



Memorandum

Date:	7 October 2025	Project No:	2025-059-SD
Project:	Draft Plan Approval Extension Request – Georgian Communities (Nottawa Limited Partnership)		
To:	Rossalyn Workman	Dept:	Planning
From:	Patti Kennedy	Dept:	Public Works /Engineering
Subject:	Draft Plan of Subdivision Extension Request – PW/Engineering Comments		

PW/Engineering Staff have reviewed the circulated information in support of this request for draft plan extension and have provided you with recommended revisions to some original conditions, along with including our updated standard draft plan conditions, as Attachment A to this memo.

Understanding that the Owner will be required to come back to the Township with a redline of the Draft Plan at a later date to accommodate, at a minimum required servicing blocks, at this time Engineering Staff have not provided any detailed comments on the Draft Plan. Once an application for a redline has been received and circulated for comment, Engineering Staff will undertake a detailed review on that draft plan submission, at which time we may recommend revisions to the conditions, and/or new conditions as required.

Accordingly, at this time Engineering Staff is recommending that the conditions be updated to be consistent with other development extensions and in keeping with our updated standard draft plan conditions.

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

Respectfully Submitted by,

Patti Kennedy, C.E.T.

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Clearview Township
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Attachments

Attachment A – Draft - Draft Plan Conditions with tracked changes.

The Township of Clearview’s conditions to final plan approval for registration of this Plan of Subdivision are as follows:

No. Conditions

a.

Township of Clearview

General Conditions	
A1	2. That this draft approval shall lapse if Final Approval is not given to this Plan within five (5) years of the draft approval date, and no extensions have been granted.
A2	3. That the owner shall enter into a consolidated subdivision agreement with, and to the satisfaction of, the municipality to give effect to all relevant conditions of approval and any other matters regarding the proper development of the subdivision as specified by the municipality in such agreement. Accordingly, the conditions set out herein, shall be incorporated into the subdivision agreement, as applicable, to the satisfaction of the municipality in its sole and unfettered discretion, and shall be obligations of, and at the cost of, the owner.
A2	4. The subdivision agreement shall deal with such matters as, but not limited to, the following: construction of works; ownership of works; registration of the plan and agreement; use of inhibiting orders; servicing allocations; conditions for release of building permits; timing of works; works to be constructed and maintained; fees, deposits and payments to be made; securities and their administration; indemnities and insurance; the owners obligations; conditions for occupancy; general conditions of approval; special conditions of approval; the acceptance and assumption of works; conveyances, restrictive covenants and notices to title; and, all relevant administrative clauses.
new	5. The Owner shall enter into a front-ending, pre-servicing, site preparation, development and/or other necessary agreements, satisfactory to the municipality or any other appropriate authority before any development site alteration within the Plan. These agreements may deal with matters including, but not limited to, the following: a. Engineering and conservation works which include municipal services; b. Professional services including preparation of reports, plans, inspections, certifications and approvals; c. Hydro and other utilities; d. Stormwater management, sediment and erosion control; e. Storm and sanitary sewers and watermain construction; f. Access locations, road widening and reconstruction; g. Monitoring wells; h. Securities, letters of credit, bonds, cash contributions and Development Charges; i. Land dedications, easements and reserves; j. Fencing, berming, buffer blocks, noise abatement and plantings; k. Grading and sodding, signed entry features; l. Warning clauses; m. Parkland including playground infrastructure and related amenities, tree preservation and hoarding; and n. Construction access. The details of which are indicated in correspondence from appropriate commenting agencies and departments.

new	6. The subdivision agreement may allow for phasing of the subdivision subject to the approval of the municipality of a comprehensive phasing plan. Phasing may be accomplished either by full registration and phasing clauses in the subdivision agreement or by partial registration. Phasing under full registration shall incorporate the use of inhibiting orders and other measures to ensure the proper and orderly development of the subdivision. Phasing by partial registration shall be undertaken on the basis that the draft plan approval and conditions shall continue to apply to remaining phases. Accordingly, the lapse date and ability to alter conditions would be applicable to remaining phases.
A2	7.
new	8. Prior to final approval, the Owner shall submit the following to the satisfaction of the Municipality and/or any other applicable Agencies: a. An Archaeological Assessment Report; b. A Traffic Impact Study; c. A Geotechnical Report; d. A Hydrogeological Report; e. A Site Grading and Drainage Plan; f. A Tree Inventory & Preservation Plan; g. A Functional Servicing Report; h. A Removals Plan; i. A Site Phasing Plan; j. A Site Servicing Plan; k. A Composite Utility Plan; l. An Environmental Noise Assessment; m. Architectural Design Guidelines; n. An Environmental Impact Study; o. A Natural Hazard Land Study; p. An Environmental Site Audit; q. A Well Interference Study; r. An Erosion and Sedimentation Control Plan; s. A Stormwater Management Report including SWM pond layout plan to confirm sufficient area of dedication; and t. Plan of Easements.
new	9. The Owner shall agree in the subdivision agreement, in wording acceptable to the Township and any applicable authority to carry out or cause to be carried out the recommendations and measures contained within the accepted plans and reports set out above.
new	10. Prior to any site alteration, the following shall be prepared to the satisfaction of the Municipality, Nottawasaga Valley Conservation Authority, County of Simcoe, and the Ministry of Transportation: a. An Archaeological Assessment Report and appropriate archaeological resource conservation requirements. b. An Environmental Impact Study. c. An Environmental Site Audit. d. A Geotechnical Report. e. A Hydrogeological Report. f. A detailed Storm Water Management Report. g. A detailed Erosion Control Plan. h. A detailed Grading Plan.
new	11. 13. The Owner acknowledges that final engineering design may result in minor variations to the Plan (eg. In the configuration of road allowances and lotting, number of lots, etc.), which may be reflected in the final Plan to the satisfaction of the Municipality.
new	12. Prior to any site alteration, the Owner shall agree in the site preparation, pre-servicing and/or subdivision agreement to retain a Hydrogeologist to monitor the private wells and groundwater conditions, including vulnerabilities related to the aquifers, to assess any impact on the existing wells and/or aquifers in the area surrounding the draft plan, where groundwater conditions may be impacted by the development of the subdivision. The Owner shall submit reports prepared by such Hydrogeologists, to the satisfaction of the Municipality, documenting the results of the monitoring program.

	The Owner shall provide potable water to any landowner whose private well or water system is adversely impacted and to permanently rectify the problem, to the satisfaction of the landowner and the Municipality. The potable water to be provided and any works to rectify the problem with the private well or water system shall be at the sole cost of the Owner. The Owner shall agree to have a baseline of area wells established prior to the commencement of any works on the Plan lands.
new	13. The Owner shall agree in the Subdivision Agreement: a) That prior to final approval, the Owner shall retain a Professional Engineer (typically geotechnical consultant) to review the proposed works and existing soil conditions and define a Zone of Influence of vibrations as well as submit a proposed Vibration Monitoring Program. The Zone of Influence shall include the area of land (and buildings that potentially may be impacted by vibrations emanating from a construction activity as defined by the Professional Engineer referred to above in the vibration monitoring program, to the satisfaction of the Township. b) The Owner shall agree in the Development Agreement that prior to commencement of construction, the Owner shall retain a qualified consultant to complete a pre-condition survey of all existing dwellings/ structures within the Zone of Influence as described above. The survey shall include photographic inventory of existing conditions of the interior and exterior of all buildings. In the event that a property owner will not permit access to the interior of the dwelling, the consultant shall provide written documentation to the Owner and the Township. The Owner shall provide a copy of the full pre-condition survey to the Township Engineer. c) The Owner shall agree as part of the Development Agreement that vibration levels shall be measured by the Owner's Engineering during construction on/ at all existing buildings and structures within the defined Zone of Influence during construction in accordance with the monitoring program submitted with the Development Agreement approval. A minimum of 1 vibration monitoring gauge is to be installed prior to earthworks construction at or near the existing structure that is closest to the work zone, regardless of the defined Zone of Influence.
A3 Reworded Planning	14. This draft plan approval is conditional upon OPA No.10 receiving approval to amend the Township of Clearview Official Plan 2001. Should OPA No. 10 not be approved, this draft plan approval shall lapse 20 days after the date of notice of refusal or the notice of decision not to approve OPA No. 10.
A4	15. A qualified professional is to be retained to prepare and submit all drawings and reports required for final approval and construction of the Plan; to inspect construction as necessary to ensure proper installation and compliance with municipal and other relevant authority standards; and, to certify in writing that the required works were constructed in accordance with the plans, reports and specifications, as approved by the municipality and all other relevant authorities.
A5	16. Approval of the Draft Plan is contingent upon the owner satisfying all conditions of approval, such conditions being inter-related and inter-dependent and upon which the municipality has relied to significant extent in making its decision of approval. Therefore in the event of any request (including appeal) for alteration to a single condition, the municipality reserves the right to alter or add to these conditions, or withdraw its approval.
A6	17. Development of the Plan may occur in phases subject to the approval of the municipality of a comprehensive phasing plan. Phasing may be accomplished either by full registration and phasing clauses in the subdivision agreement or by partial registration. Phasing under full registration shall incorporate the use of inhibiting orders and other measures to ensure the proper and orderly development of the subdivision. Phasing by partial registration shall be undertaken on the basis that the draft plan approval and conditions shall continue to apply to remaining phases. Accordingly, the lapse date and ability to alter conditions would be applicable to remaining phases.
A6	18. Phasing will require the preparation and submission for approval of the municipality of a phasing plan which shall form part of the subdivision agreement. This phasing plan must outline any necessary temporary works which may be required, including, but not limited to, utilities and municipal services, turning circles or alternative road endings, signage, fencing and landscaping. The phasing plan shall also provide for

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	any additional temporary easements or conveyances necessitated to provide temporary works or services. The phasing plan shall also identify any lots which may be temporarily constrained from development as a result of the phasing and any temporary works required. Servicing shall only be allocated to phases which are being registered and developed and for which securities are provided.
<u>Financial and Administrative Conditions</u>	
B1	19. All municipal and agency taxes, utilities and charges outstanding against the lands are to be paid prior to the registration of any plan of subdivision.
B2	20. All drainage charges (Drainage Act) and local improvement charges, municipal service fees and special service fees (Municipal Act) are to be commuted and/or paid, as applicable, prior to registration of any plan of subdivision.
B3	21. Applicable Final Approval fees and administrative charges, including deposits, are to be paid when making first submission for Final Approval of the Draft Plan.
B4	22. All financial requirements of the Municipality with respect to the approval and development of the subdivision are to be completed/submitted to the satisfaction of the Municipality in its sole and unfettered discretion.
B5	23. All processing and administrative fees, including securities and deposits, shall be paid in accordance with the municipal policies, administrative practices and by-laws in effect at the time of signing of the agreement, or applicability, or as otherwise stipulated in the agreement.
B6	24. All applicable Development Charges are to be paid in accordance with the Municipal Development Charges By-law, County Development Charges By-law, and Education Development Charges By-law.
B7	25. All development approval fees of the Nottawasaga Valley Conservation Authority are to be paid as required in accordance with the Nottawasaga Valley Conservation Authority's fees policy, under the powers of the Conservation Authorities Act.
<u>Conveyance and Transfers</u>	
C1 Revised wording	26. The road allowances shown on the Draft Plan as Streets "A" to "E" on the shall be conveyed to the municipality, at the Owner's expense, free and clear of encumbrances.
C2	27. Such easements or blocks as may be required for utility, stormwater management, drainage, parkland, a community facility and other construction purposes shall be conveyed to the municipality, and to other appropriate agencies or authorities, to their satisfaction, at no cost and free and clear of all encumbrances. This shall include all conveyances described herein and any additional conveyances which may be identified as a result of further plans and studies or necessitated to facilitate development of the lands.
C3	28. Any dead ends and open sides of road allowance created by this Draft Plan shall be terminated in 0.3 metre reserves to be conveyed to and held, in trust, by the municipality.
C4 Revised wording	29. Any necessary Blocks for stormwater management, drainage purposes, water and sewage servicing facilities (reservoirs and pumping stations), etc. shall be conveyed to the municipality free and clear of encumbrances to the satisfaction of the municipality.
C5 Revised wording	30. A road widening varying in width from 3m to 8m along frontage of County Road 124, providing an 18m right-of-way from road centreline shall be conveyed to the County of Simcoe for road widening purposes, free and clear of all encumbrances.
new	31. 29. Where deemed necessary by the Municipality, the Plan to be registered shall show a 0.3 metre reserve along the exterior side yard lot lines of corner lots and corner blocks, and rear lot lines, which reserves shall be conveyed to the Township, without monetary consideration and free of all encumbrances.
new	32. The Plan to be registered shall show daylight triangles on each corner lot in accordance with the Township's Engineering Standards in effect at the time of detailed design, or as determined by the Township, which are to be conveyed to the Township without monetary consideration and free of all encumbrances.
<u>Further Approvals</u>	
D1	33. The lands shall be appropriately zoned for the proposed residential and mixed use development, stormwater management and drainage areas, and parkland.

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D2	34. The stormwater management areas have been restrictively zoned so as to not permit development other than for flood and erosion control works, or conservation or recreational uses. A copy of the adopted zoning by-law is to be provided to the Nottawasaga Valley Conservation Authority.
D3(reworded by Planning)	1. Blocks 196 to 199 shall be subject to a Hold symbol(H) which shall established through the passing of an amendment to the Zoning By-law. The conditions for removal of a Hold symbol (H) may include: The submission for municipal approval of a comprehensive planning study provides for mixed-use retail, office space and residential development; establishes a streetscape design; establishes architectural control requirements; and provides an integrated landscaping plan with a public open-space and entrance feature; and, 2. The submission and approval of a site plan and entering into of a site plan agreement with the municipality.
D4	35. The development of Blocks 193 to 199 shall be subject to the design policies, zoning requirements and design guidelines and standards of the municipality in effect at the time of further applications being made for their development.
New (planning)	36. Where the Owner proposed to proceed with construction of a model home(s) and sales pavilion, prior to reigatrator of the Plan the Owner Shall, enter into a Model Home/Sales Pavilion Agreement with the Municipal, setting out the conditions and shall fulfill relevant conditions of that agreement, prior to the issuance of a building permit(s)
New (planning)	37. The Owner shall agree that the model homes will compy with the approved architectural control document and compy with athe approved zoning on the lands.
New (planning)	38. The Owner shall agree that as part of the final subdivision approval that the draft M-Plan will be updated and submitted for review and approval.
<u>Required Municipal Services</u>	
E1 Revised wording	39. Sanitary sewer allocation arrangements with the Town of Collingwood, must be finalized to the satisfaction of the Township of Clearview and the Town of Collingwood (where servicing is to be provided by the Town of Collingwood by an agreement entered into by the Township of Clearview). Alternatively, full municipal or communal sewage and water treatment systems must be provided to the satisfaction of the municipality.
E1	40. Sanitary sewer and water supply allocations shall not be committed for this development until Final Approval of the Plan of Subdivision by the municipality and registration of the subdivision agreement, and when the municipality confirms that such allocations are available for such purposes.
E1	41. Sanitary sewer and water supply arrangements must include over-sizing to the satisfaction of the Township of Clearview at the cost of the Owner. The subdivision agreement shall establish a basis for over-sizing cost recovery on a basis satisfactory to the Township of Clearview where over-sized services are utilized within a specific time-frame as established in such an agreement. The Township of Clearview shall not be obligated in the agreement, or as a result of this approval, to utilize or compensate for over-sized services. As indicated in condition A6, servicing may be allocated to approved phases of development upon registration and provision of securities for the phase to which services are allocated.
E2 Revised wording	42. Prior to final approval, an overall Servicing Plan shall prepared and submit for approval of the municipality by the Owner.
E3	43. All internal and external services required for the development of this Plan shall be required to be designed by a qualified professional to the Municipality's satisfaction and shall be constructed/installed at the Owner's expense.
E4 Revised wording	44. Prior to final approval and Plan registration, all streets shall be named to the satisfaction of the Municipality and shall be included on the final detailed design drawings.
new	45. Prior to final approval, a municipal numbering system shall be assigned to the satisfaction of the Municipality with regards to 911 emergency servicing. The Owner shall agree in the Subdivision Agreement to display the lot/block number and corresponding assigned municipal address in a prominent location on each lot/block.

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new	46. The road allowances within the Plan shall be designed in accordance with the Township's Engineering Standards for road, intersection, and temporary turning circles design. The pattern of streets and the layout of the lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments, to the satisfaction of the Municipality.
E5 Revised wording	47. Sidewalks, and trails shall be designed and constructed in accordance with the Municipality's Engineering Standards in effect at the time of detail design. Sidewalks shall be located as per the Township's Engineering Standard road cross-sections in effect at the time of detailed design.
E5	48. The Owner agrees to provide a sidewalk along the east side of County Road 124 from the south limit of the development to the north limit of the development.
E5 Revised wording	49. The Owner further agrees that internal walkways and trails shall provide linkages through required external improvements to the satisfaction of the municipality to link Blackburn Avenue and Street "B" and to link the development to the Nottawa Public School.
E6	50. Upgrades to existing municipal services required for the development of this plan shall be required to be designed by a qualified professional to the Municipality's satisfaction and constructed/installed at the Owner's expense.
E7 Revised wording	51. Black vinyl chain link fencing shall be installed along the lot lines of any lot or block where they abut parks, open space, environmentally protected areas, natural wooded areas, stormwater management facilities, and any other lands/blocks owned by the Municipality, and any other areas as required by the Municipality, at the sole cost of the Owner.
E8 Revised wording	52. Tight board privacy fencing shall be installed where residential lands abut commercial lands, existing residential properties, walkways, and/or any other areas as required by the Municipality, at the sole cost of the Owner.
new	53. Acoustic fencing, if required, shall be installed as per the applicable Acoustical Report recommendations, at the sole cost of the Owner
E9	54. The development of Blocks 196 to 199 shall include a requirement to provide a public open space and entrance amenity to the satisfaction of the municipality in those blocks
E10 Revised wording	55. The Owner shall submit to the municipality for review and approval, a final traffic impact study indicating the anticipated traffic volumes generated by the subdivision and their impact upon the proposed road network and proposed intersections with County Road 124. The study shall identify any additional works that may be required to deal with traffic impacts, as a result of the development, and such requirements, as established to the satisfaction of the municipality, shall be incorporated in the works to be conducted at the Owner's expense. All road improvement requirements shall be incorporated into the subdivision agreement.
new	56. The Owner shall agree to construct all roads to an urban standard, in keeping with the Township's Engineering Standards in effect at the time of detailed design.
new	57. The Owner shall agree in the subdivision agreement that every seventh (7th) lot shall be left unbuilt as a fire break in the development.
F1 revised	58. The Owner shall coordinate the preparation of an overall utility distribution plan to the satisfaction of all applicable utility authorities, including but not limited to gas, hydro, telecommunications and the Municipality. The plan shall include signoff of all applicable utility companies.
F2, F3, F4 & F7 revised wording	59. Prior to final approval, the Owner shall provide confirmation to the Municipality that satisfactory arrangements, financial or otherwise, have been made with the necessary utility companies for any facilities serving this draft plan of subdivision.
F2	
F3	60. .
F4	61.
F5	62. All streets shall be graded to final elevation prior to the installation of the gas lines and the necessary field survey information required for the installation of the gas lines shall be provided, all to the satisfaction of the gas service provider.
F6	63. All of the natural gas distribution system will be installed within the proposed road allowances so that easements shall not be required. Where not possible, or where services are provided in condominiums, easements shall be provided at no cost to Enbridge Gas Distribution Inc.
F7	64.

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F8	65. Confirmation is to be received from Canada Post that the applicant has made satisfactory arrangements for the installation of community mailboxes. A copy of such confirmation shall be forwarded to the municipality. Concrete pads are to be provided for the placement of the community mailboxes. Additional facilities such as curb cuts, walkways, shelters, landscaping and paved lay-bys shall be provided as and when required by the municipality.
F9	66. All costs associated with plant or infrastructure relocations caused directly or indirectly by this development shall be borne by the Developer.
H12 Revised wording	67. The Owner shall agree to design, purchase materials and install a street lighting system, compatible with the existing and/or proposed systems in the surrounding plans, all in accordance with the Township's Engineering Standards. All street and public lighting fixtures shall be dark-sky compliant.
<u>Parkland, Trails and Open Space</u>	
G2	68. All public spaces to be dedicated to the municipality are to be developed and conveyed to the municipality to municipal standards and free and clear of encumbrances.
G1	Blocks 201 and 202 shall be improved to the standards and requirements established by the municipality, and conveyed to the municipality for parkland and in order to satisfy parkland dedication requirements.
G1	69. Notwithstanding the above conveyance, the development of Blocks 193 to 199 shall also provide open space amenities to the satisfaction of the municipality, to be determined during further approvals of those blocks.
G2 Revised wording	70. Prior to final approval, the Owner shall submit a plan(s), prepared by a qualified landscape architect, of the park being dedicated or developed, showing the location, description and caliber of trees being proposed for planting, walkways/paths, which shall be fully accessible, fencing, playground equipment (quality and type), lighting, parking, etc., for review and acceptance by the Municipality.
new	71. Prior to final approval, Landscaping plans are to be prepared and submitted to the municipality for review and acceptance. This shall include landscaping design elements and a tree planting plan for roads/boulevards, trails, stormwater management areas, and any other public/open spaces within the Plan.
G2 Revised wording	72. A separate plan(s) shall be prepared by a qualified landscape architect, for the development of Blocks 193 to 199 at the time of further approvals for the development of those lands and this requirement shall be incorporated into the subdivision agreement.
G3 Revised wording	73. A trails plan is to be prepared by a qualified landscape architect and submitted to the municipality for review and acceptance. All trails are to be developed to municipal standards in effect at the time of detailed design and conveyed to the municipality free and clear of encumbrances.
new	74. The Owner shall agree in the subdivision agreement to provide hydro, water, sanitary and storm services to the inside edge of the park, through the park, or to a location within the park, to the satisfaction of the Municipality, at no cost to the Municipality.
new	75. The Owner shall agree in the Subdivision Agreement to provide adequate parking facilities to service the park, to the satisfaction of the Municipality, at the sole cost of the Owner.
new	76. The Owner shall agree in the subdivision agreement not to store topsoil, fill, or any building materials, etc. on the lands being dedicated for parkland which would prevent the early development and/or resident use of the dedicated parkland area.
new	77. The Owner shall agree in the subdivision agreement that all lands to be conveyed to the Municipality for park purposes are to be graded and provided with seeding and/or sodding as applicable for adequate drainage to the satisfaction of the

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	Township's Public Works Department prior to the issuance of the first occupancy for the phase in which the park is located.
new	78. The Owner shall agree in the subdivision agreement the process for which the park infrastructure will be constructed, whether in partnership with the Municipality or providing fine grading and surface treatment of the park for dedication.
new	79. Where the Owner and the Township determine that the Owner will develop the park block(s), the Owner shall agree that the design, securities and construction for the park(s) will be addressed through a park development agreement.
<u>Environmental Protection and Sustainability</u>	
H1 revised	Prior to final approval and any site alteration, the Owner shall submit a tree assessment report, including an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation or remedial planting. The Owner shall agree to undertake the measures identified in the accepted report.
new	80. The Owner shall agree in the subdivision agreement to address dead, dying or hazardous trees within all open space, trail blocks, park blocks and general wooded areas until the assumption of those blocks by the Municipality.
H2 Revised wording	81. An environmental management plan is to be prepared and submitted to the municipality for for review and acceptance. This environmental management plan will identify all habitat and environmental features and functions and recommend enhancement, rehabilitation and restoration measures to the satisfaction of the municipality and the Nottawasaga Valley conservation Authority with respect to stream and fish habitat management, groundwater seeps, wetlands, amphibian habitat, woodlands and significant wildlife habitat. All required enhancement, restoration and rehabilitation measures shall be incorporated in the subdivision agreement and, if necessary for the purposes of environmental features protection, the draft plan shall be modified by red-line revision prior to final approval. The report shall be prepared and assessed for approval on the basis of a net environmental gain approach.
H3 revised	82. A construction waste and stockpile management plan are to be prepared and implemented through development of the Plan.
new	83. The Owner shall agree in the Subdivision Agreement to prepare and implement a construction management plan to the satisfaction of the Municipality prior to any site works or site alteration and shall provide updates for the entire construction process through to issuance of the completion certificate. This plan shall be the Owner's responsibility to implement at their sole cost and shall include at a minimum the following: a. Central coordinating contact and tracking for all community complaints and respective responses; b. Trades communication and enforcement plan; c. Project phasing, staging, periods of activity and operating hours including peak times and types of activity; d. Parking for trades and deliveries; e. Traffic protection plan for vehicular and pedestrian traffic in accordance with OTM Book 7; f. Material delivery loading areas, coordination and enforcement; g. Office space (construction trailer); h. Working hours; i. Debris (garbage); j. Noise and dust control; k. Importation and exportation of fill or surplus material, in accordance with O.Reg. 406/19 (as amended); l. Site access and egress; m. Communications plan for providing notification to and addressing concerns of: • Immediately adjacent residents; • Adjacent residents; • The broader community who may have questions about the development; and • Purchasers/New homeowners; n. Impact mitigation plan for residents affected by off-site servicing; and,

	o. A contingency plan that addresses any additional impacts to private or municipal property not foreseen in the construction management plan including notification, compensation and conflict resolution provisions as may be appropriate.
new	84. The Owner shall further agree in the Subdivision Agreement that if in the opinion of the Municipality, the Owner fails to implement the Construction Management Plan and/or fails to update the Construction Management Plan to address concerns raised by the Municipality, the Municipality reserves the right to draw upon securities held as part of the subdivision or any other development agreement the Owner has entered into with the Municipality, to implement the provisions of the Construction Management Plan and/or rectify the concerns for lands owned and not owned by the Municipality. Any amounts drawn from securities for such implementation shall be replaced within 30 days. The Municipality shall seek full cost recovery plus appropriate administration fees and disbursements for all efforts as a result of the Owner's failure to perform.
new	85. The Owner shall agree in the Subdivision Agreement that a single construction access shall be provided in a location approved by the Municipality and shall be reflected on the applicable accepted for construction drawings.
new	86. The Owner shall agree in the Subdivision Agreement that siltation and erosion control measures will be maintained throughout construction, including maintenance/renewal of the mud mat to avoid tracking of mud onto the external roads at a frequency to the satisfaction of the Municipality.
new	87. The Owner shall agree in the Subdivision Agreement that during construction of homes, the roads within and external to the development lands shall be kept clear of excess debris/mud tracking and dust control provided. The roads are to be scraped of mud tracking on a regular basis and swept a minimum of once a week.
H4 revised	88. A hydrogeological report to assess ground water levels relative to establishing elevations for houses is to be prepared and submitted to the municipality for review and acceptance and shall be in keeping with the municipal engineering standards in effect at the time of detail design.
H5 revised	89. The Owner shall agree in the subdivision agreement that all disturbed lots or blocks to be left vacant . shall be rough graded such that best efforts are taken to ensure that there is no standing water and maintained in general conformance with the accepted comprehensive grading plans. The Owner agrees to topsoil and hydro-seed an area not proceeding to construction within a timeframe satisfactory to the Municipality and to install signage to prohibit dumping and trespassing, at the sole cost of the Owner.
H6	90.
H7	91.
H8	92.
H9	93. Prior to any site alteration, the following shall be prepared to the satisfaction of the Nottawasaga Valley Conservation Authority, County of Simcoe and the municipality: • a detailed Storm Water Management Report; • a detailed Erosion Control Plan; • a detailed Grading Plan; • a detailed landscaping plan for the storm water ponds and drainage corridor blocks; • a detailed geotechnical report for the storm water ponds; • a detailed channel design for the drainage corridor blocks; and, • a Construction Staging/Phasing Plan. Notwithstanding the submission of the preliminary stormwater management report which demonstrates that there is a feasibility of appropriately controlling the quantity and quality of stormwater for the proposed development, the final stormwater management report shall consider the most current accepted engineering methods for ensuring environmentally sound control of water quality and quantity in effect at the time of submission and as reviewed with the municipality, County of Simcoe and Nottawasaga Valley Conservation Authority.

	This shall include, but not be limited to, details regarding: natural channel design; stormwater management including plunge pools/bioswales; and a reduced culvert length near the upstream end of the stormwater facility. The final stormwater management plan and works shall ensure that there are no detrimental impacts to adjacent or upstream and downstream lands as a result of the development of the site and alterations to drainage and infiltration. The draft plan, if necessary, shall be revised through red-line revision to the satisfaction of the Nottawasaga Valley Conservation Authority and municipality to give full effect to any recommendations of the above studies. This may include, but not be limited to, altered drainage corridor and stormwater management blocks. The recommendations of these reports shall be implemented, through requirements of the subdivision agreement, as works to be carried out by the Owner at the Owner's expense to the satisfaction of the Nottawasaga Valley Conservation Authority, County of Simcoe and municipality.
H10	94. Proper erosion and sediment control measures will be in place prior to any site alteration. All major stormwater management facilities shall be in place prior to the creation of impervious features such as roads and buildings.
H11	95. All major storm water management facilities (e.g. storm water ponds) must be in place prior to the creation of impervious areas such as roads and buildings.
	96.
H13	97. A community garden plan shall be prepared for Block 200 identifying an area and facilities for a community garden to the satisfaction of the municipality. The community garden shall be established as a separate block which shall be dedicated to the condominiums and lot owners as common property for the purposes of a community garden. This shall include provisions that the community garden shall be maintained by the condominium corporations but shall be open to the residents of the development/community. This may provide for a reasonable use fee (limited to a proportional share of maintenance costs) for use by residents who are not members of the condominium corporations.
<u>Urban Design and Architectural Control</u>	
I1	98. An architect, acceptable to the municipality, shall be retained for the purposes of preparation of an architectural control plan. Such firms shall be qualified to take on such work and have demonstrated experience in doing so. The architectural control plan shall have regard to the recommendations and concepts outlined in the design policies of the Official Plan, in effect at the time, and any published design guidelines of the municipality. The architectural firm shall be retained for these purposes at the Owner's expense, and shall perform all services to the satisfaction of the municipality acting reasonably and in good faith. Upon approval by the municipality, these Guidelines will form part of the Subdivision Agreement and shall govern the development of all elements of the subdivision including those elements which are subject to further approvals. The Architectural Control Guidelines shall be administered at the Owner's expense on individual builders of the development by a Control Architect retained by and reporting to the municipality. Prior to the issuance of a building permit, the Control Architect shall certify that the building plans for any building are consistent with the approved Guidelines.
I2	99. Notwithstanding minimum front yard requirements, generally established in the zoning by-law staggered front yard depths shall be provided and this shall be incorporated into the architectural control plan.
I3	100. A driveway location and control plan shall be prepared and submitted to the Municipality for approval.
<u>Ministry of Culture</u>	
J1	101. A Stage 2 Archaeological Assessment of the entire development property shall be prepared and submitted to the municipality and Ministry of Culture for approval. Any impact on identified resources shall be mitigated, through preservation or resource removal and documentation. No demolition, grading or other soil disturbances shall take place on the subject property prior to the municipality and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
<u>County of Simcoe</u>	

Applicant:
File No.: 2025-059-SD
Municipality: Township of Clearview
Subject Lands:

Date of Decision:
Date of Notice:
Last Date of Appeal:

K1	102. The owner shall enter into an agreement with the County of Simcoe with respect to the improvements required to County Road 7 for this development which shall be at the full cost of the owner.
K2	103. The County of Simcoe Setback By-law No. 5604 regulates the location of buildings and other structures on lands adjacent to County Roads. Any new buildings and other structures, in a subdivision, must be located 10.0 metres from any requested road allowance widening or daylight (sight) triangle.
K3	104. Prior to final approval, the developer shall enter into a legal agreement with the County of Simcoe whereby the owner agrees to assume the financial and other responsibilities for design and construction of the following highway intersection improvements to the proposed intersection of County Road 7 and Street 'A': • A northbound left turn lane will be required and shall consist of 15 m of storage, a 70 m parallel lane, and 160 m taper lane; • A southbound right turn lane will be required and shall consist of an 85 m parallel lane and an 80 m taper lane; and, • Underground duct work for future traffic signals are to be included with the intersection improvements.
K4	105. The owner shall obtain a Road Occupancy Permit from the County of Simcoe for any works within the County Road 7 right-of-way.
K5	106. The traffic study submitted to satisfy condition E9 may identify additional intersection improvements to be undertaken by the owner. Regardless of the requirements established in the review and approval of this study, underground duct work for future traffic signals must be included in the intersection improvements design and construction.
K6	107. The County of Simcoe shall enter into a joint agreement with the municipality and the developer regarding location, ownership, installation, and maintenance responsibility for the stormwater outfall pipe that is required to serve the subject development for the discharge of stormwater via a piped system along the County Road 7 right-of-way outletting at Lamont Creek. The owner shall agree that all stormwater management infrastructure to be constructed within the County Road 7 right-of-way, in connection with the servicing of the subdivision, as identified within the approved Functional Servicing Report, is to be constructed at the owner's expense to the satisfaction of the municipality and the County of Simcoe.
K7	108. 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 owner is required to apply to the County of Simcoe for an Entrance Permit from the newly created Street "A".
K8	109. Temporary turning circles or T-turnarounds are to be shown on the final plans at the westerly termini of Streets 'A', 'C', and 'D' to allow County of Simcoe waste management vehicles to turn around safely in accordance with the County's Waste Collection Design Standards. These requirements may delay construction and development of impacted lots and those lots shall be restricted from development until temporary turnarounds are no longer required.
<u>Nottawasaga Valley Conservation Authority</u>	
L1	110. Prior to any site alteration a permit under Ontario Regulation 172/06 shall be obtained from the Nottawasaga Valley Conservation Authority.
L2	111. A copy of the reports referred to in conditions H herein shall be provided to the Nottawasaga Valley Conservation Authority for their review and approval.
<u>School Boards</u>	
M1	112. That the owner agrees to include in all offers of purchase and sale a statement that advises the prospective purchaser that the public schools on designated sites in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside the area.
M2	113. That the owner agrees to include in all offers of purchase and sale a statement that advises the prospective purchaser that school busses will not enter cul-de-sacs and that pick-up points will not be located within the subdivision until major construction activity has been completed.
M3	114. The Owner agrees to coordinate directly with the Simcoe County District School Board to identify an approximate 2.4 ha (6 acres) block for a future elementary school within the draft plan. All efforts shall be made to share the school block between the draft plan and the residential development located directly to the south, known municipally as the

	Estate of Clearview (6934 & 7044 Highway 26) in a manner that maximizes efficiency of land use by reducing single-loaded frontages and minimizing the loss of residential development lots/blocks within both draft plans. Identification of the school block shall maintain a grid road network; it shall not create cul-de-sacs; and shall not impede required servicing redundancy/looping. Discussions respecting the identification of the school block shall be substantially concluded in a manner that facilitates timely site servicing and road construction relative to the balance of blocks on The Estate of Clearview draft plan of subdivision lands, which are assumed to be built out in advice of the Clearview Park subdivision. Timing of construction for infrastructure servicing the school block relative to the phase in which the block is located shall be included in the subdivision agreement to the satisfaction of the school board and the Township. The developer and school board shall enter into an option agreement outlining how the value of the school block site and timing of purchase will be determined. The preferred school block shall be integrated into the draft plan of subdivision(s) to the satisfaction of the Township, which may require a redline revision of the existing draft approval
N1	115. Due to enrolment concerns in this area and the pace of residential development, the owner include in all offers of purchase and sale a clause advising prospective purchasers that pupils from this development attending educational facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to / accommodated in temporary facilities out of the neighbourhood school's area.
<u>Enbridge Gas Distribution</u>	
O1	116. Unless otherwise proposed, the gas main will be installed in the future dedicated road allowances. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances all costs for the relocations are the responsibility of the applicant. The owner shall prepare a composite utility plan, including road cross-sections, that allows for the safe installation of all utilities, including required separation between utilities. Services are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities. The owner shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines.
O2	117. The developer is to provide a 2 metre by 2 metre location for a regulator station at the intersection of County Road 7 & Street 'A'. The station must be provided with the entrance features and landscaping to the satisfaction of Enbridge and the municipality.
<u>Rogers Communications</u>	
P1	118. The owner shall prepare a servicing plan and drawings for the provision of services to the satisfaction of Rogers and the municipality.
P2	119. The owner shall agree in the Subdivision Agreement, in words satisfactory to Rogers Communications, to grant Rogers Communications any easements that may be required for telecommunication services. Easements may be required, subject to final servicing decisions. In the event of any conflict with existing Rogers Communications facilities or easement, the owner shall be responsible for the relocation of such facilities or easements.
<u>Bell Canada</u>	
Q1	120. The owner is advised that prior to commencing any work within the plan, the owner must confirm that sufficient wire-line communication/ telecommunication infrastructure is currently available within the proposed development to provide service to the proposed development. In the event that the infrastructure is not available, the owner is hereby advised that the owner may be required to pay for the connection to and/or extension of the existing communication/ telecommunication infrastructure. If the owner elects not to pay for such connection to and/or extension

	of the existing communication/ telecommunication infrastructure, the owner shall be required to demonstrate to the municipality that sufficient alternative communication/ telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/ telecommunication services for emergency management services (i.e., 911).
Q2	121. The Owner shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada, to grant Bell Canada any easements that may be required for telecommunication services. Easements may be required, subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easement, the owner shall be responsible for the relocation of such facilities or easements.
<u>Warning Clauses and Notices in Agreement</u>	
R1	88. The property title shall note such warning clauses as identified necessary by the municipality and other relevant agencies including, but not limited to, notices relevant to such matters as noise, odours, dust, servicing conditions or restrictions, proximity of public walkways and accesses, fencing, catchbasins and drainage, right of entry, future roads, and development charges.
New	89. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks: a) Within the entire subdivision plan: • “Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet Township grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions.” • “Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances.” • Purchasers and/or tenants are advised that the Township has not imposed a “tree fee”, or any other fee which may be charged as a condition of purchase, for the planting of trees.” • “Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac, may be extended in the future to facilitate development of adjacent lands, without further notice.” • “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings.” • “Purchasers and/or tenants are advised that the Township does not hold any deposits on account of grading requirements or damage to infrastructure on behalf of purchasers and/or tenants. The Municipality holds security from the Owner to enforce such obligations directly with the Owner and has not authority to release funds to the purchasers and/or tenants.” • “Purchasers and/or tenants are advised that County Road 42 is classified as a Arterial/Collector Road and that increased traffic will result over time, with resulting noise which can occur at any time during the day or night.” • “Purchasers and/or tenants in Phase 1 are advised that adjacent lands are scheduled for future development when future phases proceed. At such time as those lands are developed, inconvenience may be caused due to noise, dust, vibration and construction traffic.” • “Purchasers and/or tenants are advised that despite the including of noise control features within the development area and within individual units, noise levels from construction activity may continue to be of concern occasionally interfering with some activities of the building occupants.” • “Purchasers and/or tenants are advised that driveway location and width are established during the design phase of the development and finalized when the building permit for the lots is issued, to be in keeping with the provisions of the Municipality’s standards, guidelines and zoning provisions. Adjustments to

	driveways may take place up to the date of the final assumption of the development to ensure that the location and width of the driveways are in keeping with the design standards. Purchasers and/or tenants are advised that they should confirm with the Developer and/or home builder the details with respect to the driveway location and width.” • “Purchasers and/or tenants are advised that landscaping improvements adjacent to the driveway must be flush with the driveway surface and back of curb to a minimum of 1.5 m beyond the edge of roadway curbline. Where sidewalk exists along the frontage of the dwelling, driveway edging must be flush with the driveway surface for a minimum of 0.5 m beyond the back of sidewalk.” • “Purchasers and/or tenants are advised that they shall not complete any landscaping works that would negatively impact the curb stop valve.” b) Abutting any open space, woodlot, environmental protection lands, or stormwater facility: • “Purchasers and/or tenants are advised that the adjacent open space, woodlot, environmental protection lands, or stormwater management facility may be left in a naturally vegetated state and receive none or minimal maintenance.” c) Abutting a park block: • “Purchasers and/or tenants are advised that the lot abuts a “Neighbourhood or Community Park” and/or an open space block, and/or and environmental protection block, containing an existing or future active and/or passive recreational uses and that noise and lighting should be expected as a result of those uses.” f) Abutting Agricultural lands: • “Purchasers, tenants and other land users are advised of the existing agricultural operations and uses in the vicinity and the potential associated impact and concerns, and as well are advised of the applicable legislation concerning the protection of agricultural operations and the limitation against liability in nuisance for any disturbance resulting from an agricultural operation carried on as a normal farm practice.”
Required Reports, Plans and Drawings	
S1 revised	90. Notwithstanding any specific or more detailed reference made to required plans or drawings to be prepared and submitted for municipal approved as set out in the above conditions, the following drawings and plans shall be prepared and submitted to the municipality and other applicable bodies for approval (i.e. the following list is in addition to any of the specific or detailed requirements incorporated in the aforementioned conditions as applicable): • M-Plan and R-Plan; • Consolidated Easement Plan; • General Servicing; • Overall Water Distribution; • Overall Sanitary Drainage; • Overall Lot Grading; • Erosion and Sediment Control Plan; • Plan/Profile Drawings (internal and external) • Traffic Control and Signage Plan; • Stormwater Management Plan • Naturalization Plan; • Trails Layout and Construction Plan; • Parkland Development Plan;

	• Tree Inventory and Preservation Plan;Fire Lot Control Plan; • Composite Utility Plan; • Photometrics Plan; • Landscape Plans; • Driveway Location and Control Plan; • Phasing Plan; • Construction Management Plan and • Standard Details.
S2 revised	91. Notwithstanding any specific or more detailed reference made to required reports to be prepared and submitted for municipal approval as set out in the above conditions, the following reports shall be prepared and submitted to the municipality and other applicable bodies for approval (i.e. the following list is in addition to any of the specific or detailed requirements incorporated in the aforementioned conditions as applicable): • Functional Servicing Report; • Final Stormwater Management Report; • Hydrogeological Report; • Geotechnical Report; • Archaeological Report; • Final Traffic Impact Study; • Environmental Site Assessment; • Construction Spills Control Plan;
S3	92. The owner shall provide the municipality with a copy of any application, drawing, report or agreement submitted to another agency for the purposes of clearing or satisfying these conditions of draft plan approval.
<u>Other Conditions</u>	
T1	93. A sign is to be prepared and erected within the limits of the Plan to the satisfaction of the municipality depicting the approved Plan of Subdivision, within 90 days of the date of Draft Plan Approval. This sign shall stipulate that the approval is conditional and that no development shall be permitted until final approval has been granted and that no building permits shall be issued until requirements of the subdivision agreement have been met.
<u>Clearance Letters</u>	
U1	94. Prior to the final approval being given by the Township of Clearview the municipality must receive a clearance letter from the following agencies indicating how conditions applicable to their authority have been completed to their satisfaction. Clearances are required from the following: • Nottawasaga Valley Conservation Authority (conditions H7, H8, L1, S1 and S2); • Simcoe Muskoka Catholic District School Board (condition N1); • Simcoe County District School Board (conditions M1 and M2); • Telecommunications Service Providers (conditions F1, F2, P1, P2, Q1, Q2 and S1); • Gas Utility Provider (conditions F1, F3, F4, F5, O1, O2 and S1); • Hydro Service Provider (conditions F1, F6 and S1); • Canada Post (condition F7); • County of Simcoe (conditions C5, C7, E9, H7, K1-K8, S1 and S2); and, • Ministry of Culture (conditions J1 and S2).

U2	95. If agency conditions are incorporated into the subdivision agreement, a copy of the draft agreement should be sent to them. This will expedite clearance of the final plan. The Nottawasaga Valley Conservation Authority must receive a copy of the executed subdivision agreement prior to the clearance of the draft plan conditions.
U3	96. 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, draft 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 Corporation of the Township of Clearview ninety (90) days prior to the lapsing date. A processing fee, in effect at the time of the request, will apply.
<u>Notes to Draft Approval</u>	
	1. It is the applicant's responsibility to fulfill the conditions of the draft approval and to ensure that the required clearance letters are forwarded to the Township of Clearview.
	2. Prior to initiating clearance of conditions and first submission of final design, the applicant and their consultants shall attend a consultation meeting with the Township to review the proposed development and municipal requirements and standards.
	3. We suggest you make yourself aware of section 144 of the Lands Titles Act and subsection 78(10) of the Registry Act. Subsection 144(1) of the Land Titles Act requires that a plan of subdivision of land that is located in a land titles division be registered under the Land Titles Act. Exceptions to this provision are set out in subsection 144(2). Subsection 78(10) of the Registry Act requires that a plan of subdivision of land that is located only in a registry division cannot be registered under the Registry Act unless that title of the owner of the land has been certified under the Certification of Titles Act. Exceptions to this provision are set out in clauses (b) and (c) of subsection 78(10).
	4. The Township will register the plan, including any approved phases thereof, and the subdivision agreement(s) as provided by subsection 51(26) of The Planning Act R.S.O 1990 against land to which it applies, as notice to prospective purchasers.
	5. Modifications to the development design must conform to the County's Waste Collection Road Design Policy and Waste Collection Technical Design Standards document to ensure that waste collection services can be provided. Confirmation of waste collection services should be obtained from the County of Simcoe prior to registration.
	6. The Township of Clearview will require the final plan of subdivision registration plans be submitted as follows: • 4 sets of mylars • 4 sets of paper prints (1 with AOLS stickers) • 1 computer disk (contact the Township for required format).
	7. The final plan approved by the Township of Clearview must be registered within 30 days or the Township will withdraw its approval under subsection 51(59) of the Planning Act, R.S.O. 1990.
	8. All measurements in subdivision final plans must be presented in metric units.
(new)	9. Clearances are required from the following agencies: Township of Clearview 217 Gideon Street Stayner, ON L0M 1S0 The Ministry of Culture Heritage Operations/Archaeology 400 University Avenue 4 th Floor Toronto, ON M7A 2R9

Applicant:
File No.: 2025-059-SD
Municipality: Township of Clearview
Subject Lands:

Date of Decision:
Date of Notice:
Last Date of Appeal:

	Nottawasaga Valley Conservation Authority 8195 Concession 8 Utopia, ON L0M 1T0 Simcoe County District School Board 1170 Highway 26 West Midhurst, ON L0L 1X0 Simcoe Muskoka Catholic District School Board 46 Alliance Blvd. Barrie, ON L4M 5K3 Enbridge Gas Distribution Planning 500 Consumers Road North York, ON M2J 1P8 Bell Canada Attn: John LaChapelle Right-of-Way Control Centre Floor 5-Blue 100 Borough Drive Scarborough, ON M1P 4W2 Canada Post Attn: Chris Smith Delivery Planning 73 Morrow Road Barrie, ON L4N 3V0 County of Simcoe 1110 Highway 26 West Midhurst, ON L0L 1X0 Rogers Communications Attn: Tony Dominguez, System Planner 1 Sperling Drive, P.O. Box 8500 Barrie Ontario, L4M 6B8 Utility Providers for the following as/if required: Electricity Service provider
(new)	10. If agency draft plan conditions concern conditions within the Subdivision Agreement, a copy of the Agreement should be sent to them. This will expedite the clearance of the final plan.

This _____ day of _____, 20XX

Director of Planning & Building
Township of Clearview



September 18, 2025

VIA EMAIL

Rossalyn Workman, MCIP, RPP
Manager of Planning
Township of Clearview
217 Gideon Street
Stayner, ON L0M 1S0

**RE: Application for Draft Plan Extension
Georgian Communities
Municipal Addresses: 3977 and 4013 County Road 124 and 54 Blackburn Avenue
Township File Number: 0000-108 (formerly SD-2006-003)
County File No.: CV-T-1105**

Thank you for circulating the County on the application for draft plan extension. It is understood that the applicant is seeking an extension of the draft plan of subdivision for five (5) years.

The draft approved plan to be extended contains 192 single detached lots, three (3) condominium blocks (278 units), and four (4) mixed-use blocks containing 30 residential units. Within the development there is also one rural/rural industrial/open space block, one open space block, one park block, five (5) walkway blocks, four (4) drainage blocks, four (4) other drainage/trail blocks, one block for a stormwater management facility, one future development block, and one block for 0.3 metre reserve purposes.

The draft plan was initially approved on April 4, 2011 and extended in February 2016 and October 2020. The County's Draft Plan Conditions remain applicable with no revisions required. County staff have no concerns with the proposed draft plan extension.

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.

If you have any questions or require any further information, please feel free to contact the undersigned at (705) 726-9300 ext. 1114 or calvin.dempster@simcoe.ca.

Sincerely,

The Corporation of the County of Simcoe

Calvin Dempster, RPP
Planner III



Planning

**County of Simcoe
Planning**
1110 Highway 26,
Midhurst, Ontario
L9X 1N6

Main Line: (705) 735-6901
Toll Free: 1-800-263-3199
simcoe.ca

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

October 10th, 2025

Rossalyn Workman
Manager of Planning
Township of Clearview
217 Gideon Street
Stayner, ON
L0M 1S0

VIA EMAIL: rworkman@clearview.ca

FILE NO.: SD-2006-003 or 2023-015-SD; 2025-059

DRAFT PLAN EXTENSION REQUEST
FOR DRAFT APPROVED PLAN OF SUBDIVISION
NOTTAWA LIMITED PARTNERSHIP KNOWN AS
GEORGIAN COMMUNITIES (FORMER DELZOTTO LANDS)
3977 COUNTY ROAD 124, 4013 COUNTY ROAD 124, 54 BLACKBURN
AVENUE AND A FOURTH PARCEL WITH NO ADDRESS
NOTTAWA
TOWNSHIP OF CLEARVIEW

Thank you for circulating notification with respect to a request for a 5-year extension to the Draft Approved Plan of Subdivision for the Nottawa Limited Partnership known as Georgian Communities, (former DelZotto Lands) and municipally addressed above. The draft plan consists of 192 residential lots, 278 residential condominium units and 30 mixed use residential condominium units, resulting in a total unit count of 500 units. Other elements of the plan include rural lands located outside the settlement area, an open space block, parkland block, walkway blocks, drainage and stormwater management blocks, roads and future development blocks. The current draft plan approval lapses on October 26th, 2025.

Simcoe County District School Board (SCDSB) planning staff have been involved in preliminary discussions with Georgian Communities and Clearview Township regarding the proposal by Georgian Communities to expand servicing in the Town of Nottawa, including municipal servicing connections to Nottawa Elementary School, operated by the school board. The board is aware there is an ongoing Schedule 'C' Class Environmental Assessment to identify a solution for water servicing expansion in Nottawa. The potential upgrade to the water treatment plant would provide flexibility on planning for additional growth in the school's attendance area, as well as to the additional pupils generated by the proposed Georgian Communities development. Both the Town and the proponent are aware that the board has submitted a capital priority to the Ministry of Education for an addition on Nottawa Elementary School to accommodate the future pupil growth that Nottawa is experiencing, of which, this proposed draft approved subdivision contributes towards. Collaborative discussions are ongoing with the proponent's engineering consultant to finalize the servicing agreement for the school property.

To ensure that Nottawa Elementary School is serviced so that it can adequately accommodate students in the area, the Simcoe County District School Board is requesting that a water and

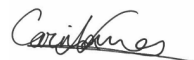
sanitary servicing connection be provided and that the following conditions be incorporated into the Conditions of Draft Approval:

- That the owner(s) agree to enter into a servicing agreement with the SCDSB, to connect the school to full municipal services, to the satisfaction of the SCDSB.
- That the owner(s) agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a “holding school”, or in an alternate school within or outside of the community.
- That the owner(s) agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the development in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Simcoe County Student Transportation Consortium.

Please provide any studies, reports or addendums to the undersigned for review and comment. Please provide the Simcoe County District School Board with a copy of the notice of decision, including a copy of the draft approved conditions for our files. Once the Agreement and Plan have been registered, please provide the Simcoe County District School Board with a copy of both documents in electronic format.

Should you require additional information, please do not hesitate to contact this office.

Sincerely,



Carina Nunes, BES
Planner, Planning & Enrolment



Katie Kirton, MCIP, RPP
Assistant Manager of Property & Planning

From: [LANDUSEPLANNING](#)
To: [Rossalyn Workman](#)
Subject: NOTTAWA - 3977 and 4013 County Road 124, 54 Blackburn Avenue - 0000-108
Date: September 8, 2025 10:09:46 AM

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.

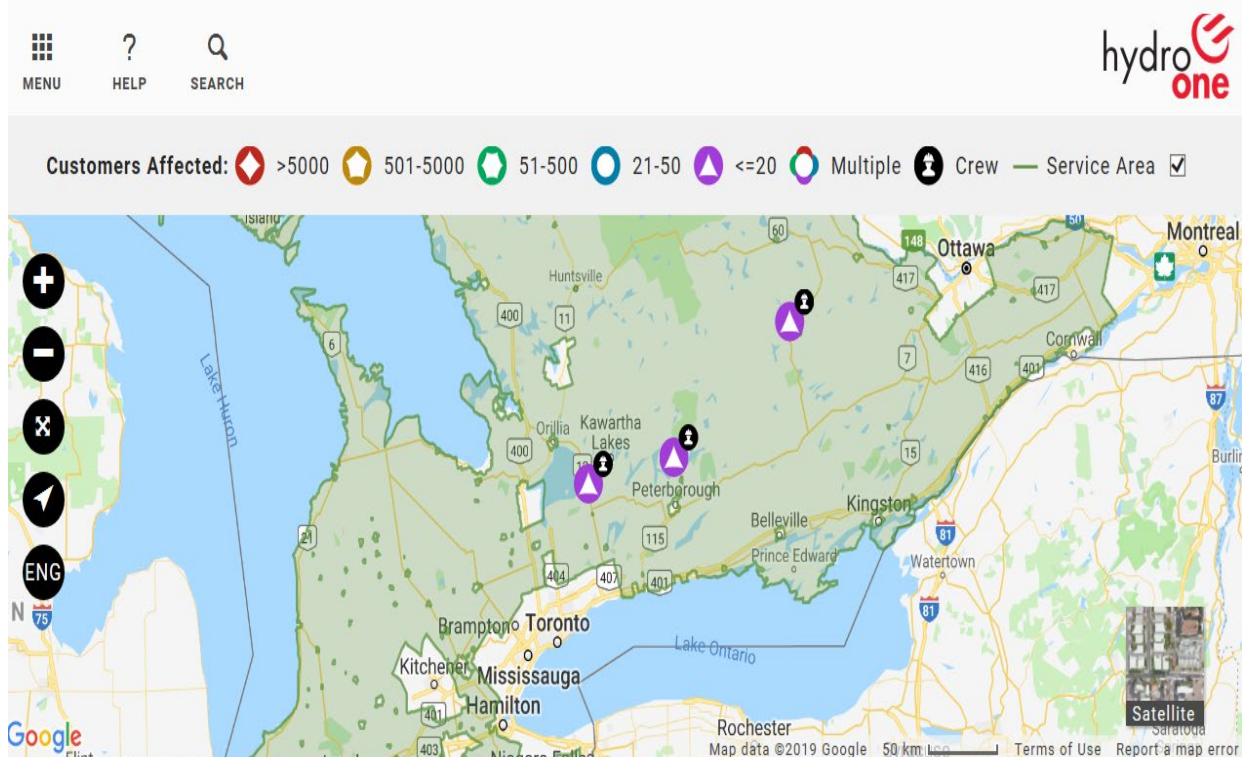
Hello,

We are in receipt of your Application for Subdivision, 0000-108 dated 2025-08-14. 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 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 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



Municipal Planning,
Engineering

tel 416 495 5180
municipalplanning@enbridge.com

Enbridge Gas Inc.
500 Consumers Road
North York, ON
M2J 1P8

August 21, 2025

Rossalyn Workman MURP, Dipl.MM, MCIP, RPP
Manager of Planning
Township of Clearview
Box 200, 217 Gideon Street
Stayner, ON L0M 1S0

RE: Draft Plan of Subdivision – Request DPA Extension
Nottawa Limited Partnership (Georgian Communities)
3977 and 4013 County Road 124, 54 Blackburn Avenue, Nottawa
Township of Clearview
File No.: 2023-015-SD (DPE 2025-059)

Dear Rossalyn,

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.

The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.

Sincerely,

Willie Cornelio CET
Sr Analyst Municipal Planning

From: [Rossalyn Workman](#)
To: "RMO"
Subject: RE: 3977 and 4013 County Road 124, 54 Blackburn Avenue, Nottawa - Request for Comments/Revised Draft Plan Subdivision Conditions
Date: August 15, 2025 10:50:00 AM

Hi Sheri

Thanks for the comments.

Even though the Township will be considering an extension, we will also consider any new conditions that should be added to the is approval. If there are any new conditions that you would like added at this time related to the portion of lands restricted under the Clean Water Act, you can forward them now and we will ensure that information is added.

Thanks Rossalyn

Rossalyn Workman MURP, Dipl.MM, MCIP, RPP (she/her)
Manager of Planning
Township of Clearview
705-428-6230 ext. 248
rworkman@clearview.ca

My office hours are 8:30am to 4:30am Monday to Friday.

From: RMO <RMO@nvca.on.ca>
Sent: August 15, 2025 10:35 AM
To: Rossalyn Workman <rworkman@clearview.ca>
Subject: Re: 3977 and 4013 County Road 124, 54 Blackburn Avenue, Nottawa - Request for Comments/Revised Draft Plan Subdivision Conditions

You don't often get email from rmo@nvca.on.ca. [Learn why this is important](#)

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Good morning Rossalyn & Clearview Planning team,

I've reviewed the multiple addresses that make up the plan of subdivision against the policies for Source Water Protection. A portion of the property 4013 County Road 124 is designated as restricted land use under the Clean Water Act.

As this is a request for a five-year extension of the Draft Plan of Approval or a plan of subdivision no policies apply at this time. However, the RMO will need to review this again for any future applications.

Please let me know if you have any questions.

Thanks,

Sheri Steinginga (she/her)

Source Water Coordinator

**Risk Management Official/Inspector, Township of Clearview
Nottawasaga Valley Conservation Authority**

8195 8th Line, Utopia, ON L0M 1T0

T 705-424-1479, ext. 267

ssteinginga@nvca.on.ca | nvca.on.ca

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From: Rossalyn Workman <rworkman@clearview.ca>

Sent: August 14, 2025 1:59 PM

To: Todd Patton <tpatton@clearview.ca>; Dan White <dwhite@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>; Kent McDonald <kjmcDonald@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Derek Abbotts <dabbotts@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; dmowat@alderville.ca <dmowat@alderville.ca>; consultation@alderville.ca <consultation@alderville.ca>; bfnconsultation@chimnissing.ca <bfnconsultation@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>; dbickell@ramafirstnation.ca <dbickell@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>; greggarratt63@gmail.com <greggarratt63@gmail.com>; k.a.sandy-mckenzie@rogers.com <k.a.sandy-mckenzie@rogers.com>; Planning Dept <Planning@nvca.on.ca>; RMO <RMO@nvca.on.ca>; Planning.notices@simcoe.ca <Planning.notices@simcoe.ca>; chris.doherty@simcoe.ca <chris.doherty@simcoe.ca>; corey.rice@simcoe.ca <corey.rice@simcoe.ca>; LPUConsents@mpac.ca <LPUConsents@mpac.ca>; willy.behrens@canadapost.postescanada.ca <willy.behrens@canadapost.postescanada.ca>; nec@ontario.ca <nec@ontario.ca>; Christine.Bushey@smdhu.org <Christine.Bushey@smdhu.org>; Rachel.Abaza@smdhu.org <Rachel.Abaza@smdhu.org>; chyde@smcdsb.on.ca <chyde@smcdsb.on.ca>; planningdept@smcdsb.on.ca <planningdept@smcdsb.on.ca>; kkirton@scdsb.on.ca <kkirton@scdsb.on.ca>; kbartmann@scdsb.on.ca <kbartmann@scdsb.on.ca>; cnunes@scdsb.on.ca <cnunes@scdsb.on.ca>; sclee@scdsb.on.ca <sclee@scdsb.on.ca>; planninganddevelopment@bell.ca <planninganddevelopment@bell.ca>; municipalplanning@enbridge.com <municipalplanning@enbridge.com>; LandUsePlanning@HydroOne.com <LandUsePlanning@HydroOne.com>; tburrell@epcor.com

<tburrell@epcor.com>; mmehta@epcor.com <mmehta@epcor.com>; jwilson@epcor.com
<jwilson@epcor.com>; simcoecirculations@rci.rogers.com <simcoecirculations@rci.rogers.com>;
executivevp.lawanddevelopment@opg.com <executivevp.lawanddevelopment@opg.com>;
Colin.Mulrenin@ontario.ca <Colin.Mulrenin@ontario.ca>; amjad.zahir@ontario.ca
<amjad.zahir@ontario.ca>; NoticeReview@infrastructureontario.ca
<NoticeReview@infrastructureontario.ca>; ARAapprovals@ontario.ca <ARAapprovals@ontario.ca>;
Celia.Diephuis@forces.gc.ca <Celia.Diephuis@forces.gc.ca>

Subject: 3977 and 4013 County Road 124, 54 Blackburn Avenue, Nottawa - Request for
Comments/Revised Draft Plan Subdivision Conditions

Good afternoon:

The Township is in receipt of a request for a five (5) year extension of the Draft Plan of Approval for a plan of subdivision called Georgian Communities (Nottawa Limited Partnership). This subdivision was formerly known as DelZotto Subdivision, and was draft plan approved April, 2011.

The lapse date of the draft plan of subdivision is October 26, 2025.

The Township is requesting comments, review of existing draft plan conditions or the submission of any revised draft plan conditions by **September 19, 2025**.

All materials needed are attached to this email, additional information regarding this draft plan of subdivision can be found on at the Township website under [Georgian Communities Subdivision, Nottawa](#).

Rossalyn Workman MURP, Dipl.MM, MCIP, RPP (she/her)
Manager of Planning
Township of Clearview
705-428-6230 ext. 248
rworkman@clearview.ca

My office hours are 8:30am to 4:30am Monday to Friday.

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From: [Zahir, Amjad \(MTO\)](#)
To: [Rossalyn Workman](#)
Subject: RE: 3977 and 4013 County Road 124, 54 Blackburn Avenue, Nottawa - Request for Comments/Revised Draft Plan Subdivision Conditions
Date: August 14, 2025 3:19:27 PM
Attachments: [image001.png](#)

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Hello Rossalyn

The Ministry of Transportation (MTO) has no comments or concerns regarding the proposed Draft Plan Approval for a plan of subdivision, as the location is outside of the MTO's permit control area.

Should you require any further clarification, please do not hesitate to contact us.

Amjad Zahir | Corridor Management Planner (East)

Highway Corridor Management Section | Central Operations | Ministry of Transportation

Telephone: 437-925-8232 | Email: amjad.zahir@ontario.ca



From: Rossalyn Workman <rworkman@clearview.ca>

Sent: Thursday, August 14, 2025 2:00 PM

To: Todd Patton <tpatton@clearview.ca>; Dan White <dwhite@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>; Kent McDonald <kjmcDonald@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Derek Abbotts <dabbotts@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; dmowat@alderville.ca; consultation@alderville.ca; bfnconsultation <bfncconsultation@chimnissing.ca>; keithk@curvelake.ca; paigew <paigew@curvelake.ca>; consultation@curvelake.ca; natasha.charles@georginaisland.com; donna.bigcanoe <donna.bigcanoe@georginaisland.com>; dbickell <dbickell@ramafirstnation.ca>; consultation <consultation@ramafirstnation.ca>; environmentoffice@saugeenonjibwaynation.ca; consultations <consultations@wendake.ca>; consultations@metisnation.org; greggarratt63@gmail.com; k.a.sandy-mckenzie <k.a.sandy-mckenzie@rogers.com>; planning@nvca.on.ca; RMO@nvca.on.ca; Planning.notices@simcoe.ca; chris.doherty@simcoe.ca; corey.rice@simcoe.ca; LPUConsents@mpac.ca; willy.behrens@canadapost.postescanada.ca; Niagara Escarpment Commission (MNR) <nec@ontario.ca>; Bushey, Christine <Christine.bushey@smdhu.org>; Rachel.Abaza@smdhu.org; Christine Hyde <chyde@smcdsb.on.ca>; planningdept@smcdsb.on.ca; Kirton, Katie <kkirton@scdsb.on.ca>; kbartmann@scdsb.on.ca; Nunes, Carina <cnunes@scdsb.on.ca>; Clee,

Sandy <sclee@scdsb.on.ca>; planninganddevelopment@bell.ca; municipalplanning@enbridge.com; LandUsePlanning@HydroOne.com; tburrell@epcor.com; mmehta@epcor.com; jwilson@epcor.com; simcoecirculations@rci.rogers.com; executivevp.lawanddevelopment@opg.com; Mulrenin, Colin (MTO) <Colin.Mulrenin@ontario.ca>; Zahir, Amjad (MTO) <Amjad.Zahir@ontario.ca>; NoticeReview@infrastructureontario.ca; ARA Approvals (MNR) <ARAApprovals@ontario.ca>; Celia.Diephuis@forces.gc.ca

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