



INNOVATIVE PLANNING SOLUTIONS

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July 2, 2025

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

Attn: Rossalyn Workman, Manager of Planning
Nick Ainley, Community Planner

Re: Application for Extension to a Draft Approved Plan of Subdivision
Manortown Homes Subdivision - Municipal File No. SD-2017-063
Township of Clearview, County of Simcoe

On behalf of Manortown Homes Inc., Innovative Planning Solutions (IPS) respectfully requests a two (2) year extension to satisfy the Draft Plan of Subdivision conditions (Township File No. SD-2017-063) for the Manortown Homes Subdivision in the Township of Clearview. Draft Plan approval for the subdivision, was originally approved by Clearview Council on November 19, 2018 and was later granted two 1-year extensions. The draft approved Plan of Subdivision and its conditions are **set to expire on October 7, 2025**. It is noted that the approval may be extended as per subsection 51(33) of the Planning Act.

We trust that the listed material below meets your requirements to support a request for an extension to the Draft Plan of Subdivision.

#	Document	Copies
1	Request for Extension Letter, dated June 23, 2025	Digital
2	Draft Plan of Subdivision Plan;	Digital
3	Draft Plan Conditions; dated November 19, 2018	Digital
4	\$2,000 Cheque Payable to the Township of Clearview	Hard Copy

PRIOR EXTENSIONS

The Draft Plan of Subdivision for the Manortown Homes Inc. lands was originally approved on November 19, 2018. Since then, the Applicant, through Innovative Planning Solutions (IPS), has made significant progress toward satisfying Draft Plan Conditions, including the submission of multiple technical packages and coordination with review agencies.

A one-year extension was granted in November 2023, setting a revised lapse date of November 19, 2024. At that time, the 10th formal submissions had been made. Submission 10 (June 27, 2023) addressed outstanding technical comments, and Submission 11 later followed in October 2024.

Another one-year extension was granted on October 7, 2024, setting a revised lapse date of October 7, 2025. The intent at the time was to extend the draft approval to verify clearance of all outstanding comments; however, some comments remain outstanding, such as:

- Coordination with Burnside and Township Planning on outstanding technical items; and
- Pending clearances from NVCA and Hydro One.

In addition, the subdivision agreement has been drafted by the Township, circulated, and reviewed by IPS and Applicant. The agreement is currently with the applicant's lawyer and the Applicant to review thoroughly. In addition, our team is working with the Township to ensure this agreement covers all items required, in the interest of all parties. We expect a final draft agreement to be updated and executed in a timely manner.

EXTENSION REQUEST

The owner remains fully committed to bringing Manortown Homes subdivision to registration in a timely manner. However, given the limited timeframe before the current lapse date of October 7, 2025, we respectfully request a two (2) year extension to satisfy the remaining conditions and complete the registration of the Draft Plan of Subdivision. Finalizing this agreement is expected to take several months.

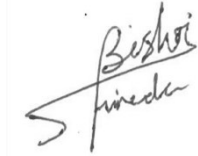
Township Staff, the Applicant, and the Consulting Team have been working collaboratively to address the outstanding conditions based on feedback from the

R.J. Burnside and Township Planning. The Applicant and the Consulting Team are actively working to resolve any outstanding conditions.

If there are any questions regarding the application, please do not hesitate to contact the undersigned.

Respectfully submitted,

Innovative Planning Solutions



Bishoi Shinoda PMP, RPP, MES, CVT
Senior Planner



Renee Caloiero
Planner

Copied:

Ann Twigg
Pallett Valo LLP, Lawyer

John Colangelo, Owner / Applicant
Manortown Homes Inc.

Mike Dejean
Partner, Manager of Engineer, Pearson Engineering