shall remain in place until the disturbed areas have been permanently stabilized, and construction activity has ceased."</li> <li>• "Siltation controls are to be in place prior to the start of site works and be maintained for the duration of construction".</li> <li>• "The underside of building slab shall be located at a minimum of 0.4 m above the observed seasonal high groundwater elevation. Should the groundwater elevation be observed to be higher than previously recorded, at the start of the building construction, the building slab elevation shall be raised to ensure the 0.4 m separation is achieved."</li> </ul>
11.	The Owner is to provide a detailed estimated cost of the site works, both internal and external for review and acceptance by Public Works Staff.

2) That the Owner enter into a **Site Plan Agreement** with the Township, which will be registered on title, requiring among other matters:

#	Condition
1.	Provision of a three-year timeframe for completion of all works with the final dates to be specified in the Site Plan Agreement.
2.	That at such time as Site Plan Agreement is signed, the applicant shall remit payment of the site plan securities in the amount of which is 25% of security cost estimate of internal works and 110% for external works that will be provided as a condition of the site plan approval.
3.	<p>The Owner is advised that prior to Public Works/Engineering supporting the signing of the Site Plan Agreement, the following items shall be incorporated into the Site Plan Agreement to our satisfaction:</p> <p>a) The Owner agrees that following the completion of the Site Works, to provide written certification, by a qualified Engineer that the</p>

#	Condition
	<p>completed stormwater management system and site grading have been completed in accordance with the accepted for construction drawings, specifications, Town Standards and fulfil the recommendations of the approved Stormwater Management Report.</p> <p>b) The Owner agrees to provide fees for the review of Engineering related matters in accordance with the Township's Development Engineering Review Fee Policy.</p> <p>c) That the Owner agrees to provide perpetual maintenance, for the life of the development, of all installed stormwater works and any recommendations of the approved Stormwater Management Report.</p> <p>d) The Owner acknowledges and agrees that stormwater management quantity controls are not to be removed or altered without prior approval from the Township. The Owner further acknowledges that the unapproved removal of any quantity controls may result in flooding within the Owner's building and/or property and lands external to the Owners.</p>
4.	<p>The Owner shall provide confirmation that all requirements specified within the County of Simcoe comment letter dated March 26, 2025, and email dated April 16, 2025, appended to Staff Report PB-015-2025 have been completed to the satisfaction of the County of Simcoe Transportation and Engineering Department, including:</p> <ul style="list-style-type: none"> <li>• Part 1 and Part 3 (on Plan 51R-44695) to be transferred to the County as Road Widening and Part 2 (on Plan 51R-44695) to be transferred to the County as a Daylight Triangle.</li> <li>• Apply for and receive Commercial Entrance Permit(s) for the Commercial Entrances.</li> <li>• Apply for an received a County of Simcoe variance to the permit the proposed septic system to be located within the County of Simcoe 15 m road allowance setback.</li> </ul>
5.	<p>The Owner acknowledges that the Lands are not serviced by municipal water infrastructure and/or fire hydrants and that adequate water supply flows for fire protection from these sources is not available to the Lands.</p> <p>The Municipality accepts no responsibility or liability for any implications of this deficiency. The Owner is advised that may wish to provide additional and supplementary on-site fire water storage at their own expense and discretion.</p>
6.	<p>The Owner acknowledges and agrees to implement any and all requirements necessary for the remediation of contaminated areas of the subject lands as specified within the Phase One and/or Phase Two</p>

#	Condition
	Environmental Site Assessment (ESA) required in support of the proposed commercial redevelopment of the subject lands to the satisfaction of the Public Works Department.

# Schedule F - Township & Agency Comments

**Colin Ens Funk**

---

**From:** Zahir, Amjad (MTO) <Amjad.Zahir@ontario.ca>  
**Sent:** March 12, 2025 8:44 AM  
**To:** Clearview Planning Team  
**Subject:** RE: Request for Comment & Conditions of Approval - Site Plan Application 2025-012-SP (793175 County Road 124, Clearview)

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

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Hello

The Ministry of Transportation (MTO) has no comments or concerns regarding the proposed development located at 793175 County Road 124, Clearview, as the location is outside the MTO permit control area.

Should you require further clarification, please feel free to reach out.

## **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:** Tuesday, March 11, 2025 4:20 PM  
**To:** Todd Patton <tpatton@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>; Terry Vachon <tvachon@clearview.ca>; Amy Cann <acann@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Dan White <dwhite@clearview.ca>; dmowat@alderville.ca; consultation@alderville.ca; bfnchief@chimnissing.ca; consultations <consultations@chimnissing.ca>; keithk@curvelake.ca; paigew <paigew@curvelake.ca>; consultation@curvelake.ca; natasha.charles@georginaisland.com; donna.bigcanoe <donna.bigcanoe@georginaisland.com>; tedw@ramafirstnation.ca; consultation <consultation@ramafirstnation.ca>; environmentoffice@saugeenojibwaynation.ca; consultations <consultations@wendake.ca>; consultations@metisnation.org; consultations@metisnation.org; k.a.sandy-mckenzie <k.a.sandy-mckenzie@rogers.com>; Planning Dept <planning@nvca.on.ca>; Ian Ockenden <iockenden@nvca.on.ca>; Planning.notices@simcoe.ca; Doherty, Chris <chris.doherty@simcoe.ca>; Rice, Corey <Corey.Rice@simcoe.ca>; LPUConsents@mpac.ca; BEHRENS, Willy <willy.behrens@canadapost.postescanada.ca>; NEC Owen Sound (MNR) <necowensound@ontario.ca>; Bushey, Christine <Christine.bushey@smdhu.org>; Christine Hyde <chyde@smcgsb.on.ca>; planningdept@smcgsb.on.ca; Kirton, Katie <kkirton@scdsb.on.ca>; Bartmann, Kristen <kbartmann@scdsb.on.ca>; Nunes, Carina <cnunes@scdsb.on.ca>; Clee, Sandy <sclee@scdsb.on.ca>; planninganddevelopment@bell.ca; Municipal Planning <municipalplanning@enbridge.com>; LandUsePlanning@HydroOne.com; tburrell@epcor.com; mmehta@epcor.com; Wilson, Jody <jwilson@epcor.com>;


simcoecirculations@rci.rogers.com; 'Ontario Power Generation (executivevp.lawanddevelopment@opg.com)' <executivevp.lawanddevelopment@opg.com>; Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>; Augurusa, Romeo (MTO) <Romeo.Augurusa@ontario.ca>; Zahir, Amjad (MTO) <Amjad.Zahir@ontario.ca>; NoticeReview@infrastructureontario.ca; ARA Approvals (MNR) <ARAApprovals@ontario.ca>; clerks@greyhighlands.ca  
**Subject:** Request for Comment & Conditions of Approval - Site Plan Application 2025-012-SP (793175 County Road 124, Clearview)

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

Good afternoon,

Please find attached a Request for Comment & Conditions of Approval for development at the abovementioned address. The current Site Plan application seeks to demolish the existing commercial building(s) located on the site and build a new approx. 206 m2 commercial building to be used for Farmer's Co-Operative Retail Store with a approx. 566 m2 storage area and an approx. 49 m2 loading area. The development of the site will include retaining the existing entrances onto County Road 124 & County Road 9 and the current paved surfaced area. The proposed parking and loading area as well as the entrance onto County Road 9 are all proposed to be paved. There are 13 parking spaces proposed with one being an accessible parking space.

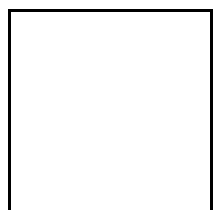
All submission material submitted for review and comment can be accessed via the following link:

 [Site Plan Application 2025-012-SP \(793175 County Road 124 - Highview Sales Inc.\)](#)

Please submit comments to [plan@clearview.ca](mailto:plan@clearview.ca) on or before March 31<sup>st</sup>, 2025.

Please contact the Community Planner assigned to the file with questions or if you are unable to provide comment by this date.

Best regards,  
**Nick Ainley, B.U.R.PL**  
Community Planner  
Township of Clearview  
(705) 428-6230 ext. 242  
[nainley@clearview.ca](mailto:nainley@clearview.ca)



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## Colin Ens Funk

---

**From:** ARA Approvals (MNR) <ARAApprovals@ontario.ca>  
**Sent:** March 13, 2025 11:09 AM  
**To:** Clearview Planning Team  
**Subject:** RE: Request for Comment & Conditions of Approval - Site Plan Application 2025-012-SP (793175 County Road 124, Clearview)

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Good Morning

ARA does not comment on such approvals

*Best Regards,  
Sandii, on behalf of the Aggregate section*



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---

**From:** Clearview Planning Team <plan@clearview.ca>  
**Sent:** Tuesday, March 11, 2025 4:20 PM  
**To:** Todd Patton <tpatton@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha HelmKay <shelmkay@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amy Cann <acann@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Dan White <dwhite@clearview.ca>; dmowat@alderville.ca; consultation@alderville.ca; bfnchief@chimnissing.ca; consultations <consultations@chimnissing.ca>; keithk@curvelake.ca; paigew <paigew@curvelake.ca>; consultation@curvelake.ca; natasha.charles@georginaisland.com; donna.bigcanoe <donna.bigcanoe@georginaisland.com>; tedw@ramafirstnation.ca; consultation <consultation@ramafirstnation.ca>; environmentoffice@saugeenobjibwaynation.ca; consultations <consultations@wendake.ca>; consultations@metisnation.org; consultations@metisnation.org; k.a.sandy-mckenzie <k.a.sandy-mckenzie@rogers.com>; Planning Dept <planning@nvca.on.ca>; Ian Ockenden <iockenden@nvca.on.ca>; Planning.notices@simcoe.ca; Doherty, Chris <chris.doherty@simcoe.ca>; Rice, Corey <Corey.Rice@simcoe.ca>; LPUConsents@mpac.ca; BEHRENS, Willy <willy.behrens@canadapost.postescanada.ca>; NEC Owen Sound (MNR) <necowensound@ontario.ca>; Bushey, Christine <Christine.bushey@smdhu.org>; Christine Hyde <chyde@smcdsb.on.ca>; planningdept@smcdsb.on.ca; Kirton, Katie <kkirton@scdsb.on.ca>; Bartmann, Kristen <kbartmann@scdsb.on.ca>; Nunes, Carina <cnunes@scdsb.on.ca>; Clee, Sandy <sclee@scdsb.on.ca>;


planninganddevelopment@bell.ca; Municipal Planning <municipalplanning@enbridge.com>; LandUsePlanning@HydroOne.com; tburrell@epcor.com; mmehta@epcor.com; Wilson, Jody <jwilson@epcor.com>; simcoecirculations@rci.rogers.com; 'Ontario Power Generation (executivevp.lawanddevelopment@opg.com)' <executivevp.lawanddevelopment@opg.com>; Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>; Augurusa, Romeo (MTO) <Romeo.Augurusa@ontario.ca>; Zahir, Amjad (MTO) <Amjad.Zahir@ontario.ca>; NoticeReview@infrastructureontario.ca; ARA Approvals (MNR) <ARAApprovals@ontario.ca>; clerks@greyhighlands.ca  
**Subject:** Request for Comment & Conditions of Approval - Site Plan Application 2025-012-SP (793175 County Road 124, Clearview)

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Good afternoon,

Please find attached a Request for Comment & Conditions of Approval for development at the abovementioned address. The current Site Plan application seeks to demolish the existing commercial building(s) located on the site and build a new approx. 206 m2 commercial building to be used for Farmer's Co-Operative Retail Store with a approx. 566 m2 storage area and an approx. 49 m2 loading area. The development of the site will include retaining the existing entrances onto County Road 124 & County Road 9 and the current paved surfaced area. The proposed parking and loading area as well as the entrance onto County Road 9 are all proposed to be paved. There are 13 parking spaces proposed with one being an accessible parking space.

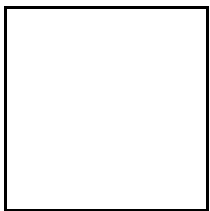
All submission material submitted for review and comment can be accessed via the following link:

 [Site Plan Application 2025-012-SP \(793175 County Road 124 - Highview Sales Inc.\)](#)

Please submit comments to [plan@clearview.ca](mailto:plan@clearview.ca) on or before March 31<sup>st</sup>, 2025.

Please contact the Community Planner assigned to the file with questions or if you are unable to provide comment by this date.

Best regards,  
**Nick Ainley, B.U.R.PL**  
Community Planner  
Township of Clearview  
(705) 428-6230 ext. 242  
[nainley@clearview.ca](mailto:nainley@clearview.ca)



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**From:** [Municipal Planning](#)  
**To:** [Clearview Planning Team](#); [Nick Ainley](#)  
**Subject:** RE: Request for Comment & Conditions of Approval - Site Plan Application 2025-012-SP (793175 County Road 124, Clearview)  
**Date:** March 14, 2025 3:22:43 PM  
**Attachments:** [image001.png](#)

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Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:  
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

The applicant will contact Enbridge Gas Customer Service at 1-877-362-7434 prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Willie Cornelio** CET (he/him)  
Sr Analyst, Municipal Planning  
**Engineering**

**ENBRIDGE**  
TEL: 416-495-6411  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**

---

**From:** Clearview Planning Team <plan@clearview.ca>  
**Sent:** Tuesday, March 11, 2025 4:20 PM  
**To:** Todd Patton <tpatton@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>; Terry Vachon <tvachon@clearview.ca>; Amy Cann <acann@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Dan White <dwhite@clearview.ca>; dmowat@alderville.ca;

consultation@alderville.ca; bfnchief@chimnissing.ca; consultations@chimnissing.ca;  
keithk@curvelake.ca; paigew@curvelake.ca; consultation@curvelake.ca;  
natasha.charles@georginaisland.com; donna.bigcanoe@georginaisland.com;  
tedw@ramafirstnation.ca; consultation@ramafirstnation.ca;  
environmentoffice@saugeenojibwaynation.ca; consultations@wendake.ca;  
consultations@metisnation.org; consultations@metisnation.org; k.a.sandy-mckenzie@rogers.com;  
Planning Dept <planning@nvca.on.ca>; iockenden@nvca.on.ca; Planning.notices@simcoe.ca;  
Doherty, Chris <chris.doherty@simcoe.ca>; Rice, Corey <Corey.Rice@simcoe.ca>;  
LPUConsents@mpac.ca; BEHRENS, Willy <willy.behrens@canadapost.postescanada.ca>; NEC Owen  
Sound (MNR) <necowensound@ontario.ca>; Christine.Bushey@smdhu.org; chyde@smcddb.on.ca;  
planningdept@smcddb.on.ca; Kirton, Katie <kkirton@scdsb.on.ca>; Bartmann, Kristen  
<kbartmann@scdsb.on.ca>; Nunes, Carina <cnunes@scdsb.on.ca>; Sandy Clee, SCDSB  
<sclee@scdsb.on.ca>; planninganddevelopment@bell.ca; Municipal Planning  
<MunicipalPlanning@enbridge.com>; LandUsePlanning@HydroOne.com; tburrell@epcor.com;  
mmehta@epcor.com; Wilson, Jody <jwilson@epcor.com>; simcoecirculations@rci.rogers.com;  
'Ontario Power Generation (executivevp.lawanddevelopment@opg.com)'  
<executivevp.lawanddevelopment@opg.com>; Mulrenin, Colin (MTO) <colin.mulrenin@ontario.ca>;  
Augurusa, Romeo (MTO) <Romeo.Augurusa@ontario.ca>; amjad.zahir <amjad.zahir@ontario.ca>;  
NoticeReview@infrastructureontario.ca; ARAApprovals@ontario.ca; clerks@greyhighlands.ca  
**Subject:** [External] Request for Comment & Conditions of Approval - Site Plan Application 2025-012-  
SP (793175 County Road 124, Clearview)

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Good afternoon,

Please find attached a Request for Comment & Conditions of Approval for development at the abovementioned address. The current Site Plan application seeks to demolish the existing commercial building(s) located on the site and build a new approx. 206 m2 commercial building to be used for Farmer's Co-Operative Retail Store with a approx. 566 m2 storage area and an approx. 49 m2 loading area. The development of the site will include retaining the existing entrances onto County Road 124 & County Road 9 and the current paved surfaced area. The proposed parking and loading area as well as the entrance onto County Road 9 are all proposed to be paved. There are 13 parking spaces proposed with one being an accessible parking space.

All submission material submitted for review and comment can be accessed via the following link:

[Site Plan Application 2025-012-SP \(793175 County Road 124 - Highview Sales Inc.\)](#)

Please submit comments to [plan@clearview.ca](mailto:plan@clearview.ca) on or before March 31<sup>st</sup>, 2025.

Please contact the Community Planner assigned to the file with questions or if you are unable to provide comment by this date.

Best regards,

**Nick Ainley, B.U.R.PL**

Community Planner

Township of Clearview

(705) 428-6230 ext. 242

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

Clearview Township



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## Colin Ens Funk

---

**From:** Ian Ockenden <iockenden@nvca.on.ca>  
**Sent:** March 14, 2025 10:34 AM  
**To:** Clearview Planning Team  
**Subject:** Re: Request for Comment & Conditions of Approval - Site Plan Application 2025-012-SP (793175 County Road 124, Clearview)

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Hi Nick and the Clearview Planning Team,  
I have reviewed the site plan application (file 2025-012-SP) for 793175 County Road 124 against the policies of Source Water Protection under the Clean Water Act. There are no policies that apply to this property, therefore, I have no concerns.

Regards,  
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:** Clearview Planning Team <plan@clearview.ca>  
**Sent:** Tuesday, March 11, 2025 4:20 PM  
**To:** Todd Patton <tpatton@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha HelmKay <shelmkay@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amy Cann <acann@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Dan White <dwhite@clearview.ca>; dmowat@alderville.ca <dmowat@alderville.ca>; consultation@alderville.ca <consultation@alderville.ca>; bfnchief@chimnissing.ca <bfnchief@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@saugeenajibwaynation.ca <environmentoffice@saugeenajibwaynation.ca>; consultations@wendake.ca <consultations@wendake.ca>; consultations@metisnation.org <consultations@metisnation.org>; consultations@metisnation.org

<consultations@metisnation.org>; k.a.sandy-mckenzie@rogers.com <k.a.sandy-mckenzie@rogers.com>; Planning Dept <Planning@nvca.on.ca>; lan Ockenden <iockenden@nvca.on.ca>; Planning.notices@simcoe.ca <Planning.notices@simcoe.ca>; Doherty, Chris <chris.doherty@simcoe.ca>; Rice, Corey <Corey.Rice@simcoe.ca>; LPUConsents@mpac.ca <LPUConsents@mpac.ca>; BEHRENS, Willy <willy.behrens@canadapost.postescanada.ca>; NEC Owen Sound (MNR) <necowensound@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>; Kirton, Katie <kkirton@scdsb.on.ca>; Bartmann, Kristen <kbartmann@scdsb.on.ca>; Nunes, Carina <cnunes@scdsb.on.ca>; Sandy Clee, SCDSB <sclee@scdsb.on.ca>; planninganddevelopment@bell.ca <planninganddevelopment@bell.ca>; Municipal Planning <municipalplanning@enbridge.com>; LandUsePlanning@HydroOne.com <LandUsePlanning@HydroOne.com>; tburrell@epcor.com <tburrell@epcor.com>; mmehta@epcor.com <mmehta@epcor.com>; Wilson, Jody <jwilson@epcor.com>; simcoecirculations@rci.rogers.com <simcoecirculations@rci.rogers.com>; 'Ontario Power Generation (executivevp.lawanddevelopment@opg.com)' <executivevp.lawanddevelopment@opg.com>; Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>; Augurusa, Romeo (MTO) <Romeo.Augurusa@ontario.ca>; Zahir, Amjad (MTO) <amjad.zahir@ontario.ca>; NoticeReview@infrastructureontario.ca <NoticeReview@infrastructureontario.ca>; ARAApprovals@ontario.ca <ARAApprovals@ontario.ca>; clerks@greyhighlands.ca <clerks@greyhighlands.ca>

**Subject:** Request for Comment & Conditions of Approval - Site Plan Application 2025-012-SP (793175 County Road 124, Clearview)

Good afternoon,

Please find attached a Request for Comment & Conditions of Approval for development at the abovementioned address. The current Site Plan application seeks to demolish the existing commercial building(s) located on the site and build a new approx. 206 m<sup>2</sup> commercial building to be used for Farmer's Co-Operative Retail Store with a approx. 566 m<sup>2</sup> storage area and an approx. 49 m<sup>2</sup> loading area. The development of the site will include retaining the existing entrances onto County Road 124 & County Road 9 and the current paved surfaced area. The proposed parking and loading area as well as the entrance onto County Road 9 are all proposed to be paved. There are 13 parking spaces proposed with one being an accessible parking space.

All submission material submitted for review and comment can be accessed via the following link:

 [Site Plan Application 2025-012-SP \(793175 County Road 124 - Highview Sales Inc.\)](#)

Please submit comments to [plan@clearview.ca](mailto:plan@clearview.ca) on or before March 31<sup>st</sup>, 2025.

Please contact the Community Planner assigned to the file with questions or if you are unable to provide comment by this date.

Best regards,

**Nick Ainley, B.U.R.PL**

Community Planner

Township of Clearview

(705) 428-6230 ext. 242

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



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# MEMORANDUM

<b>DATE:</b> 21 March 2025	<b>Project No:</b> 2025-012SP
<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> Nick Ainley	<b>DEPT:</b> Planning Department
<b>FROM:</b> Scott McLeod	<b>DEPT:</b> Building Department
<b>RE:</b> RE: Site Plan 2025-012SP 793175 County Road 124	

Further to our review of the proposal I would offer the following comments for your consideration.

1. The Building Department has not received building permit application(s) to date for the proposed development and as such a detailed analysis has not occurred with regards to the proposed building(s).
2. Please note a detailed analysis has not occurred with regards to the proposed septic system. A detailed analysis of the impacts of on the septic system will occur as part of the detailed building permit submissions in the future.
3. We note that a data matrix has not been provided as part of this submission contrary to the comments provided. Data matrix form to be completed.
4. The plans that have accompanied this submission have been stamped for "structural only" a coordinating designer of record is required Architectural, mechanical, site services and electrical.
5. The Building Department has no additional comments to add to our previous comments from Pre-Consultation Inquiry 123-044 dated February 29, 2024.

Based on our review the Building Department has no additional comments for proposed development 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.,  
Chief Building Official  
cc:



March 26, 2025

VIA EMAIL

Nick Ainley  
Community Planner  
217 Gideon Street,  
Stayner, ON, L0M 1S0

**RE: Site Plan Approval Application for a Farmer's Co-Operative Retail Store  
793175 County Road 124  
Township of Clearview  
Municipal File No.: 2025-012-SP  
County File No.: CV-SPC-2501**

Thank you for circulating the County on this application for Site Plan approval for comments. It is understood that the applicants are proposing to demolish the existing commercial structures located on the site and build a new 206 square metre commercial building to be used for Farmer's Co-Operative Retail Store, along with a 566 square metre storage area and a 49 square metre loading area.

The property has frontage onto County Road 124 and County Road 9.

### **Planning Comments**

County Planning staff have no concerns with the proposed Site Plan application.

### **Transportation and Engineering**

The County Transportation and Engineering Department have provided the following comments:

1. An Engineering Review Application form and applicable fees will be required for each submission.
2. The County of Simcoe Entrance By-law No. 5544 regulates the construction, alteration or change in the use of any private or public entranceway, gate or other structure or facility that permits access to a County Road.

The County has no record of the existing entrances onto the County Road, if an entrance permit can not be provided, a Commercial Entrance Permit will be required for the Commercial Entrances.

3. The County of Simcoe Setback By-law No. 5604 regulates the location of buildings and other structures within 45 metres of lands adjacent to County Roads. Any new buildings and other structures must be located 15 metres from any requested road allowance



widening. Structures include, but aren't limited to: buildings, septic systems and fields, wells and retaining walls.

As the applicant has noted, the septic system is located within the 15-metre setback and that the Owner is required to apply to the County of Simcoe for a variance to reduce the setback.

4. The County is satisfied that the applicant has identified and transferred the requested road widening and daylight triangle on Plan 51R-33695 received and deposited on September 11, 2024.
5. The County of Simcoe is satisfied with the Stormwater Management Report and find it to be acceptable and has no comments or concerns with it at this time.

If you require any further information regarding the above comments, please do not hesitate to contact the Transportation and Engineering Department.

County Planning staff request that the County be circulated on all future notices related to this proposal, and that these be directed to [planning.notices@simcoe.ca](mailto:planning.notices@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](mailto:Milandeep.bhutta@simcoe.ca)

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

**From:** [Rice, Corey](#)  
**To:** [Nick Ainley](#); [Bhutta, Milandeep](#)  
**Subject:** RE: County Comments - 793175 County Rd 124  
**Date:** April 16, 2025 2:58:47 PM

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Good afternoon Nick,

I apologize for the confusion surrounding this application's transfer of land ownership but to clarify, the County requires both Part 1 and Part 3 (on Plan 51R-44695) to be transferred to the County as Road Widening and Part 2 (on Plan 51R-44695) to be transferred to the County as a Daylight Triangle. This correction has been communicated to the applicant and our legal department is working with the applicant and their lawyer to complete this land transfer, however as of this date, the land ownership transfer has not been completed and remains outstanding.

And as discussed and as a FYI – The Setback Variance and Entrance Permits have been received and are currently under review, but also remain outstanding as of today.

I hope this information is helpful, however please do not hesitate to reach out to me if you require anything further.

Sincerely,

**Corey Rice**

**Engineering Technician II**

The County of Simcoe, Transportation and Engineering Department

1110 Highway 26, Midhurst, Ontario L0L 1X0

Tel: 705-726-9300 Ext 1076

Cell: 705-627-2623

---

**From:** Nick Ainley <nainley@clearview.ca>

**Sent:** Tuesday, April 15, 2025 2:18 PM

**To:** Rice, Corey <Corey.Rice@simcoe.ca>; Bhutta, Milandeep <milandeep.bhutta@simcoe.ca>

**Subject:** RE: County Comments - 793175 County Rd 124

Hi Milandeep & Corey,

Staff are currently working to finalize our recommendation report for conditional site plan approval for the above noted property and was hoping the County's Transportation and Engineering Dept. could help clarify road widening requirements for the site. As part of the complete Site Plan application package the applicant did provide **Plan 51R-44695** (see attached) that identifies Parts 1, 2 & 3, which are understood to be the required road widenings blocks to be dedicated to the County. In the County comment letter dated March 26, 2025, it appears County staff have confirmed that Parts 1 & 2 have already been 'transferred' to the County under a separate Plan (i.e. Plan 51R-33695).

However, as the existing lot fabric for the site available on our digital mapping does not appear to have changed to reflect these transfers, I was hoping to confirm the following:

1. Can county staff confirm that Parts 1 & 2 (i.e., County Road 124 and sight triangle) have already been dedicated to the County?
2. Does the County still require dedication of Part 3 on **Plan 51R-44695** for a road widening block along County Road 9?

Thank you in advance.

Best regards,

**Nick Ainley, B.U.R.PL**

Community Planner

Township of Clearview

(705) 428-6230 ext. 242

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

In Office (Monday-Wednesday & Friday)

Remote Work (Thursday)

---

**From:** Bhutta, Milandeep <[milandeep.bhutta@simcoe.ca](mailto:milandeep.bhutta@simcoe.ca)>

**Sent:** March 26, 2025 3:20 PM

**To:** Nick Ainley <[nainley@clearview.ca](mailto:nainley@clearview.ca)>

**Cc:** Thompson, Tiffany <[Tiffany.Thompson@simcoe.ca](mailto:Tiffany.Thompson@simcoe.ca)>; Rice, Corey <[Corey.Rice@simcoe.ca](mailto:Corey.Rice@simcoe.ca)>

**Subject:** County Comments - 793175 County Rd 124

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Good afternoon Nick,

Please see county comments attached and 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

## Colin Ens Funk

---

**From:** LANDUSEPLANNING <LandUsePlanning@HydroOne.com>  
**Sent:** March 31, 2025 4:53 PM  
**To:** Clearview Planning Team  
**Subject:** Clearview - 793175 County Road 124 (Roll no. 432901001127200) - 2025-012-SP

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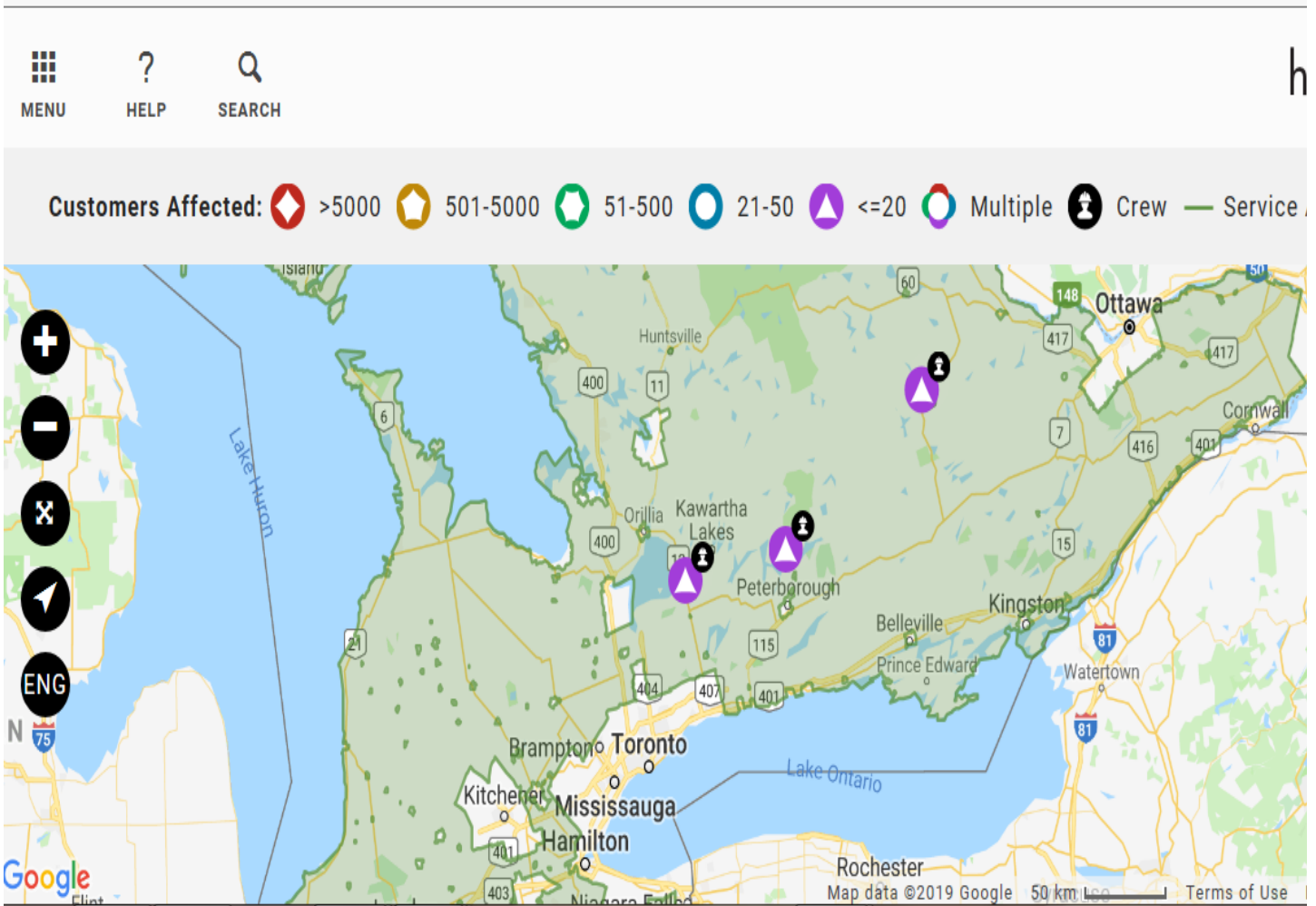
Hello,

We are in receipt of your Application for Site Plan, 2025-012-SP dated 2025-03-11. 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](mailto: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](mailto: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](mailto:LandUsePlanning@HydroOne.com)

**From:** [Davin Metheral](#)  
**To:** [Nick Ainley](#)  
**Subject:** RE: Request for Comment & Conditions of Approval - Site Plan Application 2025-012-SP (793175 County Road 124, Clearview)  
**Date:** April 15, 2025 4:56:05 PM  
**Attachments:** [~WRD000.jpg](#)  
[image002.png](#)

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.

Hi Nick,

Thanks for reaching out about this.

Based on my review of the site, and the comments noted within the pre-consultation the natural hazards appear to be overestimated; therefore, a permit from the NVCA is not required. You may move ahead with the conditional approval without any conditions from the NVCA.

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

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**From:** Nick Ainley <[nainley@clearview.ca](mailto:nainley@clearview.ca)>  
**Sent:** Tuesday, April 15, 2025 3:34 PM  
**To:** Davin Metheral <[dmetheral@nvca.on.ca](mailto:dmetheral@nvca.on.ca)>  
**Subject:** FW: Request for Comment & Conditions of Approval - Site Plan Application 2025-012-SP (793175 County Road 124, Clearview)

Hi Davin,

Staff are currently working to finalize our recommendation report for conditional site plan approval for the above noted property and wanted to touch base to see if NVCA were planning on providing any additional comment in support of the application. I note that NVCA did previously provide the attached comments as part of the initial pre-con, but wasn't sure if there were any addition comments to add? Additionally, if no additional comments are proposed. Could you confirm if a permit from the NVCA is required. I note that the attached comments note in part the following:

- *“A permit will be required from NVCA prior to construction or grading on regulated portions of this property in accordance with Ontario Regulation 172/06 (the Authority’s Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation)”.*
- *“The submitted concept plan indicates that minimal parking spaces encroach within the mapped meander erosion hazard which technical staff have confirmed is overestimated and located on the adjacent side of County Road 124 from the watercourse. Staff have no concerns with the location of the proposed development, and a permit will not be required”.*

Thanks!

Best regards,

**Nick Ainley, B.U.R.PL**

Community Planner

Township of Clearview

(705) 428-6230 ext. 242

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

In Office (Monday-Wednesday & Friday)

Remote Work (Thursday)

---

**From:** Clearview Planning Team

**Sent:** March 11, 2025 4:20 PM

**To:** Todd Patton <tpatton@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha HelmKay <shelmkay@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amy Cann <acann@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Dan White <dwhite@clearview.ca>; dmowat@alderville.ca; consultation@alderville.ca; bfnchief@chimnissing.ca; consultations@chimnissing.ca; keithk@curvelake.ca; paigew@curvelake.ca; consultation@curvelake.ca; natasha.charles@georginaisland.com; donna.bigcanoe@georginaisland.com; tedw@ramafirstnation.ca; consultation@ramafirstnation.ca; environmentoffice@saugeenojibwaynation.ca; consultations@wendake.ca; consultations@metisnation.org; consultations@metisnation.org; k.a.sandy-mckenzie@rogers.com; Planning Dept <planning@nvca.on.ca>; iockenden@nvca.on.ca; Planning.notices@simcoe.ca; Doherty, Chris <chris.doherty@simcoe.ca>; Rice, Corey <Corey.Rice@simcoe.ca>; LPUConsents@mpac.ca; BEHRENS, Willy <willy.behrens@canadapost.postescanada.ca>; NEC Owen Sound (MNR) <necowensound@ontario.ca>; Christine.Bushey@smdhu.org; chyde@smcde.on.ca;

planningdept@smcdsb.on.ca; Kirton, Katie <kkirton@scdsb.on.ca>; Bartmann, Kristen <kbartmann@scdsb.on.ca>; Nunes, Carina <cnunes@scdsb.on.ca>; Sandy Clee, SCDSB <sclee@scdsb.on.ca>; planninganddevelopment@bell.ca; Municipal Planning <municipalplanning@enbridge.com>; LandUsePlanning@HydroOne.com; tburrell@epcor.com; mmehta@epcor.com; Wilson, Jody <jwilson@epcor.com>; simcoecirculations@rci.rogers.com; 'Ontario Power Generation (executivevp.lawanddevelopment@opg.com)' <executivevp.lawanddevelopment@opg.com>; Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>; Augurusa, Romeo (MTO) <Romeo.Augurusa@ontario.ca>; Zahir, Amjad (MTO) <amjad.zahir@ontario.ca>; NoticeReview@infrastructureontario.ca; ARAApprovals@ontario.ca; clerks@greyhighlands.ca

**Subject:** Request for Comment & Conditions of Approval - Site Plan Application 2025-012-SP (793175 County Road 124, Clearview)

Good afternoon,

Please find attached a Request for Comment & Conditions of Approval for development at the abovementioned address. The current Site Plan application seeks to demolish the existing commercial building(s) located on the site and build a new approx. 206 m2 commercial building to be used for Farmer's Co-Operative Retail Store with a approx. 566 m2 storage area and an approx. 49 m2 loading area. The development of the site will include retaining the existing entrances onto County Road 124 & County Road 9 and the current paved surfaced area. The proposed parking and loading area as well as the entrance onto County Road 9 are all proposed to be paved. There are 13 parking spaces proposed with one being an accessible parking space.

All submission material submitted for review and comment can be accessed via the following link:

[Site Plan Application 2025-012-SP \(793175 County Road 124 - Highview Sales Inc.\)](#)

Please submit comments to [plan@clearview.ca](mailto:plan@clearview.ca) on or before March 31<sup>st</sup>, 2025.

Please contact the Community Planner assigned to the file with questions or if you are unable to provide comment by this date.

Best regards,

**Nick Ainley, B.U.R.PL**

Community Planner

Township of Clearview

(705) 428-6230 ext. 242

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



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# MEMORANDUM

<b>DATE:</b> 16 April 2025	<b>Project No:</b> 2025-012
<b>PROJECT:</b> 793175 County Road 124 – Highview Sales- Site Plan	
<b>TO:</b> Nick Ainley	<b>DEPT:</b> Planning
<b>FROM:</b> Patti Kennedy Christine Taggart	<b>DEPT:</b> Public Works /Engineering
<b>RE:</b> Development Engineering Site Plan Conditions	

<b>Title</b>	<b>Prepared By</b>	<b>Date (latest revision)</b>
Hydrogeological Investigation Proposed Commercial Development 793175 County Road 124, Clearview, Ontario	GEI Consultants	October 18, 2024
Water Well and Pump Evaluation	Tom Gillies	March 11, 2025
Site Plan Drawings and Building Elevations		March 1, 2025
Phase II Environmental Assessment	Chung & Vanderdoelen Engineering Ltd.	Sept. 19, 2012
Servicing and Stormwater Management Report	Van Harten	Feb. 27, 2025
Geotechnical Report	GEI Consultants	Dec. 6, 2024
Traffic Opinion Letter	Tatham Engineering	Dec. 19, 2024

**The comments and conditions below as well as the attached comments are made based on the documents, reports, and drawings listed above.**

1. The Owner is to provide the following reports and ensure they are signed and stamped by a Professional Engineer in good standing and registered in Ontario:
  - a) Environmental Site Assessment Phase 1 to identifying areas of potential environmental concern and recommended mitigation methods.
  - b) Functional Servicing Report to verify the adequacy of water, wastewater, and stormwater capacity to service the subject lands.
  - c) Stormwater Management Report describing the proposed stormwater management system for the site; swale/culvert capacity calculations, sizing calculations.

- d) Geotechnical Report to reveal the subsurface conditions and to determine the relevant soil properties for the design and construction of pavement and storm water management infrastructures.
  - e) Hydrogeological Report to determine the seasonal high groundwater elevation and confirm adequate separation from the bottom of any storm water management infrastructure and building slab.
  - f) An overall site Operations & Maintenance Manual, based on the Township's O & M Manual Requirements for Private Developments.
2. The Owner is to provide the following drawings and ensure they are signed and stamp by a Professional Engineer in good standing and registered in Ontario:
- a) Erosion And Sediment Control Plan
  - b) Site Grading Plan
  - c) Site Servicing Plan
  - d) Notes & Details Plan
3. The Owner is to incorporate, the following modifications and/or clarifications to the Servicing and Stormwater Management Report:
- a) Runoff coefficients adjusted for rainfall events greater than the 10-yr storm.
  - b) Stormwater management (SWM) section to provide a discussion on water balance.
  - c) Provide an emergency overflow with erosion protection to the SWM facility.
  - d) Demonstrate that a subsurface storage component is being provided to achieve 80% TSS removal.
  - e) Additional information on the trench drain discharge and demonstrate the trench drain has an adequate outlet.
  - f) Demonstrate that runoff from the south catchment area (ID 201) will be directed away from the property boundary via a swale and conveyed to a SWM feature.
4. The Owner is to incorporate the following modifications and/or clarifications to the engineering drawings:
- a) Ensure that all symbols and information included in the drawings are legible and a legend is provided.
  - b) Ensure that a key plan, a north arrow, and the description of the benchmarks are shown on all drawings.
  - c) Identify the access/driveway width.
  - d) Provide the following on the Erosion and Sediment Control Plan:
    - i. Silt fence, mud mat, construction access.

- e) Provide the following on the Site Grading Plan:
- i. location of downspouts, discharging to a hard surface or splash pad.
  - ii. Borehole locations and groundwater measurements.
  - iii. Finished floor elevation, top of foundation wall elevation, observed seasonal high groundwater elevation.
  - iv. Elevations/grades to demonstrate positive drainage on the site conveyed to the SWM infrastructure.
- f) Provide a Notes & Details Plan that includes the following:
- v. A detail of the SWM facilities to be constructed (Infiltration basin, soak away pit, swale, etc.)
  - vi. Asphalt/pavement design, lap joint, curbing, “no parking/fire route” signage, any other required signage.
- g) Add the following notes to the Notes & Details Plan:
- “Prior to the commencement of any works on the site, siltation fence is to be installed on the perimeter of the property and at all locations as shown on the accepted for construction engineering drawings. The siltation fence shall remain in place until the disturbed areas have been permanently stabilized, and construction activity has ceased.”
  - “Siltation controls are to be in place prior to the start of site works and be maintained for the duration of construction”.
  - “The underside of building slab shall be located at a minimum of 0.4 m above the observed seasonal high groundwater elevation. Should the groundwater elevation be observed to be higher than previously recorded, at the start of the building construction, the building slab elevation shall be raised to ensure the 0.4 m separation is achieved.”
5. The Owner is to provide a detailed estimated cost of the site works, both internal and external for review and acceptance by Public Works Staff.
6. The Owner is advised that prior to Public Works/Engineering supporting the signing of the Site Plan Agreement, the following items shall be incorporated into the Site Plan Agreement to our satisfaction:
- (a) The Owner agrees that following the completion of the Site Works, to provide written certification, by a qualified Engineer that the completed stormwater management system and site grading have been completed in accordance with the accepted for construction drawings, specifications, Town Standards and fulfil the recommendations of the approved Stormwater Management Report.

- (b) The Owner agrees to provide fees for the review of Engineering related matters in accordance with the Township's Development Engineering Review Fee Policy.
- (c) That the Owner agrees to provide **perpetual maintenance**, for the life of the development, of all installed **stormwater** works and any recommendations of the approved Stormwater Management Report.
- (d) The Owner acknowledges and agrees that **stormwater management quantity controls are not to be removed or altered** without prior approval from the Township. The Owner further acknowledges that the unapproved removal of any quantity controls may result in flooding within the Owner's building and/or property and lands external to the Owners.

The appended R.J. Burnside comments are for the owner's information and may provide additional clarification.

Trusting this is satisfactory. However, should you have any questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,

Reviewed and accepted by,

Christine Taggart  
Development Technologist

Patti Kennedy, C.E.T.  
Manger of Engineering



April 8, 2025

**Via: Email (pkennedy@clearview.ca)**

Patti Kennedy, C.E.T.  
Manager of Engineering  
Township of Clearview  
217 Gideon Street, P.O. Box 200  
Stayner ON L0M 1S0

Dear Patti:

**Re: Township of Clearview  
793175 County Road 124  
Project No.: 300057875.0000**

We have reviewed the documents for the first submission of a proposed Site Plan application for an agricultural commercial building located at County Road 9 and County Road 124, in the Township of Clearview. Our comments have been provided in tabular format on the enclosed Project Comment Form.

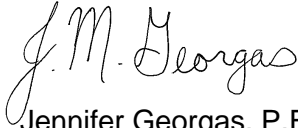
The following documents were included in the submission received March 17, 2025:

Title	Author	Revision Date
Hydrogeological Investigation Proposed Commercial Development 793175 County Road 124, Clearview, Ontario	GEI Consultants	October 18, 2024
Water Well and Pump Evaluation	Tom Gillies	March 11, 2025
Site Plan Drawings and Building Elevations		March 1, 2025
Phase II Environmental Assessment	Chung & Vanderdoelen Engineering Ltd.	September 19, 2012
Servicing and Stormwater Management Report	Van Harten	February 27, 2025
Geotechnical Report	GEI Consultants	December 6, 2024
Traffic Opinion Letter	Tatham Engineering	December 19, 2024

We trust the attached comments will be of assistance. Should you have any questions, please call our office.

Yours truly,

**R.J. Burnside & Associates Limited**

A handwritten signature in black ink that reads "J.M. Georgas". The signature is written in a cursive, flowing style.

Jennifer Georgas, P.Eng.  
JMG:jmg

Enclosure      Project Comment Form  
                         Site Operations and Maintenance Manual Guide

cc:      Christine Taggart, Township of Clearview, Via: Email (ctaggart@clearview.ca)

250408 Kennedy 793175 CR124  
2025-04-08 10:06 AM

**Project Comment Form – Internal Review Comments**

<b>Project Name:</b>	793175 County Road 124		
<b>Project File Number (Municipal):</b>	2025-012-SP	<b>Project File Number (Burnside):</b>	300057875
<b>Reviewer:</b>	R.J. Burnside & Associates	<b>Date of current comments:</b>	April 8, 2025

Most Current Document Reviewed		
Title	Author	Report or Drawing Date (latest revision)
Hydrogeological Investigation Proposed Commercial Development 793175 County Road 124, Clearview, Ontario	GEI Consultants	October 18, 2024
Water Well and Pump Evaluation	Tom Gillies	March 11, 2025
Site Plan Drawings and Building Elevations		March 1, 2025
Phase II Environmental Assessment	Chung & Vanderdoelen Engineering Ltd.	September 19, 2012
Servicing and Stormwater Management Report	Van Harten	February 27, 2025
Geotechnical Report	GEI Consultants	December 6, 2024
Traffic Opinion Letter	Tatham Engineering	December 19, 2024

Comments:														
	1 <sup>st</sup> Submission (March 2025)	Developer's Response	2 <sup>nd</sup> Submission	Developer's Response	3 <sup>rd</sup> Submission	Developer's Response								
	<b>General</b>													
1.	As acknowledged in the application letter, a Designated Substance Survey is outstanding and to be provided once available. We note that the DSS will not hold up Site Plan approval, but is required prior to any building demolition.													
2.	While the generator will be located indoors, air and noise emissions will be exhausted outside; therefore, both air and noise emissions have to be assessed to ensure no negative impact on surrounding environment. In addition, the generator requires the Ministry of Environment, Conservation and Parks (MECP) approval to operate. It should be registered under MECP <a href="#">Environmental Activity and Sector Registry (EASR)</a> .													
3.	There are two site plan drawings provided. Please clarify why or include only one site plan drawing with all required information and details.													
	<b>SWM and Servicing Report</b>													
4.	Provide estimated water usage calculations to confirm the water usage is less than the well yield.													
5.	We noted runoff coefficients calculated based on a value 0.90 for impervious area and 0.15 for pervious areas (landscaped) per the Nottawasaga Valley Conservation Authority Stormwater Technical Guide (Dec. 2013). The runoff coefficient shall be adjusted for rainfall events greater than the 10-yr storm. Runoff coefficient adjustment for 25-yr to 100-yr storm as per MTO design chart 1.07 as follows:													
	<table border="1"> <tr> <td>Return Period</td> <td>Runoff coefficient</td> </tr> <tr> <td>25-yr</td> <td>C25 = 1.1* C2-5</td> </tr> <tr> <td>50-yr</td> <td>C50 = 1.2* C2-5</td> </tr> <tr> <td>100-yr</td> <td>C100 = 1.25*C2-5</td> </tr> </table>	Return Period	Runoff coefficient	25-yr	C25 = 1.1* C2-5	50-yr	C50 = 1.2* C2-5	100-yr	C100 = 1.25*C2-5					
Return Period	Runoff coefficient													
25-yr	C25 = 1.1* C2-5													
50-yr	C50 = 1.2* C2-5													
100-yr	C100 = 1.25*C2-5													

Comments:						
	1 <sup>st</sup> Submission (March 2025)	Developer's Response	2 <sup>nd</sup> Submission	Developer's Response	3 <sup>rd</sup> Submission	Developer's Response
	The max C value should not be greater than 1.0 for applying adjustment.					
6.	Stormwater quality control is relying on infiltration to achieve 80% TSS removal. However, the proposed depression storage does not appear to be designed as an infiltration facility. A subsurface storage component is required, or another method of stormwater quality control should be investigated.  The SWM report is to provide a discussion on water balance.					
7.	The proposed depression storage facility is not designed with outlet control structure. Add an emergency overflow with erosion protection to the facility.					
8.	There is a small portion of the property in the northwest that falls under NVCA regulation. We acknowledge that the NVCA has commented during the pre-consultation phase that a Permit will not be required.					
9.	There is a proposed swale running parallel to the western property line. It appears drainage will spill towards the road prior to discharge to the storage facility. Additional gradings at the top of the bank located west of the proposed swale outlet to be provided. The swale side slope to be labeled.					
10.	Drawdown time for the proposed storage is more than 48 hours. Maintenance is required for the basin. A site wide O&M manual to be provided in future submission. A guide for the preparation of this manual is attached.					
11.	A reverse slope driveway at the loading space is proposed. The Grading Plan currently shows a low point at a trench drain in front of the building with no positive overland outlet. It is not clear how this trench drainage will be conveyed (i.e. PVC subdrains or cut-off swales). Additional information on the trench drain discharge should be provided. The Applicant should be aware that reverse slope driveways are typically not permitted by the Township to avoid flooding of the building when the trench drain becomes clogged or fails. Demonstrate that the trench drain has an adequate outlet.					
12.	Per site drainage plan, the south catchment area (Catchment ID 201) will be directed towards the adjacent properties, which is not acceptable. Regardless of ownership of the adjacent lands, private drainage shall be collected and conveyed to an adequate outlet. A grassed area with swale to convey drainage to an infiltration basin is required. Parking lot drainage requires quality and quantity control measures.					
	<b>Site Development Plan and Civil Drawings</b>					
13.	The proposed septic tank design is deferred to the Building department for review.					
14.	Fire protection is not discussed in the FSR, however, based on the email from the Fire Department, on site storage is not required. It is at the sole risk of the applicant not to have on site fire protection available.					
15.	"No Parking, Fire Access Route" signage to be provided in the Site Plan.					
16.	Infiltration basin to be shown on site plan. Add cross section of infiltration basin to civil drawings.					
17.	Clarify what is intended by the "curb" labeled and add a detail.					
18.	Add a details page to include asphalt make up, lap joint, curbing, erosion and sediment control details (silt fence, mud mad), etc all other details as required.					
19.	Construction access mud mat and associated detail to be shown in the ESC drawing. Construction mud mat should be lined by silt fence from the property line to the start of any on-site works.					
20.	A partial construction schedule is shown on the ESC plan. Please define how the construction will be sequenced to prevent sediment from entering the SWM facilities during construction.					
21.	In the Removal and ESC drawing, we noted two existing gas tanks will be relocated. However, the relocation of these two gas tanks was not referenced in the Site Plan. Please update the Site Plan for future submission.					

Comments:						
	1 <sup>st</sup> Submission (March 2025)	Developer's Response	2 <sup>nd</sup> Submission	Developer's Response	3 <sup>rd</sup> Submission	Developer's Response
22	Location of downspouts are to be shown on the site plan. The discharge should be directed towards the street as much as possible. Downspouts to discharge to hard surface or a splash pad.					
23	In the Site Plan drawing, please show the septic tank setback 15m distance from the building. Please show the setback distance for front yard, side yard, rear yard, and loading space setback to the south lot line.  We noted the Owner is proposing to apply for a Minor Variance to vary the zone provision for the setback for the dwelling to the east and loading space setback to the south parking lot; and septic tank setback within 15m. The requirements must be reflected in the site plan conditions.					
24	Borehole locations and ground water measurement should be clearly labeled in the grading drawing. Confirm adequate separation from the bottom of infiltration basin, and the basement slab.					
25	Add finished floor, top of foundation wall, etc to the grading plan. Add groundwater elevation to confirm adequate separation.					
26	Septic Tank corner grades are to be provided in the Grading Plan. Drainage to be directed away from and around beds to have less surface stormwater infiltration.					
27	Please show dimensions for parking space, aisle width, min Curb stops setback distance in front of parking space; dimensions for barrier free parking space size plus 1.5m aisle on civil drawings. Barrier free parking sign post to be shown in Curb line.					
28	Please ensure railing is provided per OBC if needed and label it in the grading plan. Retaining wall design to be completed by professional engineer.					
29	The road radius at the intersection of County Road 124 and County Road 9 to be labeled on Grading Plan. Please label the entrance width.					
30	Asphalt and granular base details to be shown in the drawing. Per FSR, we noted that a Geotechnical Engineer should be retained to review the suitability of the existing asphalt and granular to be utilized as subgrade for the parking lot resurfacing.					
31	Any work undertaken within the right-of way (ROW) of Simcoe County Road 9 should be coordinated with the County prior to the start of the construction. Restoration of the ROW to equal or better conditions is required.					
32	Some trees on the property are planned to be removed. Tree removal shall be done during the proper window to avoid nesting season. This should be noted in the drawing. Tree protection barriers should be shown and details to be provided in the ESC drawing.					
33	The following general notes to be added to drawing: <ul style="list-style-type: none"> <li>Sediment and erosion control measures shall be implemented to prevent migration of silt and sediment from the subject lot to any adjacent lot, including municipal right-of-way. Special care shall be taken to ensure that silt and sediment laden surface water does not enter any watercourses or environmentally sensitive area, either overland or through the storm drainage system.</li> <li>All downspouts, sump pump and other drainage discharge points shall discharge onto a splash pad or approved equivalent.</li> <li>The owner is responsible for obtaining utility and servicing location including solar panel connection prior to any works being undertaken.</li> <li>The underside of floor slab and associated drains shall be entirely located at a minimum of 0.4 meters above the seasonal high groundwater levels. The high groundwater elevation shall be raised, with corresponding increase in construction elevations, if higher groundwater conditions are evident at the time of construction. The high groundwater elevation shall be the highest documented groundwater observation.</li> </ul>					

Comments:						
	1 <sup>st</sup> Submission (March 2025)	Developer's Response	2 <sup>nd</sup> Submission	Developer's Response	3 <sup>rd</sup> Submission	Developer's Response
34	Provide confirmation that any lighting is wall mounted on the building, facing downwards with shields, and dark sky compliant. If any additional parking lot lighting is proposed, a Lighting Plan and Photometric Plan for the illumination of the parking area is required. Lighting placements to be shown in the Site Plan.					
	<b>Phase II ESA</b>					
35	The Phase II ESA is dated from 2012 and was not prepared with the benefit of a Phase One ESA that would be the normal sequence of an environmental assessment process. A Phase One ESA should be prepared in general accordance with Ontario Regulation 153/04. The Phase II ESA indicates the presence of residual contamination to soil and groundwater from previous land use activities. The Phase One ESA report should recommend the scope of a Phase Two ESA to evaluate the soil, groundwater and soil vapour conditions in the context of the proposed development, the potential for off site migration and the potential to impact the groundwater-based water supply. It must be demonstrated that the proposed water supply, septic system and sensitive regulated areas are not compromised by the presence of residual contamination.					
	<b>Traffic Letter</b>					
36	Access is proposed from the existing entrances on Simcoe County Road 124 and Simcoe County Road 9. We understand that pre-consultation has occurred with the County, although we have not been circulated with the County's letters confirming the results of these pre-consultations. Comments should be provided from the County. For information, we have provided our review comments on works within the County Road ROWs, however we defer to the County on decisions related to such items.					
37	The Traffic Opinion Letter (TOL) only provides a review of the width and radii of the accesses and provides AutoTURN analysis for the circulation of the design vehicles at the accesses and throughout the site. No operational analysis is provided on the operational impact on the County Roads at the accesses, which may have been based on grandfathering the existing accesses to accommodate the increased proposed commercial use. The TOL should comment on forecasted trip generation, requirements for left turn lanes or right turn lanes or tapers, offset of the entrances within the functional operations of the County Road 124 / County Road 9 intersection, on-site parking requirements etc..					
38	The AutoTURN template for the waste truck (Revera, Large) is for a rear loading vehicle. The site plan proposes a front-loading waste truck. Please comment on the use of a front-loading waste truck.					
39	The AutoTURN templates show encroachment into opposing lanes at the accesses. Comment should be provided on the acceptability of such encroachment or of providing improvements to minimize such encroachment.					
40	The entrance on County Road 9 is located within the functional area of the County Road 9 / County Road 124 intersection. Comment should be provided on the acceptability of this offset.					
41	The entrance on County Road 124 extends beyond the extension of the property boundary, which is not desirable.					
42	The entrance on County Road 124 is located in proximity to the right turn taper on the County Road. Consideration should be given to providing a right turn taper for the entrance and partially pave the existing gravel shoulder adjacent to the existing right turn taper on the County Road, to improve the interface between the entrance and the County Road intersection.					
	<b>Hydro-G Report and Well Report</b>					
43	It is our understanding that an underground fuel storage tank was located at the site. As a result, the existing shallow dug well at the site should be resampled for Petroleum hydrocarbons (including BTEX). The resampling should also include re-analysis of E. coli and total coliform. Chloride was present at 220 mg/L which is below the ODWQS of 250 mg/L. However, the well was sampled in August when run-off impacted from road salting would be likely to have lower chloride levels than would be present following the winter snowmelt. The well should be resampled in the spring when chloride levels would be highest.					

Comments:						
	1 <sup>st</sup> Submission (March 2025)	Developer's Response	2 <sup>nd</sup> Submission	Developer's Response	3 <sup>rd</sup> Submission	Developer's Response
44	<p>The existing well on site was assessed on March 11, 2025. The well was measured to be 5.2 m (17 feet deep). A 1-hour pumping test was completed at a rate of 13.6 (3 IGPM). The drilling contractor who performed the test indicated that "this well is capable of supplying water demands of described building." Additional details should be provided regarding the condition of the well and also the anticipated water demands. Since the site will utilize a septic bed, the direction of groundwater flow should be confirmed to ensure that impacts from the septic field will not impact the shallow dug well. Nitrate was present at a concentration of 1.50 mg/L in a sample from the dug well collected on August 29, 2024. This indicates an impact from either the existing on-site septic system or surrounding agricultural activities. Similarly, the elevated chloride concentration indicates the well is susceptible to anthropogenic activities. MECP well records indicate that the closest wells to the subject site are completed in the bedrock.</p> <p>If E. Coli continues to be present in samples, the well should either be equipped with a treatment system or used only for non-potable purposes.</p>					
	<b>Construction Cost Estimate</b>					
45	Update security estimate to reflect changes per comments above. Also include curbing in estimate.					

**APPENDIX E**

**Operations & Maintenance Manual Requirements  
For Private Developments**

## OPERATIONS & MAINTENANCE MANUAL

A site wide Operations and Maintenance Manual (Manual) shall be submitted by the Proponent and approved by the Township, prior to approval of the site plan. This manual shall form a Schedule to the Site Plan Agreement, which will ensure ongoing adherence, even in the case that the site changes Owners.

The Township has the right to enforce the requirements of this manual in the case it is not being adhered to. The site Owner will be responsible for adherence. If the Owner does not adhere, the Township will complete the maintenance requirements at the Owner's cost.

This document applies to all commercial, residential, industrial and institutional site plans within the Township.

The proceeding sections outline what information the manual shall contain. However, this list is not exhaustive, and the Proponent shall include all components that require any ongoing maintenance. The Township reserves the right to require additional items above and beyond those outlined below.

In the case that site does not include components applicable to any of the sections below, include in the Manual the section header and "Not applicable" within the section.

### 1. Introduction

Complete as applicable to the site.

### 2. Site Location

Complete as applicable to the site. Include a key map.

### 3. Watermain Distribution System

- Domestic Supply
  - Size, material type
  - Water meter location and details
  - Backflow preventer or check valve details and associated maintenance/inspection requirements.
  - Above ground heated meter enclosure
  - All valves exercised twice annually to ensure they are accessible and remain operational.
- Fire Supply
  - Fire Hydrant
    - Details (type, location, etc.)
    - Hydrant to be inspected annually and after each use.

- Hydrant & Valve inspection and maintenance in accordance with Subsection 6.6.5 of the Fire Code
    - Associated snow removal requirements
    - Anti-freeze process prior to winter
  - Sprinkler System
    - Siamese Connection Location / Details
- Watermain Testing Requirements
  - Shall conform to MECP, AWWA, OPSS and Clearview testing procedures.
  - Backflow prevention requirements as per Ontario Watermain Disinfection Procedure.
  - Township requires 48 hours notice prior to operation of valves.
  - Watermains are to be disinfected in accordance with Ontario Watermain Disinfection Procedure (latest revision).
  - Swab, hydrostatic pressure test OPSS 441, Chlorination, Chlorine Residual, Bacteriological Sampling – 2 sets (after 16 hr per AWWA C651 Standard), Continuity test of the tracer wire
- Water Quality
  - Flushing infrastructure to ensure water quality for all consumers.
  - Prior authorization must be obtained from the Township for any maintenance activities that would result in abnormally higher flow rates.
- Operation and Maintenance by Qualified Operator
  - Inspection and operation of valves, etc. shall be undertaken by a qualified operator certified by the Ministry of the Environment (MOE) and a copy of the inspection / maintenance report is to be provided to the Public Works Department
  - Alternatively, arrangements can be made with the Township to have the certified operators of the Public Works Department undertake the inspection and maintenance of hydrants and valves, at the Owner's expense.
- The owner is responsible for their service and associated maintenance from their site to the trunk watermain situated within the municipal right-of-way.
- Backflow Prevention
  - An annual report prepared by a certified inspector must be submitted to the Township confirming that all backflow prevention devices have been inspected, tested, and certified in accordance with MOE and Building Code requirements.

#### 4. Sanitary Collection System

- Maintenance hole at property line for access for inspection and cleanout
- SAN MH inspection twice annually
- In the event of blockage, a CCTV inspection may be undertaken by a plumber/mechanical contractor to determine the cause and subsequent cleaning or flushing requirements.
- All sanitary sewer lines 200 mm and over shall be flushed at minimum every 2 years and CCTV inspected every 8 years.

- The owner is responsible for their service and associated maintenance from their site to the trunk sanitary sewer situated within the municipal right-of-way.

## 5. Storm Sewer System

- Maintenance hole at property line for inspection/access.
- Catchbasins, Catchbasin Maintenance holes and Storm Maintenance holes must be inspected regularly to ensure that the grates and structures are not clogged with debris.
- CB sumps must be inspected every Spring and Fall and cleaned once annually to remove debris accumulated over the year including sand from winter snow clearing operations.

## 6. Stormwater Management Facility

- Stormwater Quantity Control
  - Detention/Retention Facility
  - Rooftop Storage Details (for commercial buildings only)
    - Max. 150mm depth
    - Overflow weir details, location, etc.
    - Roof drain location, type, etc.
    - Controlled flow roof drains c/w anti-tampering screens
    - Storm service connection details
  - Parking Lot Storage Details
    - Max. 200mm depth
    - No ponding up to and including the 1:5yr event.
    - Overland Flow Route
    - Reduced pipe/orifice plate details, location, etc.
  - Lot level control / Low Impact Development (LID) Details
    - Type, location, and sizes of facilities
- Stormwater Quality Control
  - Oil/Grit Separator
    - Details
    - Manufacturers recommended maintenance requirements.
    - Removal of sediment and petroleum deposits, together with approved disposal location.
    - Local maintenance contractors
  - SWM Pond
    - Sediment forebay cleanout frequency, measures and estimated cost
    - General maintenance requirements, etc.
  - Soakaway Pit
    - Details, location, etc.
    - Eaves trough and screens to be inspected at a minimum twice annually – spring and fall.
    - Access port cap – flushing
  - Lot level control / Low Impact Development (LID) Details

- Frequency of maintenance / cleanout
- Details for cleanout measures including depth of removals and disposal of materials.
- Type and quantity of material required to replace filtration materials.

## 7. Snow Storage/ Removal

- The owner is responsible to provide snow clearing operations for the parking facilities and all access routes.
- Snow storage locations must not encroach municipal right-of-way or adjacent properties and must not conflict with drainage systems, including swales.
- In the event that the site does not have sufficient area for snow storage in accordance with the accepted Site Plan, snow accumulation is to be removed off-site at the owner's expense.

## 8. Pavement Markings & Signage

- Site pavement markings including directional guidelines, parking stalls, and symbols are to be re-painted at minimum once a year and/or as required to maintain adequate information for motorists and pedestrians.
- All required traffic signage, such as, but not limited to Stop, Fire Route, No Parking, Accessible Parking, etc. is to be inspected and maintained regularly to ensure visibility and reflectivity.
- Estimated costs for maintenance.

## 9. Conclusions and Recommendations

Complete as applicable to the site.

# Highview Sales Inc. Site Plan Application Approval

Final Audit Report

2025-04-24

Created:	2025-04-24
By:	Nick Ainley (nainley@clearview.ca)
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