



# Staff Recommendation Report

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**To:** Mayor and Council

**From:** Danielle Waters, Community Planner

**Date:** October 20, 2025

**Subject:** Report #PB-029-2025 – Draft Plan of Subdivision Extension – Clearview Park

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## Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report PB-029-2025 (Draft Plan of Subdivision Extension – Clearview Park) dated October 20, 2025; and,

- 1) That Council approve the extension of the Clearview Park Draft Plan of Subdivision being file 2025-054 (2011-002-SD) for an additional one (1) year period with the new lapse date being October 20, 2026; and,
- 2) That Council approve the amendments to the existing draft plan conditions as outlined in Appendix 'E' of this report and that notice of decision be given in accordance with the Planning Act.

## Background

On July 10, 2025, Township Staff received a cover letter and fees for the extension of a lapse date of a draft approved plan of subdivision. The agent, Greg Barker (Innovative Planning Solutions, IPS), acting on behalf of the applicant (RWA Acquisitions Inc.), has submitted a formal letter requesting a one (1) year extension of Draft Plan Approval for the Clearview Park plan of subdivision. The request letter is provided as Appendix 'D'. The Owner is not proposing changes to the approved draft plan and is only requesting an extension of the lapse date of the approved subdivision.

The subject lands are located within the north-eastern portion of the Stayner Settlement Area and are municipally known as 1192 County Road 7 and legally described as CON 1 S PT LOT 26 in the Township of Clearview. The lands encompass a total area of approximately 25.6 ha and maintains frontage onto County Road 7.

The Clearview Park plan of subdivision received the most recent Draft Plan Approval in October 2024, for a total of 404 residential units, consisting of:

- 244 single-detached dwelling units;
- 60 semi-detached dwelling units – Block 1-30;
- Medium Density – 100 units/ 1 block, future development;

- Parkland Dedication – Block 31;
- Stormwater Management Pond – Block 32;
- Lands to be retained by owner – Block 33;
- County Road widening – Blocks 34, 36;
- Pedestrian Path – Blocks 39, 46;
- 0.3 m reserves – Blocks 35, 37, 38, 40-45;
- Internal Roads Network (A-K).

The subdivision is to be developed on full municipal water and sewage services. Draft plan approval requires a number of conditions to be met prior to the Township giving final approval to permit the development to commence.

### **Comments and Analysis**

The Planning Act and the Township of Clearview Official Plan permits the granting of extensions of draft plan approval of subdivisions to be considered by Council. The Township has received a request to consider an additional one (1) year extension to the draft plan approval. The current draft plan has been approved since 2023. As part of the review, the application was circulated to external agencies and internal departments for comment on the existing draft plan conditions. This resulted in requested changes and updates to the draft plan conditions.

Below is the timeline of the Clearview Park Subdivision:

- Original draft plan approved November 18, 2013
- First Extension approved October 2018
- Second Extension approved November 18, 2023
  - Lapsing date November 14, 2025
- File No. 2022-078-SD (Under Review) – redline revision of draft plan and zoning by-law amendment application.

Since the second extension, submission of a redline revision and zoning by-law amendment application, the lands went into receivership. The new owners (RWA Acquisition Inc.), intend to proceed with the existing applications that are in progress. To allow time for the owners to assess the current applications in progress, they have requested a one (1) year extension.

### **Summary of Changes to Draft Plan Conditions**

The proposed draft plan extension warrants a new set of draft plan conditions, which are provided in Appendix 'E'. The proposed changes include a new format, revised conditions, and the addition of new conditions. The changes to the proposed conditions have been summarized below.

*Township Public Works Department:*

The Manager of Engineering has provided the most input, including: the proposed new format, new wording of some of the original conditions to better describe what is required and when. The proposed changes are generally intended to create clarity for the Township and reduce uncertainty for the developer. The intent is that the proposed conditions will become 'standard' draft plan conditions moving forward with both new plans of subdivisions and draft plan extensions to existing plan of subdivision.

*Simcoe County District School Board (SCDSB):*

A letter received from SCDSB details the ongoing conversations between several parties regarding a school block on the lands. At this time, SCDSB does not have any additional comments, and will provide detailed comments when moving forward when the redline revision occurs.

*Commenting Departments/Agencies with no concerns:*

- Enbridge
- Nottawasaga Valley Conservation Authority – Source Water Protection
- County of Simcoe
- Rogers – conditions received

In addition to the inclusion of the recommended amendments to the draft plan conditions outlined above, the final changes are included within Appendix 'E' of this report. The Clearview Park draft approved plan of subdivision continues to represent good planning, providing a mix of residential unit types within a serviced settlement area and is a continuation of existing and proposed residential development in this area of the Township.

Staff therefore recommend that Council approve the extension of the draft plan of subdivision for one (1) year with a new lapsing date of October 20, 2026, and that the conditions of approval be amended as indicated in Appendix 'E' of this report.

### **Clearview's Strategic Plan**

- Legislated review process

### **Financial Implications**

Potential financial and legal implications should the decision of the Council be appealed to the Ontario Land Tribunal (OLT) and Council chooses to defend the Council's decision.

The final approval of this development is subject to a subdivision agreement. The agreement will establish fees and securities which will ensure that the proponent is fully

responsible for all local improvement costs as well as the installation of siteworks which are a matter of public interest (e.g. municipal sewer and water services, road infrastructure, stormwater management, landscaping).

The development is subject to Development Charges in accordance with the Township's current Development Charges By-law. This allows for recovery of most development related costs which are not considered local improvements.

## **Report Appendices**

Appendix A – Ortho Map

Appendix B – Planning Policy

Appendix C – Draft Plan of Subdivision

Appendix D – Letter from Requesting Extension of Draft Plan of Subdivision

Appendix E – Revised Draft Plan Conditions

Appendix F – Comments Received

## **Approvals**

**Submitted by:** Danielle Waters, Community Planner

**Reviewed by:** Rossalyn Workman, Manager of Planning  
Derek Abbotts, Director of Planning and Building

**Financial Implications  
Reviewed by:** Kelly McDonald, Treasurer

**Approved by:** John Ferguson, CAO