



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.	2025-011-SP
Staff Report No.	PB-016-2025
Property Address	100 Grand Trunk Road, Stayner
Proposal Description	Phase 1: Building 1- Foodland (2375.62 m ²); Dollarama (998.91 m ²); Building 2 - LCBO (511 m ²); and Building 3 - McDonalds (376 m ²).

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:

- Refused on the basis that a subsequent submission is required in accordance with the direction provided in Schedule ‘D’ of the attached staff report.
- Approved
- Approved, subject to the conditions in Schedule ‘D’ of the attached staff report.

Decision Date: April 22/25

Signature: [Handwritten Signature]
I affirm that I am authorized to render this decision by the Township of Clearview and applicable legislation.



Staff Report

Report To: Chief Administrative Officer (CAO)
Report From: Rossalyn Workman, Community Planner
Report Date: April 14, 2025
Subject: Site Plan Approval – 100 Grand Trunk Road, Stayner
(Phase I)

Recommendations:

THAT in consideration of a Staff Report respecting an amendment to the Site Plan Approval (File No. 2025-011-SP) at 100 Grand Trunk Road, Stayner where changes to the current approved Plans are proposed for the following commercial development: Building 1- Foodland (2375.62 m²); Dollarama (998.91 m²); Building 2 - LCBO (511 m²); and Building 3 - McDonalds (376 m²) the approval authority:

1. Approves the amended Site Plan by Architectural Design Inc. dated March 3, 2025, subject to the conditions outlined in Schedule 'D';
2. Authorize the execution of a Site Plan Amending Agreement for 100 Grand Trunk Road, Stayner.

Background & Proposal:

A Site Plan Approval application (2025-011), has been submitted by Joseph Plutino, Mainline Planning Services on behalf of The Estates of Clearview Inc. (Sean Ford) for an amendment to the existing site plan approved for the construction of a three (3) building commercial development, including: Building 1- Foodland (2375.62 m²); Dollarama (998.91 m²); Building 2 - LCBO (511 m²); and Building 3 - McDonalds (376 m²). The application is proposing to amend the current approved plans and does not consider any approvals for Phase 2 of the development lands.

On March 15, 2023, site plan approval for the commercial development was given by the CAO with a subsequent amendment to that site plan given on August 1, 2024. The subject lands are located adjacent to the Nottawasaga Station residential subdivision. The property has frontage on Highway 26, and there are planned entrances from this site onto Junction Road and Grand Truck Road, which are roads associated with the Nottawasaga Station residential subdivision. The site plan amendment approval addressed under cover of this report will include all buildings contained within Phase 1 only.

Property Description

The subject property is located at the east side of Stayner. Surrounding land uses include:

North: Nottawasaga Station Residential Plan of Subdivision Phase 2

East: Nottawasaga Station Residential Plan of Subdivision Additional Phase

South: Highway 26, and Vacant Commercial Lands

West: Jarlette Long Term Care Facility

The subject lands are designated 'Commercial' in the Township's Official Plan (2024) and are zoned 'Large Format Commercial Exception Hold' (C4-2)(H31) in the Township's Zoning By-law (06-54, as amended).

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, is proposing to make the following changes to the approved plans:

- Changes to the sizes of the proposed buildings to accommodate new retail stores (Dollarama and McDonald's).
- For the Dollarama, the proposed changes include:
 - reduction in parking and placement of a loading space in front of the main wall of the building 1,
 - inclusion of a landing and stairway structure which will be used to access the mechanical room,

- inclusion of a dumpster, and
- removal and replacement of an asphalt bump out with a landscaping area in east yard adjacent to the loading space for the Dollarama.
- For the McDonald’s building, the proposed changes include:
 - reconfiguration of parking,
 - inclusion of parking in the front yard of McDonald’s,
 - inclusion of stacking lane, and
 - changes in the landscaping in front of the McDonald’s building.
- There are also changes proposed to McDonald’s building site by including a new loading and dumpster area.
- The proposed landscaping plans have been changed to reduce plantings from the original approved landscaping plan.

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

Submission Item Title	Submission Item Detail
Site Plan – A-1	Prepared by Architectural Design Inc., August 2022, revised July 10, 2024, revised March 3, 2025
Landscaping Plans	Prepared by INSITE Landscape Architects Inc., December 2, 2022, revised July 10, 2024, revised March 5, 2025
Landscaping Plan Notes and Details L-2	Prepared by INSITE Landscape Architects Inc. March 5, 2025
Landscaping Plan Notes and Details L-3	Prepared by INSITE Landscape Architects Inc. March 5, 2025
Stormwater Management Memo	Prepared by C.F. Crozier and Associates Inc., August 2022, revised July 3, 2024, revised March 3, 2025

Submission Item Title	Submission Item Detail
Operations and Maintenance Manual	Prepared by C.F. Crozier and Associates Inc., February 2025
Civil Engineering Drawings	Prepared by C.F. Crozier and Associates Inc., August 2022, revised July 9, 2024, revised February 28, 2025
OBC Data Matrix	Prepared by K. Paul Architect Inc., February 2025
Sanitary Sewer Design	Prepared by C.F. Crozier and Associates Inc., August 2022, revised July 11, 2024, revised February 18, 2025
Photometric Plan	Prepared by C.F. Crozier and Associates Inc. February 28, 2025
Vehicle Turning Drawings	Prepared by C.F. Crozier and Associates Inc., February 10, 2025
Pavement Marking and Signage Plan	Prepared by C.F. Crozier and Associates Inc., February 7, 2025
Traffic Impact Study (Syncho modelling)	Prepared by C.F. Crozier and Associates, March 2025
Water Demand Calculations	Prepared by C.F. Croziers and Associates, February 5, 2025
Fire Flow Calculations	Prepared by C.F. Crozier and Associates, February 14, 0225
Zoning Analysis Table	Prepared by Mainline Planning., March 6, 2025

The applicant engaged the Township in a request to amend the approved site plan on March 6, 2025.

Subsequently, the process relating to the formal application has proceeded as follows:

Date	Step
February 28, 2025	Submission of Fees
March 6, 2025	Submission of supporting documents
March 11, 2025	Submission deemed completed, and circulated for review

Analysis:

The initial site plan approval for the subject lands was given March 15, 2023, with a subsequent amendment to the site plan August 1, 2024, both applications included a site plan agreement, approved civil engineering plans, approved landscaping plans and supporting engineering reports.

The current submitted Site Plan Approval application is an amendment to existing approvals. The Staff Report written for File No. 2022-089, being the original site plan approval demonstrated conformity and consistency with upper-tier and local Planning Policy. The proposed amendment does not impact the overall development vision for the site.

The proposed amendment will maintain the consistency with the Provincial Planning Statement (PPS) and continue to be in conformity with the County of Simcoe Official Plan, Township Official Plan and Zoning By-law no further review of these policy documents is required for this application. In addition, the proposed changes do not impact the functionality or safety of the site from an accessibility standard.

The application is subject to review by Township Development Team and comments have been received from the Township of Clearview Public Works Department/R.J. Burnside and Associates, Ministry of Transportation (MTO) and the Planning Department. The merits of this application have been reviewed based on the rigor that was given to the application when the site plan approval was given in 2022.

Township of Clearview Public Works and Planning Staff Comments

To keep the commenting simplified the Public Works, MTO and Planning Comments have been combined in the table below. All comments can be found attached hereto as Schedule 'E'.

Township Public Works and Planning Staff have undertaken a full review of the proposed changes to the plans, reports and studies with the view of the principles of good planning and engineering, which ensures a safe, functional, and attractive site layout. The following comments regarding the proposed changes to the approved plans will be reflected in finalized revised plans/package.

Design Aspect	Policy Context/Staff Comments
<p>Changes to the sizes and location of the proposed buildings to accommodate retail Buildings 1 and 3 (Dollarama and McDonalds)</p>	<p>The buildings are located around the perimeter of the property with the parking located internally to the site. The proposed changes in the size and location of the buildings does not impact the functionality, safety or usability of the site.</p> <p>The Foodland and Dollarama, building 1 have been reduced in total gross floor area, from 3503 m², and the proposed new area is 3375 m². The Foodland area has been reduced from 2554 m² to 2376 m² with the Dollarama area increasing from 949 m² to 999 m².</p> <p>The northern exterior side yard for the Dollarama building is 5.2 m, a minor variance 24-A17 was approved that allowed for this northern exterior side yard to be 5 m. The proposed site plans, landscaping plans and civil plans reflect this approved northern exterior side yard change.</p> <p>The McDonalds building is proposed to be reduced in size from 534 m² to 376 m². The building is proposed to be setback from the front property 26.53 m where initially Building 3, was approved to be setback 14.9 m. The increased setback accommodates onsite parking as well as to the allow an exit access for the drive through.</p>

Design Aspect	Policy Context/Staff Comments
	<p>Other proposed changes to the building 3, include inclusion of a stacking lane, loading area and additional parking to the north of the building 3. All proposed changes comply with the Zoning By-law.</p>
<p>Parking Layout</p>	<p>The site provides more than adequate parking for all three buildings. A minor variance 24-A17, was approved to recognize that a maximum number of required parking space on the site would be 250 for Phase 1 of the shopping centre. While this was the intent of the minor variance the wording of the decision implies that not more than 250 parking spaces need to be provided, as a result there are currently 246 parking spaces shown on the site plan. A recommended condition of the site plan is that a note be included stating the following:</p> <p>“That site plan agreement recognizes that the required parking spaces for Phase 1 be 246 spaces. At no time will the parking spaces for the Phase 1 be reduced to go below this number of parking spaces.”</p> <p>In addition to a note on the site plan, it is recommended that this condition also be included in the amending site plan agreement.</p>
<p>Loading Location</p>	<p>A proposed loading space is located to the east side of the building 1 (Dollarama). A minor variance 24-A17, was approved to recognize that the location of the loading space can be in the front yard for that proportion of building 1. The revised site plan, landscaping plans and civil plans show that the asphalt bump out adjacent to the east of the building 1 (Dollarama) has been removed and replaced with landscaping.</p> <p>The proposed loading space is shown on the proposed plans and is in conformity with the Section 2.13 of the Zoning By-law 06-54. The proposed</p>

Design Aspect	Policy Context/Staff Comments
	amending plans show fulfillment of the conditions of approval of the minor variance 24-A17.
Inclusion of a landing and stairway structure in the north exterior side yard. This structure will provide access the mechanical room for Dollarama.	<p>Building 1, Dollarama show a proposed landing and stairway in the northern exterior side yard that is currently setback 3.75 m. A minor variance application has been made, it is file 25-A08. This application proposes to vary the requirements of Section 2.71. Encroachments into Required Yards.</p> <p>The landing and stairways are to be a maximum 1.2 m in width and depth. The proposed landing and stairs exceed this encroachment. A recommended condition of approval is that the applicant is successful in obtaining a minor variance to enable the structure to encroach.</p>
Landscaping	<p>A proposed landscaping plan has been submitted, showing landscaping along the three road frontages, within the parking lot and along the sidewalks. The proposed landscaping plan varies from the approved landscaping plan in that what is proposed is a reduction in trees, shrubs and perennials from 1085 plantings to 973 plantings. The proposed landscaping plan shows a reduction in 113 plantings.</p> <p>The securities currently held by the Township secure the 1085 plantings. A recommended condition of approval is to require that following plantings be reinstate on the Landscape Plan: 2 deciduous trees; 7 coniferous trees; 100 deciduous shrubs and 4 perennials, groundcovers and grasses.</p>
Garbage & Recycling (Dollarama and McDonalds)	A double garbage dumpster has been located on the east side of the Dollarama Building. The proposed dumpster and proposed enclosures comply with the Zoning By-law.

Design Aspect	Policy Context/Staff Comments
	<p>An earthen bin, garbage system has been shown for the McDonald's building 3. A recommended condition of approval, and to ensure the garbage enclosures are kept protected requires that that a detail and the installation of four bollards be placed around the earth bins.</p>
<p>Modifications to Civil Plans and Pavement Marking and Sign</p>	<p>Proposed changes to the water services for the McDonalds building will need to be modified on the civil plans. The asphalt type will need to be described on civils plans for the proposed drive-through area.</p> <p>A tree which is located to close the storm crossing will be removed and reflected in the revised plans, as well as including which diameter orifice plan has been installed.</p> <p>Proposed pavement marking plan will be updated to include the appropriate speed signage for Grand Trunk Road.</p>
<p>Modifications to Operation and Maintenance Manual</p>	<p>The operations manual will be modified to reflect the appropriate an underground storage unit volume.</p>
<p>Modifications to the Photometric Plan</p>	<p>Modifications to the proposed photometric plan will include: that the lighting units be stated in 'lux', that the light loss factor of 1.0 be use and that the spill grill from the development should be shown beyond the right of way.</p>

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

Financial Implications:

The Township currently holds securities that are reflected in the registered Site Plan Agreement. The revised cost estimate will help Staff understand

the value of the changes to the site which will help inform the release of securities in the future.

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:

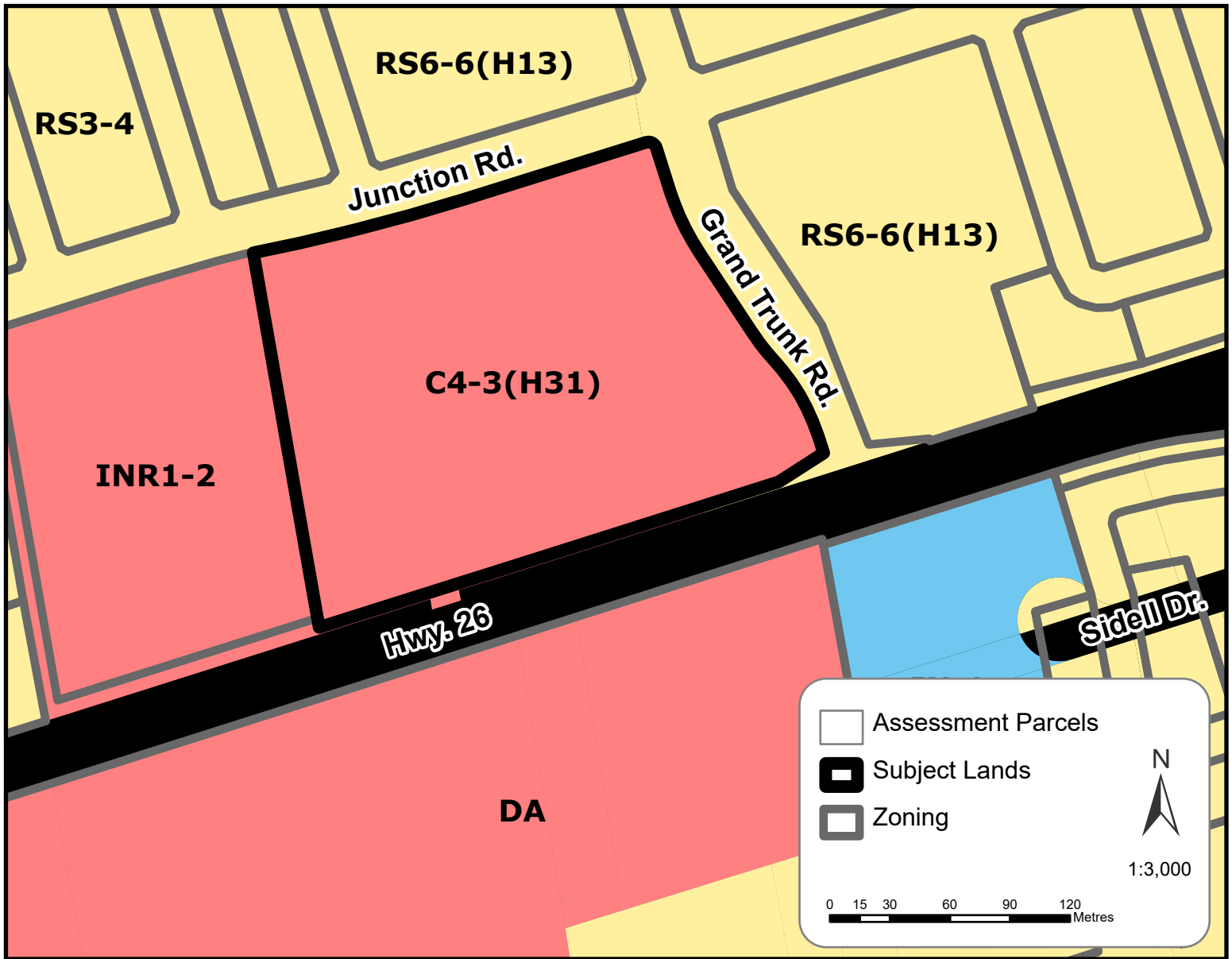
- Schedule 'A': Orthophoto
- Schedule 'B': Official Plan and Zoning Map
- Schedule 'C': Site Plan and Landscaping Plans
- Schedule 'D': Conditions of Approval
- Schedule 'E': Township and Agency Comments

Recommended by:

Rossalyn Workman, MURP, MCIP, RPP, Manager of Planning

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

Schedule 'B': Planning Policy



Zoning Code, Zoning Description

- DA, DEVELOPMENT AREA
- IN-1, INSTITUTIONAL EXCEPTION 1
- INR1-2, INSTITUTIONAL RESIDENTIAL 1 EXCEPTION 2
- RS1, RESIDENTIAL LARGE LOT
- RS2, RESIDENTIAL LOW DENSITY
- RS3(H12), RESIDENTIAL MULTIPLE LOW DENSITY HOLD 12
- RS3-13(H19), RESIDENTIAL MULTIPLE LOW DENSITY EXCEPTION HOLD 19
- RS3-4, RESIDENTIAL MULTIPLE LOW DENSITY EXCEPTION 4

Official Plan 2024 Designations

- Residential
- Commercial
- Institutional

Subject Lands:

100 Grand Trunk Road
(4329-010-002-05721)

Produced by Clearview Township GIS. This map may not be reproduced, in whole or in part, without written permission by The Corporation of the Township of Clearview. Information other than zone boundaries is provided for reference only. Clearview Township assumes no liability for inaccuracies, errors, or omissions. This map is not a legal plan of survey.



CLEARVIEW
TOWNSHIP

VACANT RESIDENTIAL
(SD-2004-011)

VACANT RESIDENTIAL
(SD-2004-011)

VACANT RESIDENTIAL
(SD-2004-011)

JUNCTION ROAD
BY REGISTERED PLAN 51M-1173

JUNCTION ROAD

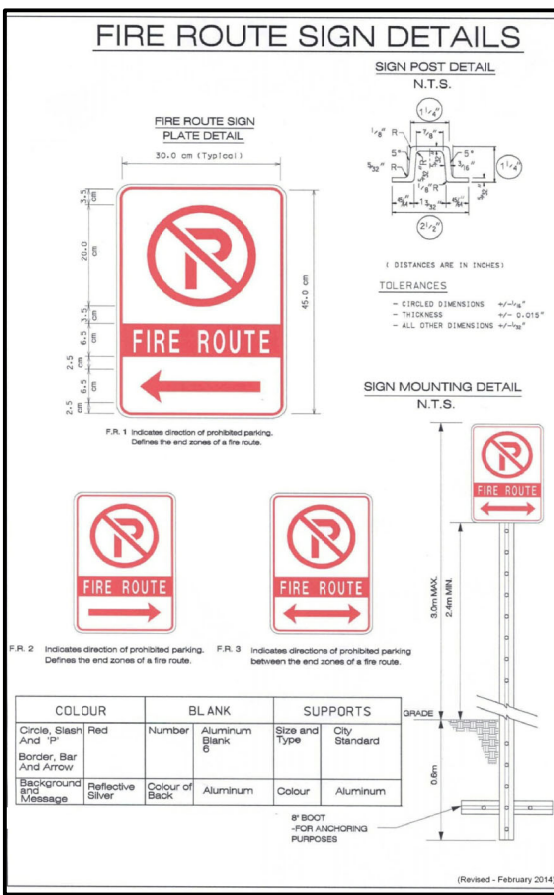
R=4.500
A=7.063
C=6.360

SITE STATISTICS

LAND USE SCHEDULE	
TOTAL SITE AREA:	44,237.00 sq.m. (100.0%)
FUTURE DEVELOPMENT AREA	19,418.00 sq.m. (43.90%)
PHASE 1 TOTAL BUILDING ENVELOPES	4,261.53 sq.m. (9.63%)
BUILDING 1 - FOODLAND	2,375.62 sq.m.
DOLLARAMA FUTURE EXPANSION	998.91 sq.m.
BUILDING 2	511.00 sq.m.
BUILDING 3	376.00 sq.m.
ASPHALT AREA	12,958.37 sq.m. (29.29%)
LANDSCAPED AREA (including walkway)	6,555.10 sq.m. (14.82%)
BLOCK 1: 0.3 m. RESERVE	135.00 sq.m. (0.31%)
BLOCK 2: LANDS TO BE CONVEYED	909.00 sq.m. (2.05%)
TOTAL GFA - BUILDINGS 1-3	4,261.43 sq.m.
BUILDING 1	3,551.43 sq.m.
GROUND FLOOR	2,375.62 sq.m.
MEZZANINE	176.90 sq.m.
DOLLARAMA FUTURE EXPANSION	998.91 sq.m.
BUILDING 2	511.00 sq.m.
GROUND FLOOR	511.00 sq.m.
BUILDING 3	376.00 sq.m.
GROUND FLOOR	376.00 sq.m.
BUILDING HEIGHT	± 7.5 m
GARBAGE	STORED INDOORS/ PRIVATE COLLECTION
SNOW STORAGE REQUIRED	2,591sm (75% on Site/ 25% Trucked)
SNOW STORAGE PROVIDED	1,976sm Onsite
REQUIRED PARKING	250 MAX. (as per CoA File No. 24-A17)
PROVIDED PARKING	247 (INC. 10 ACCESSIBLE SPACES)
REQUIRED LOADING SPACES	4
PROVIDED LOADING SPACES	4
EXISTING ZONING	DEVELOPMENT AREA
PROPOSED ZONING	C4-3: LARGE FORMAT COMMERCIAL
EXISTING USE OF LAND	COMMERCIAL SPECIAL POLICY 1
PROPOSED USE OF LAND	COMMERCIAL SPECIAL POLICY 1
ADJACENT USE OF LAND	SEE PLAN

VACANT COMMERCIAL
(SD-2004-011)

PHASE 2
FUTURE DEVELOPMENT



BLOCK 78
REGISTERED PLAN 51M-1173

N9°56'25"W
3.087

N72°29'20"E

73.11

N72°29'20"E

21:270

N72°24'20"E

173.411

PART 14
PART 3
PLAN 51R - 41138

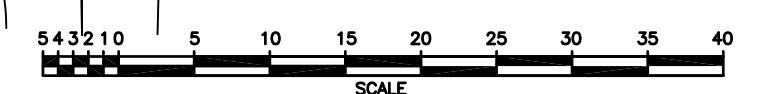
BLOCK 1
0.3 m. RESERVE
135.0 sq.m.

BLOCK 2
LANDS TO BE CONVEYED FOR ROAD WIDENING
909.2 sq.m.

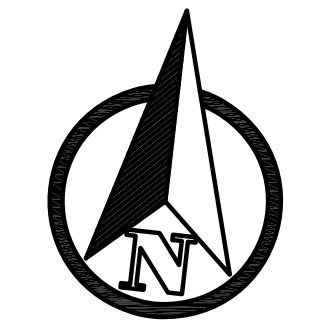
THE KING'S HIGHWAY No. 26

ROAD ALLOWANCE BETWEEN LOTS 24 AND 25
(DESIGNATED AS A CONTROLLED ACCESS HIGHWAY BY ORDER IN COUNCIL OC-1621/81 INST. No. R0745412, MTO PLAN P-1904-133)

The accessible parking space shall have pavement markings and be signed with an accessible permit parking sign in accordance with section 11 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.



REVISIONS	
#	DATE
1	ISSUED FOR REVIEW/ COORDINATION
2	ISSUED FOR SPA
3	ADDED MTD 14m MTD STRUCTURAL SETBACK
4	REVISED FOR SUBMISSION
5	REVISED AS PER TOWN COMMENTS
6	REVISED ACCESSIBLE PARKING
7	ADDED LANDSCAPE SCREEN
8	REVISED ENTRANCE AND PARKING
9	REVISED DOLLARAMA
10	REVISED DOLLARAMA AREA/SET BACK
11	REVISED SET BACK AND BUILDING ENVELOPE
12	REVISED PARKING ADDED TRUCK TURNING
13	REVISED PARKING LAYOUT
14	REVISED CURBS
15	REVISED CURBS, LOADING, SIDEWALK
16	ISSUED FOR SITE PLAN AMENDMENT
17	RE-ISSUED FOR SITE PLAN AMENDMENT
18	ISSUED FOR WORK VARIANCE
19	UPDATED LOADING AREA/ PARKING
20	UPDATED FOR NEW MCDONALDS BUILDING/ LAYOUT
21	UPDATED PER CITY MCDONALDS LAYOUT COMMENTS
22	UPDATED SITE STATS / STACKING FOR MCDONALDS
23	ISSUED FOR SITE PLAN AMENDMENT
24	ADDED PEDESTRIAN SIDEWALK



LEGAL DESCRIPTION

PART OF PARK LOTS 3 AND 4 SOUTH SIDE OF FIRST RANGE REGISTERED PLAN 197 AND PART OF UNNAMED ROAD REGISTERED PLAN 197 GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA COUNTY OF SIMCOE



ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND CANNOT BE USED OR REPRODUCED WITHOUT HIS APPROVAL. THE CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT. ALL DRAWINGS MUST NOT BE SCALED.

ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE. UNIT 1 CONCORD, ONT. L4K 3Y9 TEL 905 660-9393 FAX 905 660-9419

PROJECT
PROPOSED DEVELOPMENT
FOR: DANCOR CONSTRUCTION DEVELOPMENT AT: THE KING HIGHWAY No26 STAYNER

DRAWING SITE PLAN

DATE	FEB '25	PROJECT NO	22-013
DRAWN	L.A.	DRAWING NO	A-1
CHECKED			
SCALE	1:500		

VACANT RESIDENTIAL
(SD-2004-011)

VACANT RESIDENTIAL
(SD-2004-011)

VACANT RESIDENTIAL
(SD-2004-011)

JUNCTION ROAD
BY REGISTERED PLAN 51M-1173

JUNCTION ROAD

MBR-0400-00011
Legacy # MBR000-7-S

400 SERIES

Sustainability Facts

Carbon footprint (kg CO ₂ e)	100
Energy consumption (kWh)	100
Water consumption (litres)	100
Recycled content (%)	100
Material recyclability (%)	100
Material reusability (%)	100
Material durability (years)	100
Material safety (hazardous materials)	100
Material health (toxicity)	100
Material end-of-life (recycling)	100
Material end-of-life (reuse)	100
Material end-of-life (landfill)	100

DESCRIPTION: 400 Series - 400 Bike Rack, H.S. Steel Tube, Surface Mount, 7 Bike Configuration

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bike racks are delivered pre-assembled. It is available with a surface mount installation.

TO SPECIFY: Select MBR-0400-00011
Choose: Powdercoat Color

HEIGHT: 3779 (96.9mm) LENGTH: 6167 (56.6mm) DEPTH: 1837 (46mm) WEIGHT: 3632 lbs (16.9kg)

MAGLIN

PROPOSED BIKE RACK NT6
INSTALL AS PER MANUFACTURER'S SPECIFICATIONS

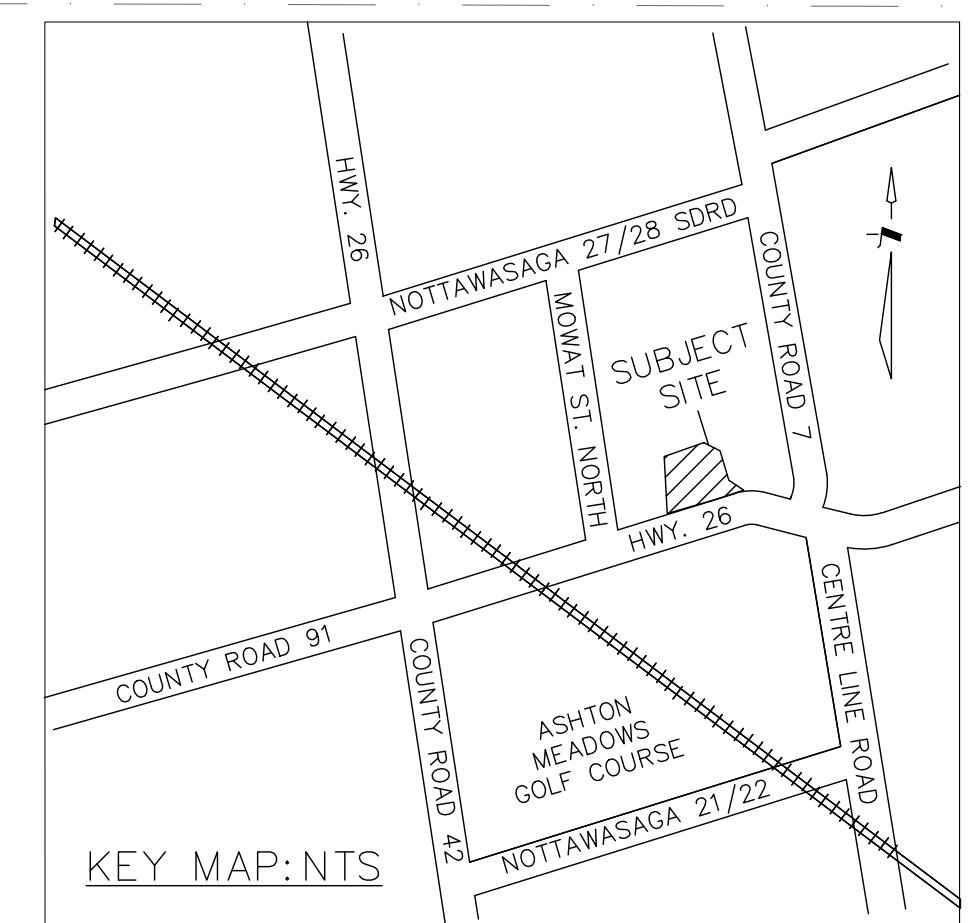
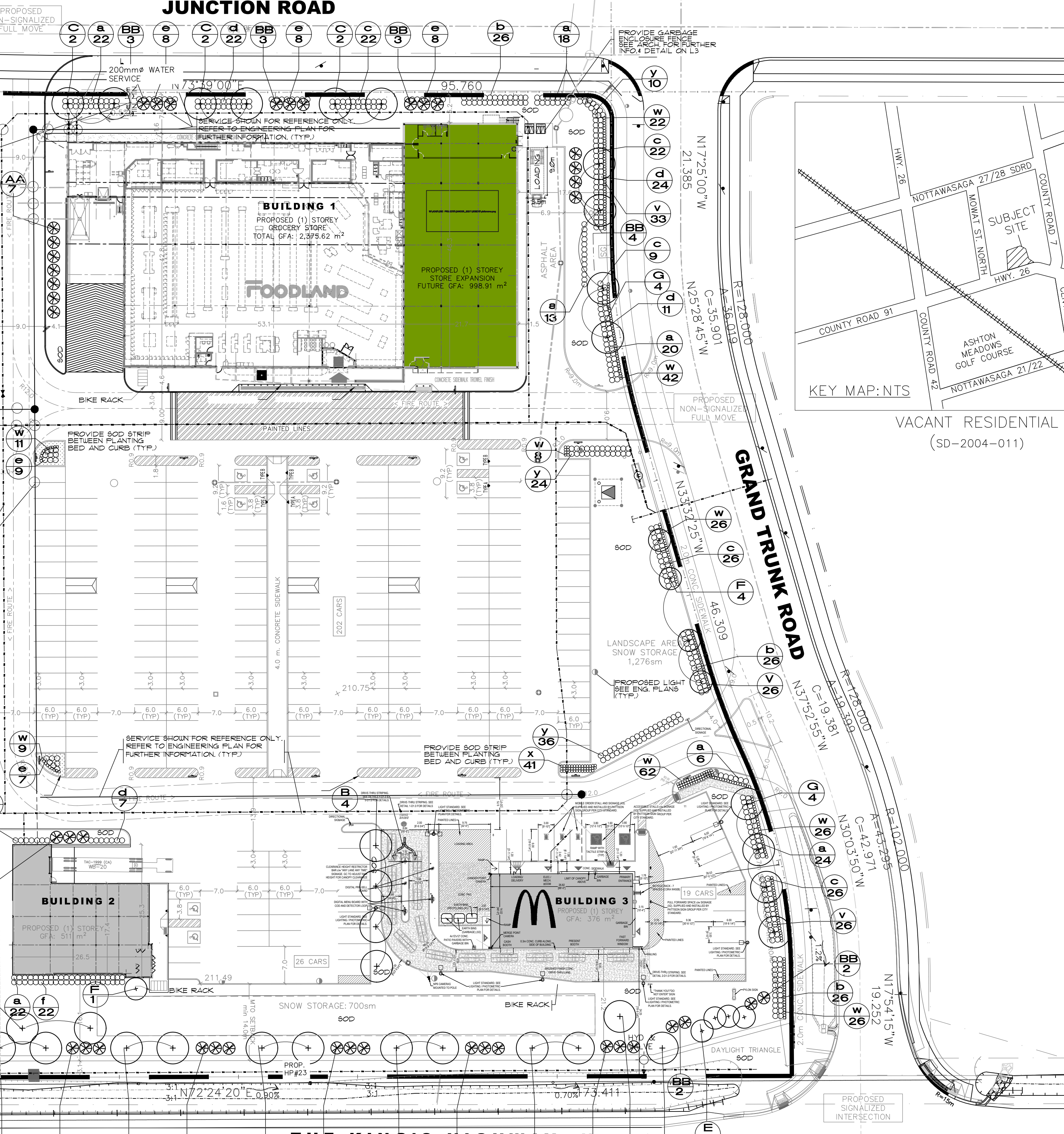
190,366 (CALCULATED)

NOTE:
TREES IN LANDSCAPE STRIP TO BE PLANTED MIN. 18M SETBACK FROM GAS LINE 1.8M MIN. FROM WATER MAIN

PHASE 2
FUTURE DEVELOPMENT

BLOCK 1
0.3 m. RESERVE
135.0 sq.m.

BLOCK 2
LANDS TO BE CONVEYED FOR REALIGNING
909.2 sq.m.



ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE AND ANY OTHER AUTHORITY HAVING JURISDICTION. ALL DIMENSIONS TO BE CHECKED AND VERIFIED AT THE SITE BY EACH CONTRACTOR. ANY DISCREPANCIES AND/OR ERRORS SHALL BE REPORTED IN WRITING TO THE CONSULTANT BEFORE COMMENCING ANY WORK. ALL DRAWINGS ARE THE COPYRIGHT OF THE CONSULTANT AND REMAIN THE PROPERTY OF THE CONSULTANT.

SITE PLAN INFORMATION PROVIDED BY:
ARCHITECTURAL DESIGN INC.
58 PENNSYLVANIA AVE. UNIT 1
CONCORD, ONTARIO, L4K 3V9
905-660-9393

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S SITE PLAN AS WELL AS THE LATEST ISSUANCE OF ALL PLANS, DOCUMENTS AND REPORTS AS PREPARED FOR THIS PROJECT BY OTHER PARTIES AND CONSULTANTS.

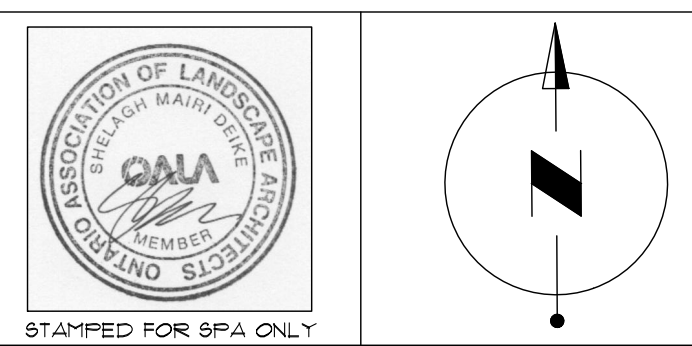
COORDINATION NOTE

LANDSCAPE LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED SHRUBS

MAR3-25	REVISED AS PER NEW SITE PLAN REC'D MAR3-25
MAR3-25	ISSUED FOR CLIENT USE
FEB19-25	REVISED AS PER NEW CIVIL PLAN REC'D MAR3-25
FEB19-25	ISSUED FOR CLIENT USE
OCT15-24	REVISED AS PER NEW SITE PLAN REC'D FEB19-25
OCT15-24	ISSUED FOR CLIENT COORD.
FEB14-24	REVISED AS PER NEW SITE PLAN REC'D OCT11-24
FEB14-24	ISSUED FOR CLIENT USE
FEB14-24	REVISED AS PER NEW SERVICE LOCATIONS
FEB14-24	ISSUED FOR CLIENT USE
FEB14-24	REVISED AS PER TOWN REQUEST - SHOW SERVICES
FEB14-24	ISSUED FOR CLIENT USE
NOV13-23	REVISED AS PER NEW SITE PLAN - REC'D NOV13-23
NOV13-23	ISSUED FOR CLIENT USE
OCT16-23	REVISED AS PER NEW SITE PLAN - REC'D OCT3-23
OCT16-23	ISSUED FOR CLIENT USE
OCT2-23	REVISED AS PER NEW SITE PLAN REC'D SEPT19-23
OCT2-23	ISSUED FOR CLIENT USE
SEPT19-23	REVISED AS PER NEW SITE PLAN REC'D SEPT12-23
SEPT19-23	ISSUED FOR CLIENT USE
SEPT19-23	REVISED AS PER NEW SITE PLAN REC'D SEPT12-23
SEPT19-23	ISSUED FOR CLIENT USE
JAN31-23	REVISED AS PER NEW SITE PLAN REC'D AUG. '23
JAN31-23	ISSUED FOR CLIENT USE
JAN31-23	REVISED AS PER CLIENT INSTRUCTION - REDLINE
JAN31-23	ISSUED FOR CLIENT USE
DEC2-22	ISSUED FOR CLIENT USE
SEPT6-22	ISSUED FOR CLIENT REVIEW

INSITE LANDSCAPE ARCHITECTS INC.
LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNING
hello@insitecanada.com



PROJECT: PROPOSED DEVELOPMENT

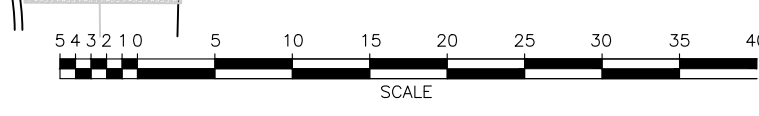
HWY. 26 & GRAND TRUNK ROAD
STAYNER, ONTARIO

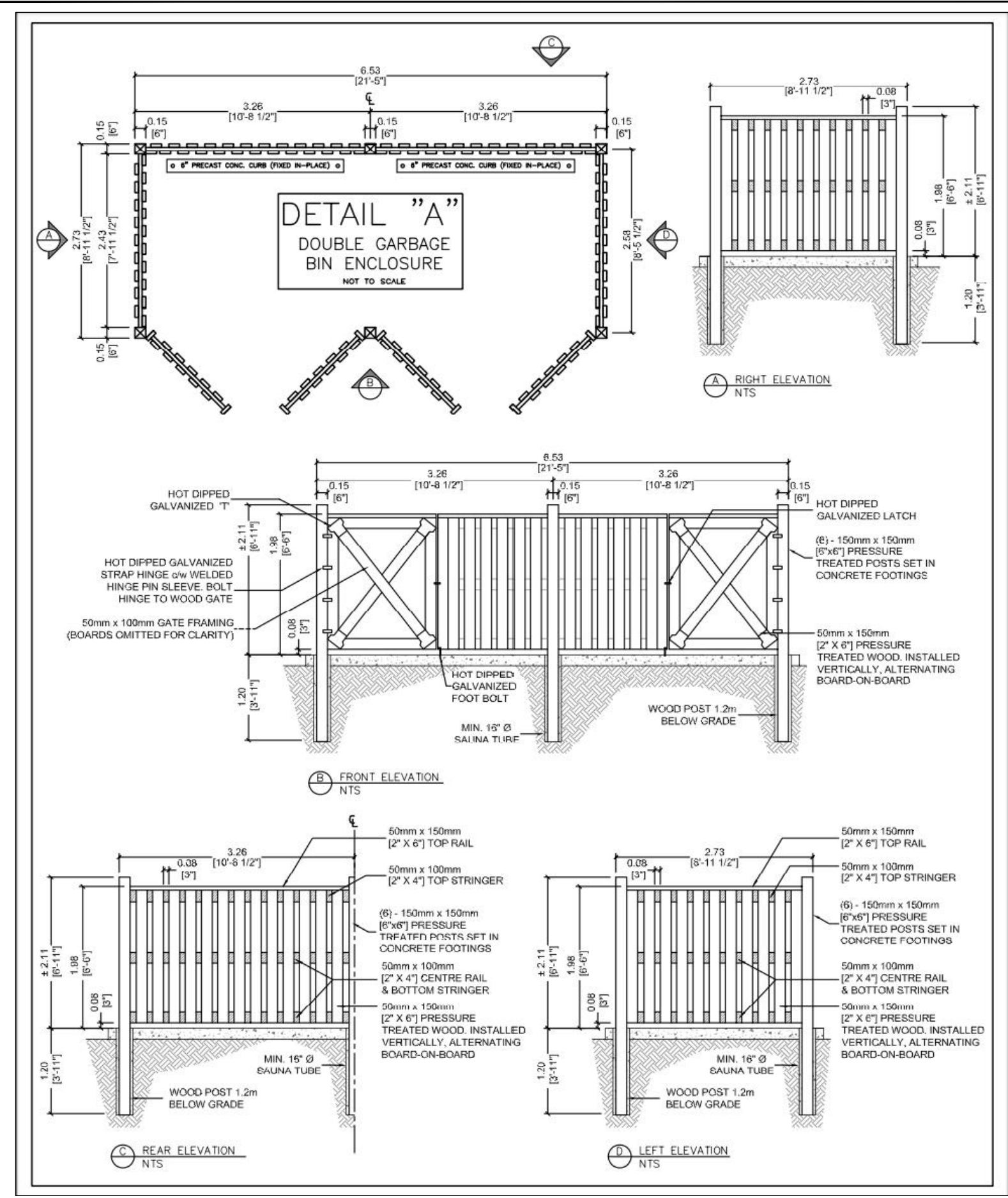
DRAWING: LANDSCAPE PLAN

DATE: SEPT6-22 PROJECT NO: 220829

SCALE: 1:500 SHEET: L-1

The accessible parking space shall have pavement markings and be signed with an accessible permit parking sign in accordance with section 11 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.





DOUBLE GARBAGE ENCLOSURE FENCE NTS
SEE ARCH. PLANS FOR FURTHER INFORMATION

ALL WORK SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST REVISION OF THE ONTARIO BUILDING CODE AND ANY OTHER AUTHORITY HAVING JURISDICTION. ALL DIMENSIONS TO BE CHECKED AND VERIFIED AT THE SITE BY EACH CONTRACTOR. ANY DISCREPANCIES AND/OR ERRORS SHALL BE REPORTED IN WRITING TO THE CONSULTANT BEFORE COMMENCING ANY WORK. ALL DRAWINGS ARE THE COPYRIGHT OF THE CONSULTANT AND REMAIN THE PROPERTY OF THE CONSULTANT.

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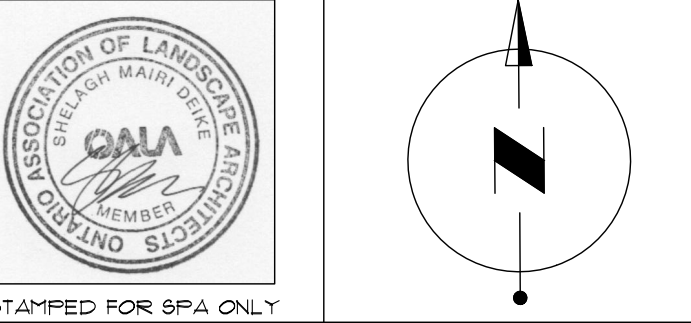
SITE PLAN INFORMATION PROVIDED BY:
ARCHITECTURAL DESIGN INC.
58 PENNSYLVANIA AVE. UNIT 1
CONCORD, ONTARIO, L4K 3V9
905-660-9393

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S SITE PLAN AS WELL AS THE LATEST ISSUANCE OF ALL PLANS, DOCUMENTS AND REPORTS AS PREPARED FOR THIS PROJECT BY OTHER PARTIES AND CONSULTANTS.

COORDINATION NOTE

MAR3-25	REVISED PER NEW SITE PLAN REC'D MAR3-25 REVISED PER NEW CIVIL PLAN REC'D MAR3-25 ISSUED FOR CLIENT USE
OCT19-24	REVISED PER NEW SITE PLAN REC'D OCT11-24 4 NEW SERVICES AND GRADING REC'D OCT16-24 ISSUED FOR CLIENT USE
AUG16-24	REVISED PER MUNICIPAL REQUESTS/CONDITIONS RECEIVED AUG16-24 - ISSUED FOR CLIENT USE
AUG9-24	REVISED PER NEW SERVICES REC'D AUG3-24 ISSUED FOR CLIENT USE
AUG8-24	REVISED PER NEW SITE PLAN REC'D AUG1-24 ISSUED FOR CLIENT USE
JULY10-24	REVISED PER NEW SERVICES PLAN REC'D JULY5-24 ISSUED FOR RESUBMISSION
JULY9-24	REVISED PER NEW SITE PLAN REC'D JULY8-24 ISSUED FOR CLIENT USE
JUNE25-24	REVISED PER NEW ENCL. PLAN REC'D JUNE21-24 ISSUED FOR CLIENT USE
JUNE11-24	REVISED AS PER NEW SITE PLAN REC'D JUNE 14-24 AND SERVICES PLAN DATED JUNE 3-24 ISSUED FOR ENG. DISCUSSION
FEB14-24	REVISED AS PER NEW SERVICE LOCATIONS ISSUED FOR CLIENT USE
FEB9-24	REVISED AS PER TOWN REQUEST - SHOW SERVICES ISSUED FOR CLIENT USE
NOV13-23	REVISED AS PER NEW SITE PLAN - REC'D NOV13-23 ISSUED FOR CLIENT USE
OCT16-23	REVISED AS PER NEW SITE PLAN - REC'D OCT13-23 NEW DRIVE - STILL DATED SEPT23-23
SEPT15-23	REVISED AS PER NEW SITE PLAN REC'D SEPT10-23 ISSUED FOR CLIENT USE
SEPT15-23	REVISED AS PER NEW SITE PLAN REC'D AUG-23 ISSUED FOR CLIENT USE
JAN31-23	REVISED AS PER CLIENT INSTRUCTION - REDLINE ISSUED FOR CLIENT USE
DEC2-22	ISSUED FOR CLIENT USE
SEPT6-22	ISSUED FOR CLIENT REVIEW

INSITE LANDSCAPE ARCHITECTS INC.
LANDSCAPE ARCHITECTURE URBAN DESIGN MASTER PLANNING
hello@insitecanada.com



PROJECT:
PROPOSED DEVELOPMENT

HWY. 26 & GRAND TRUNK ROAD
STAYNER, ONTARIO

DRAWING:
NOTES + DETAILS

DATE:	PROJECT NO.:
SEPT6-22	220829
SCALE:	SHEET
NTS	L-3



SCHEDULE D

CONDITIONS OF APPROVAL

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

#	Condition	Date	Sign
a.	That the 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 Engineering and Public Works Department.		
b.	That the applicant is successful in obtaining a Minor Variance to amend the following to the satisfaction of the Planning and Building Department: <ul style="list-style-type: none">- Section 2.7.1 Encroachments into Required Yards: to permit a landing and stairway that are larger than the maximum 1.2 m in width and depth, located in northern exterior side yard of Bulidng 1 -Dollarama, shown on A-1 Site Plan, dated March 3, 2025 .		
c.	That the revised site plan, revised landscape plan, and revised engineering plans show, to the satisfaction of the Planning and Building Department: <ul style="list-style-type: none">- A note on the site plan stating the following: It is acknowledged that the maximum required number of parking spaces will not be less then 246 for the Phase 1 of the shopping centre, which are the current spaces available.- Please provide a detail and install four bollards that will be located to the north of the earth bins (waste disposal) on the McDonald’s site (Building 3).- Reinstate the following on the Landscaping Plan – 2 deciduous trees; 7 coniferous trees; 100 deciduous		

#	Condition	Date	Sign
	shrubs and 4 perennials, groundcovers and grasses. There were 113 trees removed from the previously approved landscaping plan. The total trees, shrubs and grasses should be 1086 and not 973.		
d.	<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"> a) Stormwater Management Report describing the proposed stormwater management system for the site. b) Traffic Impact Study c) An overall site Operations & Maintenance Manual, based on the Township's O & M Manual Requirements for Private Developments. 		
e.	<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"> a) Erosion And Sediment Control Plan b) Site Grading Plan c) Site Servicing Plan d) Notes & Details Plan 		
f.	<p>The Owner is to incorporate, the following modifications and/or clarifications to the Stormwater Management Report:</p> <ul style="list-style-type: none"> a) Revise the storage volume in the O & M Manual to avoid any future confusion with the storage volume required and confirm the correct orifice plate diameter and resubmit. 		
g.	<p>The Owner is to incorporate, the following modifications and/or clarifications to the Traffic Impact Study:</p> <ul style="list-style-type: none"> a. Revise the site generated traffic forecast in Table 12 to be consistent with both the traffic 		

#	Condition	Date	Sign
	volume figures and Synchro modelling provided.		
h.	<p>The Owner is to incorporate the following modifications and/or clarifications to the engineering drawings:</p> <ul style="list-style-type: none"> a) Remove all bends shown on the water service and have the water service come straight off the watermain. b) Remove the existing water service and cap it at the main. c) Confirm the drive-through area hatching is light duty, heavy duty, or an alternative asphalt/granular make up and add this information to the legend. d) Remove or relocate the tree in the vicinity of the storm crossing between CBMH106B and CBMH106. e) Identify the correct orifice plate diameter. f) Identify the correct posted speed limit signage for Grand Trunk Road on the Pavement Marking and Signage Plan (PMSP). g) Identify the correct stop control for the intersection of Junction Road and Grand Trunk Road. 		
i.	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.		

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

#	Condition	Date	Sign.
a.	That the amending site plan agreement include in the schedules:		

#	Condition	Date	Sign.
	<ul style="list-style-type: none"> The revised site plan, revised landscape plan, and revised engineering plans, studies and reports reflecting all the conditions/changes dated and stamped by the relevant landscape architect, engineering professional. 		
b.	That prior to the issuance of a Building Permit, all outstanding invoices with the Township, are paid in full to the satisfaction of the Township Treasurer.		
c.	<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 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 accepted 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 accepted Stormwater Management Report.</p>		

#	Condition	Date	Sign.
	(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.		
d.	That prior to the issuance of a Building Permit MTO clearance be provided, including any applicable MTO permits		
e.	That prior to issuance of a Building Permit that any comments from the MTO Traffic Office regarding the Traffic Impact Study be addressed and a clearance be provided.		
f.	That any future development proposed within the MTO's permit control area will be subject to the Ministry's permitting process and requirements. Formal submission packages must adhere to the Ministry's applicable policies, guidelines and standards.		
g.	That the site plan agreement recognizes that the required parking spaces for Phase 1 be 246 spaces. At no time will the parking spaces for Phase 1 be reduced to go below this number of parking spaces.		
h.	That the agreement will include the requirement of the Owner that in the future development or redevelopment or construction of any additional buildings etc. that no additional Building Permit be issued, and no additional site plan approval be given until confirmation that adequate water and wastewater infrastructure and treatment capacity to service the proposed additional development is available to the satisfaction of the Public Works Department.		

MEMORANDUM

DATE: 21 March 2025	Project No: 2025-011SP
STATUS: <input type="checkbox"/> Draft <input checked="" type="checkbox"/> Final	<input type="checkbox"/> Confidential <input type="checkbox"/> Internal Use Only
TO: Rossalyn Workman	DEPT: Planning Department
FROM: Scott McLeod	DEPT: Building Department
RE: RE: 2025-011SP Site Plan Amendment Solbeys 100 Grand Trunk Rd.	

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

1. The Building Department has no additional comments to add to our previous comments from January 20, 2025 have been addressed.

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:





MEMORANDUM

DATE: 17 April 2025	Project No: 2025-011
PROJECT: 100 Grand Trunk Road – McDonalds Site Plan	
TO: Rossalyn Workman	DEPT: Planning
FROM: Christine Taggart	DEPT: Public Works /Engineering
RE: Development Engineering Site Plan Conditions	

Title	Prepared By	Date (latest revision)
Operations and Maintenance Manual	Crozier & Associates	February 2025
Site Lighting and Photometrics	Crozier & Associates	February 28, 2025
Pavement Marking and Signage Plan	Crozier & Associates	February 14, 2025
Sanitary Design Sheet	Crozier & Associates	February 18, 2025
Civil Drawing Set	Crozier & Associates	February 28, 2025
Fire Flow Calculations	Crozier & Associates	February 14, 2025
Landscape Drawings	Insite Landscape Architects	March 5, 2025
Stormwater Management Memo	Crozier & Associates	March 3, 2025
Traffic Impact Study	Crozier & Associates	March 2025
Vehicle Turning Drawings	Crozier & Associates	February 10, 2025
Water Demand Calculations	Crozier & Associates	February 5, 2025

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 stamp by a Professional Engineer in good standing and registered in Ontario:
 - a) Stormwater Management Report describing the proposed stormwater management system for the site.
 - b) Traffic Impact Study
 - c) 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 Stormwater Management Report:
 - a) Revise the storage volume in the O & M Manual to avoid any future confusion with the storage volume required and confirm the correct orifice plate diameter and resubmit.
4. The Owner is to incorporate, the following modifications and/or clarifications to the Traffic Impact Study:
 - a) Revise the site generated traffic forecast in Table 12 to be consistent with both the traffic volume figures and Synchro modelling provided.
5. The Owner is to incorporate the following modifications and/or clarifications to the engineering drawings:
 - a) Remove all bends shown on the water service and have the water service come straight off the watermain.
 - b) Remove the existing water service and cap it at the main.
 - c) Confirm the drive-through area hatching is light duty, heavy duty, or an alternative asphalt/granular make up and add this information to the legend.
 - d) Remove or relocate the tree in the vicinity of the storm crossing between CBMH106B and CBMH106.
 - e) Identify the correct orifice plate diameter.
 - f) Identify the correct posted speed limit signage for Grand Trunk Road on the Pavement Marking and Signage Plan (PMSP).
 - g) Identify the correct stop control for the intersection of Junction Road and Grand Trunk Road.
6. 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.

7. 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 accepted 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 accepted 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.

Respectfully submitted,

Respectfully submitted,

Christine Taggart
Development Technologist

Reviewed and accepted by,

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



April 9, 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 L0M1S0

Dear Patti:

**Re: 7044 and 6934 Highway 26 Commercial
McDonalds
Project No.: 300056331.0000**

We have reviewed the documents for the change of use of one of the commercial pads within the overall, previously approved Dancor development, to a McDonalds restaurant and drive-through. Our comments are provided below.

The following documents were included in the submission received March 12, 2025:

Title	Author	Revision Date
Operations and Maintenance Manual	Crozier & Associates	February 2025
Site Lighting and Photometrics	Crozier & Associates	February 28, 2025
Pavement Marking and Signage Plan	Crozier & Associates	February 14, 2025
Sanitary Design Sheet	Crozier & Associates	February 18, 2025
Civil Drawing Set	Crozier & Associates	February 28, 2025
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Landscape Drawings	Insite Landscape Architects	March 5, 2025
Stormwater Management Memo	Crozier & Associates	March 3, 2025
Traffic Impact Study	Crozier & Associates	March 2025
Vehicle Turning Drawings	Crozier & Associates	February 10, 2025
Water Demand Calculations	Crozier & Associates	February 5, 2025

Comments

Civil Drawings

1. Remove bends from water service and have water service come straight off watermain. Remove existing water service and cap at main.
2. The drive-through area has a hatching that does not appear to be on the legend. Confirm whether this area is light duty, heavy, duty, or an alternative asphalt/granular make up.

Landscape Drawings

1. Remove or relocate tree in the vicinity of the storm crossing between CBMH106B and CBMH106.

Stormwater Management

1. Drawing C107B shows a 250 mm diameter orifice plate, however the stormwater management calculations rely on a 240 mm diameter orifice plate. Confirm that a 240 mm diameter orifice plate has been installed.
2. The O&M Manual notes that the underground storage unit has a volume of 188 m³, however 211 m³ is required and noted on the drawings. The storage volume in the O&M Manual should be revised to avoid any future confusion with the storage volume required.

Traffic Impact Study

1. MTO approval of TIS is required to support permit applications.
2. The TIS notes that 250 parking spaces are required (i.e., based on the C of A 24-A17) while 247 spaces are proposed, however no information has been provided to support

the parking requirements or parking proposed. Further information should be provided to confirm these requirements.

3. The assumed pass-by percentages for the Phase 2 Commercial (LUC 822, Strip Retail) are different than those used for the same land use code in the Phase 1 Commercial. It is noted that the retail building in Phase 1 may be an LCBO. It is acknowledged that there are too few studies for LUC 899 (Liquor Store), however the use of LUC 822 may underestimate the trip generation in the PM peak and Saturday peak for this use.
4. The TIS includes background traffic from the Clearview Park development, based on 304 units, while the latest draft plan for this development now proposes 409 units.
5. The site generated traffic forecasted in Table 12 of the TIS does not agree with the traffic volume figures and resultant Synchro modelling.

Generally, the TIS is sufficient to confirm the impacts of the McDonald's development, considering that future TIS reports are proposed as future phases of the Nottawasaga Station development are implemented. Ongoing monitoring of traffic operations are proposed to update traffic operations as future phases are developed.

Pavement Marking and Signage Plan

1. The PMSP proposes 50 km/h signage for Grand Trunk Road, while the TIS (Table 3) notes a 40 km/h posted speed. Please confirm.
2. The PMSP includes all-way stop control for the intersection of Junction Road/Grand Trunk Road, while the TIS models this intersection as stop control only on Junction Road. Please confirm.

Yours truly,

R.J. Burnside & Associates Limited



Jennifer Georgas, P.Eng
Manager, Municipal Review
JMG:jmg

Enclosure(s) None

cc: Christine Taggart, Township of Clearview (enc.) (Via: Email)

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