
To: Mayor and Council

From: Rossalyn Workman, Manager of Planning

Meeting Date: October 20, 2025

Subject: Report #PB-040-2025 – Draft Plan of Subdivision Extension - Georgian Communities

Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report PB-040-2025 (Draft Plan of Subdivision Extension – Georgian Communities) dated October 20, 2025; and,

- 1) That Council approve the extension of the Georgian Communities Draft Plan of Subdivision being file 2025-059 for an additional five (5) year period with the new lapse date being October 20, 2030; 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 August 8, 2025, Township Staff received a letter and fees requesting the extension of a draft plan approval for Georgian Communities plan of subdivision located in Nottawa. The agent, Celeste Phillips (Celeste Phillips Planning Inc.) is acting on behalf of the owner Nottawa Limited Partnership. They have requested a five (5) year extension of the draft plan approval for Georgian Communities, formerly known as Delzotto Subdivision. The lands are in the Village of Nottawa and are legally known as Part of Lot 34 and 35, Concession 8, Formerly the Township of Nottawasaga, now in the Township of Clearview.

The subject property is in the south-western portion of the Community Settlement Area of Nottawa. The subject property encompasses a total area of approximately 89 ha and maintains a frontage on Highway 124. The units proposed are located within the Community Settlement Area boundaries. There are approximately 40 ha of the subject property that are in the draft plan of subdivision under the same ownership not located in the Community Settlement Area boundary. These lands are currently not proposed to be developed.

The most recent draft plan extension of Georgian Communities plan of subdivision was given on October 26, 2020. The subdivision consists of:

- 192 single detached dwellings;
- 278 residential condominium units;
- 30 mixed use residential condominium units;
- 1 Block for Rural/Industrial/Open Space;
- 1 Block for Open Space;
- 1 Block for Park;
- 4 Blocks for Walkways;
- 3 Blocks for Drainage;
- 4 Blocks for Drainage/Trail;
- 1 Block for Stormwater Management Facility;
- 1 Block for Future Development;
- 1 Block for 0.3 m Reserve;
- Roads A through to E.

The draft plan of subdivision is proposed to be developed on full municipal water and sanitary sewer services. The subdivision is draft plan approved, and to receive final approval there are several conditions to be cleared. Once the conditions are cleared the owner would enter into a subdivision agreement.

Comments and Analysis

The Planning Act and the Township of Clearview Official Plan permits the granting of draft plan extensions of subdivisions to be considered by Council. The Township has received a request to consider an additional five (5) year extension to the draft plan approval. The current draft plan has been approved since 2011. 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 Delzotto/Georgian Communities Subdivision:

- Original draft plan approved - April 4, 2011
- First extension approved - February 8, 2016
- Second Extension approved - October 26, 2020
 - Lapsing date October 26, 2025

The Nottawa Limited Partnership took over the land ownership and the draft plan approval in April 2023. The owners have been working to clear conditions, including continuing engineering work. The engineering work includes a Schedule C Municipal Class Assessment that is currently underway which is investigating the expansion of the existing Nottawa Municipal Water System, as well as discussions regarding the sanitary sewer connections with the Town of Collingwood.

Summary of Changes to Draft Plan Conditions

The proposed draft plan extension warrants a new set of draft plan conditions, which can be reviewed in Appendix 'E'. The proposed changes to the draft plan conditions 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 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.

The Public Works Department supports the request for the draft plan extension and has provided revisions to some of the original draft plan conditions, as well as including their updated standard draft plan conditions. There are no detailed comments on the draft plan at this time, as it is understood that redline revisions will be required in the future to make some changes to the current draft plan. Future changes to the draft plan will include at a minimum a change to accommodate a block on the plan that is dedicated to municipal services.

Simcoe County District School Board (SCDSB)

A letter received from SCDSB details the ongoing conversations with the Georgian Communities and the Township regarding the expansion of municipal services into the Nottawa. The School Board has submitted a capital priority to the Minister of Education for an addition to Nottawa Elementary School to accommodate the future pupil growth in Nottawa. The School Board is requesting that the Nottawa Elementary School is serviced with water and sanitary servicing connection so that they can accommodate new students at Nottawa Elementary School. The School Board has provided several draft plan conditions to ensure their request is successful.

Commenting Departments/Agencies with no concerns and no new draft plan conditions:

- Ministry of Transportation
- Enbridge
- Hydro
- Nottawasaga Valley Conservation Authority – Source Water Protection
- County of Simcoe

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 Georgian Communities draft plan of subdivision continues to represent good planning, providing a mix of residential unit types within settlement area and is a continuation of existing residential development in this area of the Township.

Given the above, Planning Staff recommend that Council approve the extension of draft plan of subdivision for five (5) years with a new lapsing date of October 20, 2030, and that the conditions of approval be amended and approved as indicated in Appendix 'E' of this report.

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.

Clearview's Strategic Plan

- Legislated review process

Report Appendices

Appendix A – Ortho Map

Appendix B – Planning Policy Map

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

Appendix D – Draft Plan of Subdivision

Appendix E – Revised Draft Plan of Subdivision Conditions

Appendix F – Comments Received

Approvals

Submitted by: Rossalyn Workman, Manager of Planning

Approvals

Reviewed by: Derek Abbotts, Director of Planning and Building

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

Approved by: John Ferguson, CAO