



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

July 10, 2025

Township of Clearview
217 Gideon Street
Stayner, ON L0M 1S0

Attention: Nick Ainley, B.U.R.Pl.
Community Planner

Re: Draft Plan of Subdivision – Extension
Draft Approved Plan of Subdivision
1192 County Road 7 (Clearview Park Subdivision)
File Number SD-2011-002

Innovative Planning Solutions (IPS), on behalf of RWA Acquisitions Inc, submits this formal request for an extension to the Draft Approved Plan of Subdivision, on lands described above.

Draft Plan Approval was originally obtained on November 18, 2013. Following this, a Draft Plan Extension was granted in October 2018, with the approval to expire November 18, 2023. Since the October 2018 extension, the subject lands changed ownership and applications for draft plan revision and zoning bylaw amendment had been filed with the Township. These files were processed up to third submission along with a second Draft Plan extension of two-years. This request was submitted and subsequently approved by the Township on October 30, 2023, extending the lapsing date to November 14, 2025.

Condition U3 reads as follows:

Please be advised that the approval of this draft plan will lapse two (2) years after the date the plan is draft approved. This approval may be extended pursuant to subsection 51 (33) of the *Planning Act*, but no extension can be granted once the approval has lapsed. The new lapse date is November 14, 2025. If final approval is not given to this plan within two (2) years of the draft approval date, and no extensions have been granted, drafted approval will lapse under Section 51(32) of the *Planning Act*, R.S.O 1990. If the owner wishes to request an extension to draft approval, a written requested and explanation must be received by the clerk of the Township of

Clearview ninety (90) days prior to the lapsing date. A process fee, in effect at the time of the request, will apply.

Since the second extension, the lands went into receivership and have only recently been acquired by RWA Acquisitions Inc. The current owners intend proceed with the existing Planning Act applications being the redline revision to the draft plan application as well the Zoning By-law amendment to ensure appropriate land use approvals are in place to support the development and registration of the subdivision. If these applications are approved, a revised set of draft plan conditions are anticipated, including a revised lapsing date to secure final approval. However, in the meantime, the owners are requesting to retain the existing approval on the land. The proposed redline revision and zoning by-law amendment applications (File No. 2022-078-SD) are currently under review with the Township, with 3rd submission of the applications made September 26, 2023. While the owners intend to continue assessing the applications it is critical that the existing draft plan approval remain in place, in the event that the current applications are not approved and/or appealed. Further, it is important to note that the current draft plan approval remains consistent with and conforms to the applicable Planning Policies, including Provincial Policy Statement 2024, County of Simcoe Official Plan and Township of Clearview Official Plan. The same policy framework that was relied upon through consideration of the previous draft plan extension remains in place currently and which were supported and approved by the Township. To re-iterate, RWA only recently acquired the subject lands following a receivership process and are in the process of re-engaging on the current applications with the Township, but in the meantime are requesting an extended timeframe to preserve the current draft plan approved status.

As the lapse date of November 14, 2025, is approaching, we are requesting a further extension of one (1) year. This will provide suitable timeframe to work through the proposed redline revision and zoning by-law amendment applications; it is anticipated that should the proposed applications be approved, a new lapsing date will be established to address any new/revised draft plan conditions that result from the applications. The owner remains committed to bringing this development towards registration to ultimately build more homes within the Stayner community.

Should you have any questions or comments please do not hesitate to contact the undersigned at your earliest convenience.

Respectfully submitted,

Innovative Planning Solutions



Greg Barker, B.A.A.
Partner



Renee Caloiero
Planner

