

**Clearview - 8946 County Road 91 - 2021-076**

From SHETTY Dolly <Dolly.Shetty@HydroOne.com>  
on behalf of  
LANDUSEPLANNING <LandUsePlanning@HydroOne.com>  
Date Fri 2021-11-12 12:29 PM  
To Christine Taggart <ctaggart@clearview.ca>

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Hello,

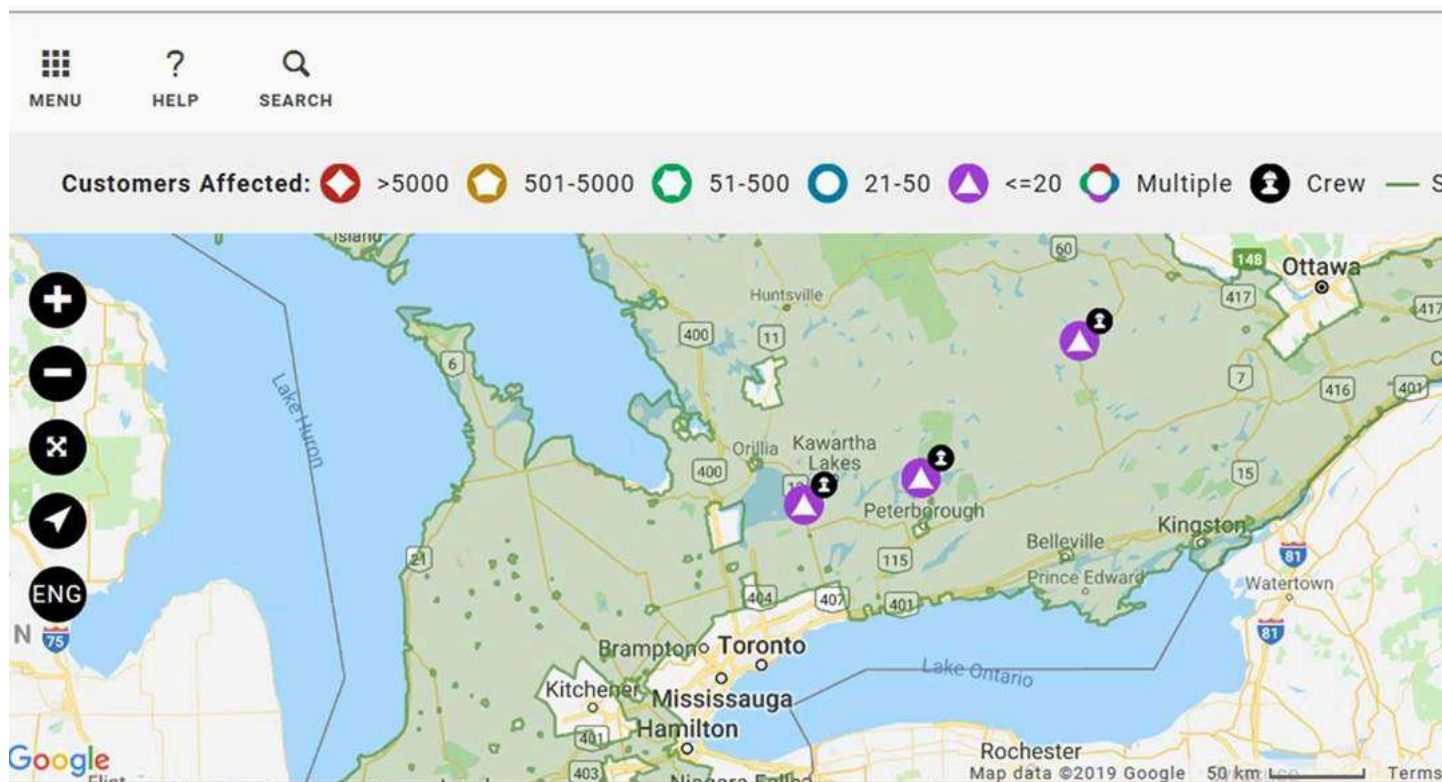
We are in receipt of Application 2021-076 dated November 3, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. [Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.](#)

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select "Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

Thank you,

Best Wishes,

**Dolly Shetty**  
Real Estate Assistant | Land Use Planning

**Hydro One Networks Inc.**  
185 Clegg Road (R32)  
Markham, ON | L6G 1B7  
Email: [Dolly.Shetty@HydroOne.com](mailto:Dolly.Shetty@HydroOne.com)



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November 12<sup>th</sup>, 2021

Nick Ainley  
Community Planner  
Township of Clearview  
P.O. Box 200  
217 Gideon Street  
Stayner, ON  
L0M 1S0

VIA EMAIL

FILE NO's.: 2021-076-SD

NOTICE OF COMPLETE APPLICATION FOR  
A DRAFT PLAN OF SUBDIVISION  
8946 COUNTY ROAD 91  
TOWNSHIP OF CLEARVIEW

Dear Nick Ainley:

Thank you for circulating notification with respect to a Notice of Complete Application for a Draft Plan of Subdivision pertaining to lands municipally addressed as 8946 County Road 91 to enable the development of six (6) lots for single detached dwellings each being serviced through individual wells and septic systems. A Public Meeting date is yet to be determined by the Township.

Planning staff have no objection to this proposed development. Please be aware that pupils residing in this development may not be accommodated in local schools due to accommodation limitations. Staff request that a standard chain link fence be provided by the applicant on those lots in the proposed development which are contiguous to the property boundaries of the SCDSB lands municipally addressed as 8974 County Road 91.

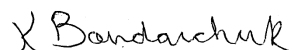
Planning staff request that the Simcoe County District School Board's standard conditions, as indicated below, be included:

- 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 operated by the Simcoe County District School Board 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.
- 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 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 has been registered, please provide the Simcoe County District School Board with a copy of the registered agreement in electronic format.
- Once the Plan has been registered, please provide the Simcoe County District School Board with a copy of the registered plan in electronic format.

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

Sincerely,



Kandas Bondarchuk, MCIP, RPP, CAHP  
Planner, Planning & Enrolment



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**Draft Plan of Subdivision (2021-076-SD), 8946 County Rd 91, Clearview.**

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**From** circulations@wsp.com <circulations@wsp.com>

**Date** Mon 2021-11-15 2:59 PM

**To** Nick Ainley <nainley@clearview.ca>

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**2021-11-15**

**Nick Ainley**

**Clearview**

, ,

Attention: Nick Ainley

Re: Draft Plan of Subdivision (2021-076-SD), 8946 County Rd 91, Clearview.; Your File No. 2021-076-SD

Our File No. 91842

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

"The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost."

The Owner is advised to contact Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such



network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville  
Manager - Planning and Development  
Network Provisioning  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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**County of Simcoe  
Transportation and  
Engineering**  
1110 Highway 26,  
Midhurst, Ontario L9X 1N6

Main Line (705) 726 9300  
Toll Free 1 866 893 9300  
Fax (705) 727 7984  
Web: simcoe.ca



Nick Ainley  
Community Planner  
Township of Clearview  
217 Gideon Street  
Stayner, ON  
L0M 1S0

December 09, 2021

\*via: e-mail\*

Dear Mr. Ainley,

**RE: Draft Plan of Subdivision - 1<sup>st</sup> Submission  
Township File: 2021-076-SD  
8946 County Road 91, Township of Clearview, County of Simcoe**

Thank you for circulating the County of Simcoe and your request for comment. This application is proposing the creation of a residential subdivision comprising of six lots. Staff have reviewed the following documents:

- Civil Engineering Drawing Set, prepared by Tatham Engineering, dated March 2021
- Stormwater Drainage Brief, prepared by Tatham Engineering, dated September 29, 2021
- Geotechnical & Hydrogeological Investigation, prepared by Peto MacCallum Ltd., dated August 2021
- Planning Justification Report, prepared by Loft Planning Inc., dated September 2021
- Draft Plan (DPS-1), dated June 2021

Transportation & Engineering Department staff provides the following comments:

- 1) The County's Road Setback By-law No. 5604 prohibits the construction of permanent dwellings or structures within 10 metres of the limit of County Road 91.
- 2) The County requires that a 0.3m reserve be identified on the draft plan across the entire County Road 91 frontage of the property. The purpose of the 0.3m reserve is to restrict access to the arterial road. The County of Simcoe is requesting the 0.3 metre reserve pursuant to section 51(25) of the Planning Act and such land will form part of the highway in accordance with section 31(6) of the Municipal Act, 2001. The 0.3 metre reserve is required pursuant to the County's standards for construction and is consistent with proper safety standards.
- 3) Civil Drawing Set
  - Drawing PP-1, show the installation of a new 450mm diameter culvert adjacent to County Road 124. Please revise.
  - Drawing RE-1, show the removal of the existing culvert adjacent to County Road 124. Please revise.
  - A Road Occupancy Permit is required from the County of Simcoe prior to the commencement of any works within the County Road 124 right-of-way.
- 4) All other reports and drawings are satisfactory for County Transportation and Engineering interests.

## County Comments - 2

The County's Transportation and Engineering Department is requesting that the following conditions be included as conditions of draft plan approval.

- 1) Prior to final approval, the Owner shall submit to the satisfaction of the County of Simcoe a copy of the proposed final M-Plan which shows the following:
  - a) 0.3m reserve block across the frontage of the property adjacent to County Road 91
- 2) At registration, the Owner shall transfer to the County of Simcoe, at no cost, a fee simple, unencumbered interest in a 0.3 m reserve across the frontage of the property adjacent to County Road 91.

If you require any further information, please do not hesitate to contact me.

Sincerely,



Zoran Nedelkovski  
Engineering Technician  
(705) 726-9300 ext. 1222  
[Zoran.Nedelkovski@simcoe.ca](mailto:Zoran.Nedelkovski@simcoe.ca)

C.C. Calvin Dempster, County of Simcoe



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**RE: Notice of Complete Application - Draft Plan of Subdivision 2021-076 - 8946 County Road 91**

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**From** Municipal Planning <MunicipalPlanning@enbridge.com>

**Date** Wed 2021-12-15 12:10 PM

**To** Christine Taggart <ctaggart@clearview.ca>

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.

Enbridge Gas Inc. does not currently have gas piping within the immediate area. To arrange for natural gas servicing to this development please contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea50@Enbridge.com](mailto:SalesArea50@Enbridge.com).

Regards,

**Alice Coleman**

Municipal Planning Analyst

Long Range Distribution Planning

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**ENBRIDGE**

TEL: 416-495-5386 | [Alice.Coleman@Enbridge.com](mailto:Alice.Coleman@Enbridge.com)

500 Consumers Road, North York, Ontario M2J 1P8

[enbridge.com](http://enbridge.com)

**Safety. Integrity. Respect. Inclusion.**

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**From:** Christine Taggart <ctaggart@clearview.ca>

**Sent:** Wednesday, November 3, 2021 8:07 AM

**To:** Sasha Helmkey <shelmkey@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Mara Burton <mburton@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; Mike Rawn <mrawn@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Roree Payment <rpayment@clearview.ca>; Council <council@clearview.ca>; 'planning.notices@simcoe.ca' <planning.notices@simcoe.ca>; Bondarchuk, Kandas <kbondarchuk@scdsb.on.ca>; 'Simcoe Muskoka Catholic District School Board (planningdept@smcgsb.on.ca)' <planningdept@smcgsb.on.ca>; Chris Hibberd <c.hibberd@nvca.on.ca>; Planning Dept <Planning@nvca.on.ca>; Wilson, Jody <JWilson@epcor.com>; tburrell@epcor.com; mmehta@epcor.com; dforrester@epcor.com; Municipal Planning <MunicipalPlanning@enbridge.com>; 'Ontario Power Generation (executivevp.lawanddevelopment@opg.com)' <executivevp.lawanddevelopment@opg.com>; 'Hydro One (landuseplanning@hydroone.com)' <landuseplanning@hydroone.com>; 'Suzanne Tipple (simcoecirculations@rci.rogers.com)' <simcoecirculations@rci.rogers.com>; newdevelopment@rci.rogers.com; LPUConsents@mpac.ca; circulations@mmm.ca

**Cc:** Nick Ainley <nainley@clearview.ca>

**Subject:** [External] Notice of Complete Application - Draft Plan of Subdivision 2021-076 - 8946 County Road 91

**CAUTION: EXTERNAL EMAIL**

This email originated from outside Enbridge and could be a phish. Criminals can pretend to be anyone.



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**RE: Draft Plan of Subdivision Application - Submission No. 1 (8946 County Road 91, Clearview)**

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From Amy Knapp <aknapp@nvca.on.ca>

Date Tue 2022-03-29 5:21 PM

To Nick Ainley <nainley@clearview.ca>

Cc Amy Knapp <aknapp@nvca.on.ca>; Kristine Loft <kristine@loftplanning.com>

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Good Afternoon Nick,

**RE: NVCA Comments for Proposed Draft Plan of Subdivision  
Meliora Terra Limited  
8946 County Road 91  
Township of Clearview-SD  
Township File No. 2021-076  
NVCA ID # 42432**

Nottawasaga Valley Conservation Authority [NVCA] staff has received an application for a draft plan of subdivision to facilitate the creation of a residential subdivision comprised of a total of six (6) rural residential lots. The proposed plan of subdivision is within an existing area designated as Special Policy – Residential within the Township of Clearview Official Plan. Applicant is also proposing to extend Sydenham Trail East approx. 350 m east. The proposed lots will be serviced through individual wells and septic systems.

In preparing these comments the following documents were received and reviewed:

- "Design Drawing Set" prepared by Tatham Engineering., dated September 2021.
- "Storm Water Management Report" prepared by Tatham Engineering., dated September 29, 2021.
- "Geotechnical/hydrogeological investigation, proposed residential development, 8946 County Road 91; Duntroon, Ontario for Meliora Terra Limited" completed by Peto MacCallum Ltd and dated August 2021

NVCA staff have reviewed this submission as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 172/06. The submission has also been reviewed through our role as a public body under the *Planning Act* as per our CA Board approved policies and per our Municipal Partnership and Service Agreement with the Township.

**Ontario Regulation 172/06**

We advise that the lands are partially regulated for floodplain, slope and meander erosion hazards associated with a tributary of the Batteaux River.

Although the site is partially within NVCA's regulated area the proposed development contains all the natural hazards and reg limits within one of the lots.

**Natural Hazards Comments**

1. Policies within the PPS directs development to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.
2. It is NVCA's opinion that the proposed development is consistent with the Natural Hazards policies within the PPS.

**Natural Heritage and Ecology Review**

3. No NVCA-regulated NH features within the proposed development.

**Additional Advisory Comments****Stormwater Management**

4. A large portion of the site is draining to an existing pond. Please clarify whether the pond is a stormwater management pond or natural feature.
5. It has been noted in the Stormwater Management report that LIDs (bioretention, infiltration trench systems and permanent rock flow check dams) will be proposed on the subject site. Please provide all supporting calculations for the proposed LIDs, as well as the locations and details of the proposed LIDs on a site servicing plan. Please provide a discussion in the SWM Report on how the LIDs will achieve the below criteria, prior to the detailed design phase to confirm that sufficient space and conditions are available to meet NVCA's stormwater management criteria.
6. NVCA's Stormwater Technical Guide is available online at [https://www.nvca.on.ca/Shared%20Documents/NVCA%20Stormwater%20Technical%20Guide%20\(Dec.%202013\).pdf](https://www.nvca.on.ca/Shared%20Documents/NVCA%20Stormwater%20Technical%20Guide%20(Dec.%202013).pdf). Please provide a discussion in the stormwater management report (with all supporting calculation) to discuss how NVCA's stormwater management criteria will be met. Typically, NVCA recommends the following criteria be achieved:
  - a. For quality control, NVCA requires enhanced level of protection (80% TSS removal) as per the latest MOE SWMPD Manual.
  - b. For stream erosion control, the first 5 mm of rainfall will need to be retained on site.
  - c. For quantity flood control, post-development flows are to be controlled to pre-development levels for the 2 to 100 year events, for the entire property prior to discharge from the property.
  - d. For water balance, NVCA requires pre-development and post-development water balance calculations with a target of achieving pre-development annual infiltration volumes.
  - e. For phosphorous loading, "best efforts" to achieve pre-development loading rates is required.
7. Please have a qualified professional geotechnical engineer state the anticipated infiltration rate (mm/hr) of the soils associated with the bottom of the LIDs. Please have a geotechnical engineer sign-off stating the soils at the proposed LID's bottom elevation are acceptable for the intended purposes (i.e. infiltration). This report will need to include in-situ testing for the proposed infiltration LIDs and a determination as to the seasonably high groundwater table.



8. It appears that there are high groundwater levels on portions of the site. Please note, NVCA typically recommends 1 m separation be provided between the bottom of infiltration LIDs and the groundwater level.
9. Please provide overland flow route calculations to demonstrate that there is sufficient capacity for the uncontrolled 100-year overland flow route from the site and any external areas in the event of blockage of the catchbasins.
10. Quantity control calculations have been provided. Please provided calculations for the time of concentration used to calculate the peak flows.

### **General Note(s)**

11. Please keep in mind NVCA's large fill guidelines are triggered when 250m<sup>3</sup> of fill or greater is proposed. If fill is required, please specify the volume (m<sup>3</sup>) of fill required.

### **Geotechnical**

12. There are no applicable South Georgian Bay Lake Simcoe Source Protection Plan policies to this property as it is not within a wellhead protection area and therefore, there are no source protection plan implications.
13. A water balance will be required in accordance with NVCA guidelines for Hydrogeological Assessments following the completion of the preliminary site plan details.
14. Please advise if any additional water level measurements were completed besides the measurements on May 3 and June 7 to further constrained the local groundwater flow direction and seasonality of the hydrograph, especially given that BH2 and 3 correspond to very near surface readings (May 5, 2021). This information will also aid in delineation of the stabilized water table for the minimum 0.5m separation for the basement construction.
15. Please advise on the impacts to onsite and locally down gradient Batteaux Creek related to the proposed development including baseflow and water quality impacts.
16. Dewatering is anticipated at the site. Therefore, it is recommended that dewatering of the site (if any) must occur slowly and the pumped/drained water should be filtered by appropriate erosion control measures prior to entering any watercourse. Permission must be obtained from adjacent landowners prior to discharging overland water to their properties. Pumping shall be monitored and maintained on at least a daily basis.
17. Regarding the 6 hour constant pump test, please advise if there were any drawdown impacts to Batteaux Creek.
18. It is recognized that the approval of on site sewage systems is the responsibility of the municipality under the Ontario Building Code and therefore will defer to the municipality for comment However, please advise of the potential offsite impact of the septic discharge to Batteaux Creek.

### **Conclusion**

We note that these comments are related to this submission and the information provided within this submission. NVCA requires additional information in order to complete our review and additional comments may be provided in the future.

Please feel free to contact the undersigned should you require any further information or clarification with regards to any matters contained herein.

**Amy Knapp | Supervisor, Planning Services**



**Nottawasaga Valley Conservation Authority**8195 8<sup>th</sup> Line, Utopia, ON L0M 1T0

T 705-424-1479 ext.233 | F 705-424-2115

aknapp@nvca.on.ca | nvca.on.ca

*I am currently working remotely as the Nottawasaga Valley Conservation Authority is taking preventative measures to limit the spread of COVID-19. You may experience some delays or disruptions as we follow recommendations of health professionals to slow the virus from spreading.*

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**From:** Nick Ainley <nainley@clearview.ca>**Sent:** Wednesday, November 3, 2021 2:30 PM**To:** Jennifer Georgas <Jennifer.Georgas@rjburnside.com>; Mike Rawn <mrawn@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Baz Dokainish <bdokainish@clearview.ca>; Planning.notices@simcoe.ca; Amy Knapp <aknapp@nvca.on.ca>; Planning Dept <Planning@nvca.on.ca>; LPUConsents@mpac.ca; Roree Payment <rpayment@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; circulations@mmm.ca; simcoecirculations@rci.rogers.com; Newdevelopment@rci.rogers.com; municipalplanning@enbridge.com; LandUsePlanning@HydroOne.com; tburrell@epcor.com; jwilson@epcor.com; mmehta@epcor.com; dforrester@epcor.com; executivevp.lawanddevelopment@opg.com; BEHRENS, Willy <willy.behrens@canadapost.postescanada.ca>; Bondarchuk, Kandas <kbondarchuk@scdsb.on.ca>; Edwards, Andrew <ajedwards@scdsb.on.ca>; planningdept@smcdsb.on.ca**Cc:** Mara Burton <mburton@clearview.ca>**Subject:** Draft Plan of Subdivision Application - Submission No. 1 (8946 County Road 91, Clearview)

Hello All,

Please be advised that municipal staff are in receipt of a formal Draft Plan of Subdivision application for lands located at 8946 County Road 91, Clearview. As outlined within the attached transmittal, be advised that the Applicant (Meliora Terra Limited) is proposing to extend the existing Sydenham Trail East road allowance approx. 350 m east and is seeking Draft Plan Approval for the creation of a residential subdivision. The proposed plan of subdivision is comprised of a total of six (6) proposed rural residential lots within an existing area designated as Special Policy – Residential within the Township of Clearview Official Plan. The lots are proposed to be developed with six (6) single-detached dwellings, each being serviced through individual wells and septic systems. Using the Dropbox link below, please find attached a digital copy of Submission Package No. 1 for review:

<https://www.dropbox.com/sh/j4yi957g5y2g9sf/AAARyWcxwzbP90zdtA4IXPLBa?dl=0>

Once you have had an opportunity to review the Submission No. 1 material, I would ask that you please provide any written comments to municipal staff by December 13, 2021. In the interim, should you have any questions please do not hesitate to contact me. \*note that hardcopies of the submission package have only been provided to those identified within the attached transmittal. If you have not received a hardcopy of the submission package but would like a copy, please let me know and I can have one mailed out. Please do not hesitate to get in touch should you have any further questions/comments.

Best regards,

**Nick Ainley, B.U.R.PL**

Community Planner

Township of Clearview

(705) 428-6230 ext. 242

[nainley@clearview.ca](mailto:nainley@clearview.ca)



**Nottawasaga Valley**  
Conservation Authority

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March 15, 2024

**VIA EMAIL**

Mr. Nick Ainley, B.U.R.PL  
Community Planner  
Township of Clearview  
217 Gideon Street  
Stayner, ON, L0M 1S0

Dear Mr. Ainley:

**RE: Proposed Draft Plan of Subdivision - Meliora Terra Limited**  
**8946 County Road 91**  
**Township of Clearview**  
**Township File No. 2021-076**  
**NVCA ID #42432**

Thank you for circulating the Nottawasaga Valley Conservation Authority (NVCA) with the 2<sup>nd</sup> formal engineering subdivision related to the above-noted draft plan of subdivision application, for review and comment.

**General Comments:**

The Applicant is proposing to extend Sydenham Trail East approx. 350 m east and is seeking Draft Plan Approval for the creation of a residential subdivision. The proposed plan of subdivision is comprised of a total of six (6) rural residential lots within an existing area designated as Special Policy – Residential within the Township of Clearview Official Plan. The lots are proposed to be developed with six single-detached dwellings, each being serviced through individual wells and septic systems.

**Ontario Regulation 172/06**

A portion of the subject property is affected by Ontario Regulation 172/06; the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. However, all development proposed is located outside of any natural hazard on the property.

**Engineering Comments**

In preparing these comments the following documents were reviewed:

1. Comment Tracking Sheet: "Meliora Terra – Draft Plan of Subdivision (8946 County Road 91, Clearview)", prepared by Town of Clearview, response dated March 13, 2023.

2. Report: "Sydenham Trail East – Road Extension and 8946 County Road 91 – Functional Servicing & Drainage Brief", prepared by Tatham Engineering, dated March 2023.
3. Drawings: "Sydenham Trail East, Township of Clearview, Second Submission", prepared by Tatham Engineering, dated March 2023.

Documents reviewed through previous submissions:

1. Design Drawing Set, prepared by Tatham Engineering., dated September 2021.
2. SWM Report, prepared by Tatham Engineering., dated September 29, 2021.

### Stormwater Management

1. A large portion of the site is draining to an existing pond. Please clarify whether the pond is a stormwater management pond or natural feature.

**Applicant Response (March 2023):** The existing pond is on private property and as such will not be used for stormwater management. Please refer to the FSR/SWM report by Tatham Engineering Limited included within this submission which is proposing to provide a SWM facility along the east side of 14 Sydenham Trail East.

**NVCA Response (March 2024):** Noted. Comment addressed.

2. It has been noted in the Stormwater Management report that LIDs (bioretention, infiltration trench systems and permanent rock flow check dams) will be proposed on the subject site. Please provide all supporting calculations for the proposed LIDs, as well as the locations and details of the proposed LIDs on a site servicing plan. Please provide a discussion in the SWM Report on how the LIDs will achieve the below criteria, prior to the detailed design phase to confirm that sufficient space and conditions are available to meet NVCA's stormwater management criteria.

**Applicant Response (March 2023):** LIDs are not being proposed for this development due to the high ground water level and that the Township will not accept any LIDs within their ROW. If LIDs were proposed, they would be required to be located on the private lands which would present challenges for maintenance. Refer to the FSR/SWM report for details on the proposed SWM facility and calculations.

**NVCA Response (March 2024):** Noted. Comment addressed.

3. NVCA's Stormwater Technical Guide is available online at [https://www.nvca.on.ca/Shared%20Documents/NVCA%20Stormwater%20Technical%20Guide%20\(Dec.%202013\).pdf](https://www.nvca.on.ca/Shared%20Documents/NVCA%20Stormwater%20Technical%20Guide%20(Dec.%202013).pdf). Please provide a discussion in the stormwater management report (with all supporting calculation) to discuss how NVCA's stormwater management criteria will be met. Typically, NVCA recommends the following criteria be achieved:

- i. For quality control, NVCA requires enhanced level of protection (80% TSS removal) as per the latest MOE SWMPD Manual.
- ii. For stream erosion control, the first 5 mm of rainfall will need to be retained on site.
- iii. For quantity flood control, post-development flows are to be controlled to pre-development levels for the 2 to 100 year events, for the entire property prior to discharge from the property.
- iv. For water balance, NVCA requires pre-development and post-development water balance calculations with a target of achieving pre-development annual infiltration volumes.
- v. For phosphorous loading, "best efforts" to achieve pre-development loading rates is required.

**Applicant Response (March 2023):** Refer to the FSR/SWM report for details on the proposed SWM facility and calculations.

**NVCA Response (March 2024):** Section 4.1 of the FSR/SWM report provides the "design criteria that are to be satisfied in the final SWM report". NVCA staff note that these criteria do not include items b., d., and e. in the list provided above. Please update the report accordingly or provide justification for why these criteria were not included in the report.

4. Please have a qualified professional geotechnical engineer state the anticipated infiltration rate (mm/hr) of the soils associated with the bottom of the LIDs. Please have a geotechnical engineer sign-off stating the soils at the proposed LID's bottom elevation are acceptable for the intended purposes (i.e. infiltration). This report will need to include in-situ testing for the proposed infiltration LIDs and a determination as to the seasonably high groundwater table.

**Applicant Response (March 2023):** It is not proposed to use LIDs for this development due to high ground water.

**NVCA Response (March 2024):** Noted. Comment addressed.

5. It appears that there are high groundwater levels on portions of the site. Please note, NVCA typically recommends 1 m separation be provided between the bottom of infiltration LIDs and the groundwater level.

**Applicant Response (March 2023):** It is not proposed to use LIDs for this development due to high ground water.

**NVCA Response (March 2024):** Noted. Comment addressed.

6. Please provide overland flow route calculations to demonstrate that there is sufficient capacity for the uncontrolled 100-year overland flow route from the site and any external areas in the event of blockage of the catchbasins.

**Applicant Response (March 2023):** There are no catch basins proposed for the development. The road will be a rural cross section with ditches.

**NVCA Response (March 2024):** Noted. Comment addressed.

7. Quantity control calculations have been provided. Please provided calculations for the time of concentration used to calculate the peak flows.

**Applicant Response (March 2023):** Refer to the FSR/SWM report for details on the proposed SWM facility and calculations.

**NVCA Response (March 2024):** Noted. Comment addressed.

General Comments:

8. Please keep in mind NVCA's large fill guidelines are triggered when 250m<sup>3</sup> of fill or greater is proposed. If fill is required, please specify the volume (m<sup>3</sup>) of fill required.

**Applicant Response (March 2023):** Acknowledged.

**NVCA Response (March 2024):** Comment addressed.

Hydrogeology Comments (Ryan Post – December 2021):

9. There are no applicable South Georgian Bay Lake Simcoe Source Protection Plan policies to this property as it is not within a wellhead protection area and therefore, there are no source protection plan implications.

**Applicant Response (March 2023):** Acknowledged.

**NVCA Response (March 2024):** Comment addressed.

10. A water balance will be required in accordance with NVCA guidelines for Hydrogeological Assessments following the completion of the preliminary site plan details.

**Applicant Response (March 2023):** Acknowledged.

**NVCA Response (March 2024):** NVCA staff note that the FSR/SWM report does provide a "Water Budget" in Section 4.3, which concludes that an annual infiltration deficit of approximately 2,132 m<sup>3</sup> (or approximately 11.2%) is expected under post-development conditions. The report states that "best efforts" to reduce this deficit are being provided through the retention volume provided by the SWM facility; however, the applicant has also confirmed that no infiltration is expected through the SWM feature. Please quantify the

retention volume that is provided by the SWM facility that support the "best efforts" approach.

11. Please advise if any additional water level measurements were completed besides the measurements on May 3 and June 7 to further constrained the local groundwater flow direction and seasonality of the hydrograph, especially given that BH2 and 3 correspond to very near surface readings (May 5, 2021). This information will also aid in delineation of the stabilized water table for the minimum 0.5m separation for the basement construction.

**Applicant Response (March 2023):** Refer to the FSR/SWM report for details on the existing ground water and measurement taken. The existing ground water in the spring is at the existing grade and the house foundations have been adjusted to be 0.5 m above the seasonal high ground water elevation (HGWE).

**NVCA Response (March 2024):** Comment addressed.

12. Please advise on the impacts to onsite and locally down gradient Batteaux Creek related to the proposed development including baseflow and water quality impacts.

**Applicant Response (March 2023):** Refer to the additional water quality testing completed by PML in October 2022 and the FSR/SWM report for details.

**NVCA Response (March 2024):** Comment addressed.

13. Dewatering is anticipated at the site. Therefore, it is recommended that dewatering of the site (if any) must occur slowly and the pumped/drained water should be filtered by appropriate erosion control measures prior to entering any watercourse. Permission must be obtained from adjacent landowners prior to discharging overland water to their properties. Pumping shall be monitored and maintained on at least a daily basis.

**Applicant Response (March 2023):** Acknowledged.

**NVCA Response (March 2024):** Comment addressed.

14. Regarding the 6 hour constant pump test, please advise if there were any drawdown impacts to Batteaux Creek.

**Applicant Response (March 2023):** The tributary of the Batteaux to the south is generally dry all year long except for a short period during the spring freshet. No impacts to the tributaries of the Batteaux were noted during the 6-hour pump test.

**NVCA Response (March 2024):** Comment addressed.

15. It is recognized that the approval of on site sewage systems is the responsibility of the municipality under the Ontario Building Code and therefore will defer to the municipality for comment. However, please advise of the potential offsite impact of the septic discharge to Batteaux Creek.

**Applicant Response (March 2023):** Acknowledged. No septic systems will be constructed within 30 m of the tributary of the Batteaux Creek or within the NVCA's regulated boundary.

**NVCA Response (March 2024):** Comment addressed.

16. **(NEW – March 2024)** NVCA staff understand that a 600 mm diameter CSP culvert is proposed to convey flows north from the lots to the stormwater management facility. Please provide sizing calculations for this culvert.
17. **(NEW – March 2024)** Please provide a typical cross-section detail for the ditches on either side of Sydenham Trail East and include sizing calculations for this ditch system.
18. **(NEW – March 2024)** NVCA staff understand that the proposed stormwater management facility will be assumed by the Township. Please provide an Operation and Maintenance Manual to support the on-going maintenance of this facility by the Township.

Review of the above noted response was based on requirements and guidelines presented in the following documents:

1. "Planning and Regulation Guidelines", Nottawasaga Valley Conservation Authority, August 2009;
2. "Natural Hazards Technical Guide", Nottawasaga Valley Conservation Authority, December 2013
3. "Stormwater Technical Guide", Nottawasaga Valley Conservation Authority, December 2013;

We note that these comments are related to this submission and the information provided within this submission. NVCA requires additional information in order to complete our review and additional comments may be provided in the future.

## **Conclusion**

We look forward to continuing our review on this project. If you have any questions or require any further information regarding the engineering comments noted above, please contact Josée Courtemanche, Water Resource Engineer at [jcourtemanche@nvca.on.ca](mailto:jcourtemanche@nvca.on.ca) or call 705-424-1479 x247.



**Meliora Terra Limited Draft Plan of Subdivision  
8946 County Road 91  
Township of Clearview  
NVCA ID #42432**

For all other enquiries, please do not hesitate to contact the undersigned.

Sincerely,

**Nottawasaga Valley Conservation Authority**



Greg Marek, RPP, MCIP

Senior Planner

E: [gmarek@nvca.on.ca](mailto:gmarek@nvca.on.ca)

P: 705-424-1479 x242

Copy: Kristine Loft - Loft Planning  
Josée Courtemanche, Water Resource Engineer - NVCA  
Ben Krul, Manager, Development Planning and Permits - NVCA



---

**RE: Draft Plan of Subdivision Application - Submission No. 2 (8946 County Road 91, Clearview)**

---

**From** CA - Circulations <CA.Circulations@wsp.com>

**Date** Thu 2023-03-16 9:59 AM

**To** Nick Ainley <nainley@clearview.ca>

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.

Thank you for your circulation on Draft Plan of Subdivision Application - Submission No. 2 (8946 County Road 91, Clearview). Your email has been received and relayed to Bell staff for review. The information that municipalities provide to Bell Canada is instrumental to the provisioning of telecommunications infrastructure. Bell Canada also appreciates the opportunity to be proactively engaged in development applications and infrastructure and policy initiatives.

Bell Canada will provide a response should any comments/input be required on the information included in the circulation. Bell Canada kindly requests to always be circulated at CA.Circulations@wsp.com on any future materials related to this development project or infrastructure/policy initiative.

**Development Application Circulations**

Please note that Bell Canada does not generally comment on the following development applications - official plan and zoning by-law amendments, part lot control, temporary use and interim control by-laws. However, Bell Canada does generally comment on site plan approval, draft plans of subdivision and draft plan of condominium applications.

**Infrastructure and Policy Initiative Circulations**

If required, a follow-up email will be provided by Bell Canada to outline any input to be considered on the infrastructure/policy initiative circulation received at this time.

If you have any other specific questions, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) directly.

*Please note that this circulations email account is managed by WSP on behalf of Bell Canada. All reviews and responses are always undertaken by Bell Canada.*

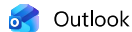


[wsp.com](http://wsp.com)

---

**From:** Nick Ainley <nainley@clearview.ca>

**Sent:** Thursday, March 16, 2023 1:58:05 PM



## Township of Clearview-8946 County Road 91- 2021-076-SD

From SHLLAKU Paul <Paul.Shllaku@hydroone.com>

Date Tue 2023-03-21 11:52 AM

To Nick Ainley <nainley@clearview.ca>

You don't often get email from paul.shllaku@hydroone.com. [Learn why this is important](#)

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,

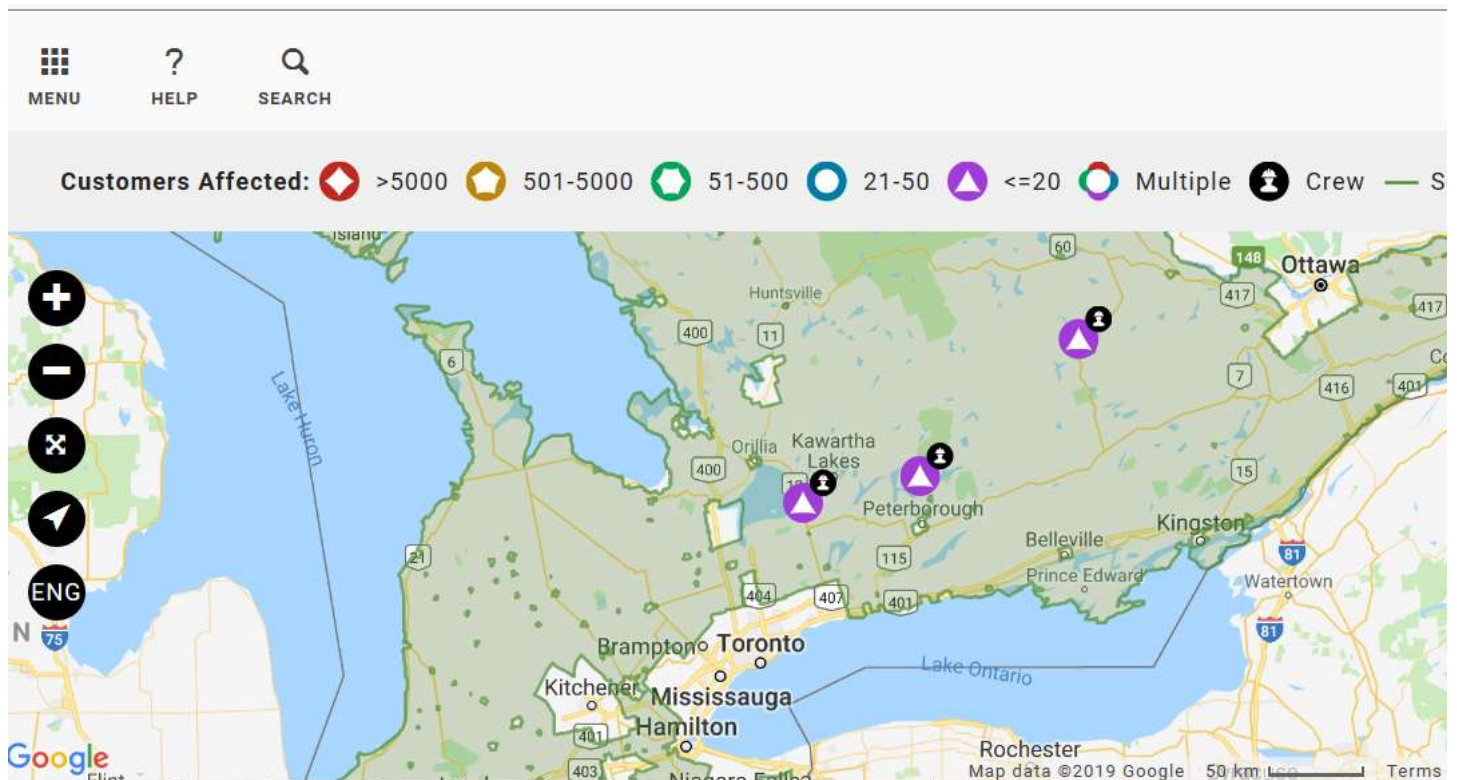
We are in receipt of your Plan of Subdivision application, 2021-076-SD dated March16,2023. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. [Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' 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](mailto:subdivision@Hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select " Search" and locate 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](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

**Dennis De Rango**

Specialized Services Team Lead, Real Estate Department  
Hydro One Networks Inc.

Tel: (905)946-6237

Email: [Dennis.DeRango@HydroOne.com](mailto:Dennis.DeRango@HydroOne.com)

# MEMORANDUM

|  |                                  |
|--|----------------------------------|
| <b>DATE:</b> 23 March 2023   | <b>Project No:</b> 2021-076-SD   |
| <b>STATUS:</b> <input type="checkbox"/> Draft <input checked="" type="checkbox"/> Final <input type="checkbox"/> Confidential <input type="checkbox"/> Internal Use Only |                                  |
| <b>TO:</b> Nick Ainley   | <b>DEPT:</b> Planning Department |
| <b>FROM:</b> Scott McLeod  | <b>DEPT:</b> Building Department |
| <b>RE:</b> RE: 2021-076-SD Meliora Terra Ltd. 8946 Cnty. Rd. 91 Submission No.2 Comments   |                                  |

Further to our review of the proposal I would offer the following comments for your consideration.  
Based on our review the Building Department has no objection to proposed development as presented.  
Please do not hesitate to contact me should you require additional information regarding this matter.

Yours truly,

A Scott McLeod C.B.C.O., Dipl.M.M.,  
Chief Building Official  
cc:



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

March 28, 2023

Nick Ainley  
Community Planner  
Township of Clearview  
Box 200, 217 Gideon Street  
Stayner, ON L0M 1S0

Dear Nick,

Re: Draft Plan of Subdivision  
Meliora Terra Limited  
8946 County Road 91  
Township of Clearview  
File No.: 2021-076-SD

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 constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall use the [Enbridge Gas Get Connected tool](#) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.

([https://enbridge.outsystemsenterprise.com/GetConnected\\_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp\\_UI%2F](https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F))

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas at no cost.

Sincerely,

**Willie Cornelio** CET  
Sr Analyst Municipal Planning  
Engineering

ENBRIDGE  
TEL: 416-495-6411  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
Safety. Integrity. Respect. Inclusion.



---

**RE: Draft Plan of Subdivision Application - Submission No. 2 (8946 County Road 91, Clearview)**

---

**From** Dempster, Calvin <Calvin.Dempster@simcoe.ca>

**Date** Mon 2023-04-17 3:53 PM

**To** Nick Ainley <nainley@clearview.ca>

**Cc** Thorne, Stefanie <Stefanie.Thorne@simcoe.ca>; Smith, Stephanie <Stephanie.Smith@simcoe.ca>

 2 attachments (131 KB)

T&E Comments 2nd submission (8946 CR 91) April 14, 23.pdf; OPSD 500.010 Rev#1 Nov18.pdf;

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 Nick,

Thank you for circulating the County on the above submission for a draft plan of subdivision on the subject lands. County staff have reviewed the materials submitted and provide the following (and attached) comments.

County Solid Waste Management staff advise the following:

*As this is a municipal road the County will provide waste collection service to the units fronting on the extended Sydenham Road East. However, the T- Turnaround at the terminus of the proposed extension of Sydenham Trail East has not been designed to meet the standards as identified in the engineering drawings provided. Specifically, the turning radii for the T-turnaround is identified as 8 m while the County's current minimum design requirement is 13 m.*

In order to safely and consistently service the six (6) proposed lots, County staff request that a P-turnaround or other alternative design be considered for the proposed development and that it be designed and constructed to County and Township standards. Please find attached sample designs for a P-turnaround that can be used as a starting point for the proposed development.

If you have any questions or comments regarding the attached comments from the County Transportation and Engineering Department please direct them to Stefanie Thorne (copied).

Likewise, if you have any questions or comments regarding the above waste collection comments, please direct them to Stephanie Smith (copied).

Thank you,

**Calvin Dempster** MSc. (Planning)  
Planner II  
County of Simcoe  
1110 Highway 26  
Midhurst, ON L9X 1N6  
(705) 726-9300 ext. 1114

---

**From:** Nick Ainley <nainley@clearview.ca>

**Sent:** Thursday, March 16, 2023 9:58 AM



**County of Simcoe  
Transportation and  
Engineering**  
1110 Highway 26,  
Midhurst, Ontario L9X 1N6

Main Line (705) 726 9300  
Toll Free 1 866 893 9300  
Fax (705) 727 7984  
Web: simcoe.ca



---

## MEMO

TO: Calvin Dempster, Planner II

FROM: Stefanie Thorne, Engineering Technician II

DATE: April 14, 2023

**RE: Draft Plan of Subdivision - 2<sup>nd</sup> Submission**  
**Township File: 2021-076-SD**  
**8946 County Road 91, Township of Clearview, County of Simcoe**

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Thank you for circulating the above-noted Application for review. Transportation & Engineering staff have reviewed the following documents:

- Draft Plan of Proposed Subdivision, prepared by Tatham Engineering, revised March 2023.
- Civil Engineering Drawing Set, prepared by Tatham Engineering, revised March 2023.
- Sydenham Trail East - Road Extension and 8946 County Road 91 Functional Servicing & Drainage Brief, prepared by Tatham Engineering, dated March 2023.
- Archaeological Assessments Ltd. Letter, prepared by the Ministry of Culture, dated February 2006.

Transportation & Engineering Department staff provides the following comments:

- 1) The County is satisfied with the 0.3 metre reserve as identified on drawing DPS-1 (Draft Plan of Proposed Subdivision).
- 2) A Road Occupancy Permit is required from the County of Simcoe prior to the commencement of any works within the County Road 124 right-of-way.
- 3) All other reports and drawings are satisfactory for County Transportation and Engineering interests.

The County's Transportation and Engineering Department is requesting that the following conditions be included as conditions of draft plan approval.

- 1) Prior to final approval, the Owner shall submit to the satisfaction of the County of Simcoe a copy of the proposed final M-Plan which shows the following:
  - a) 0.3m reserve block across the frontage of the property adjacent to County Road 91
- 2) At registration, the Owner shall transfer to the County of Simcoe, at no cost, a fee simple, unencumbered interest in a 0.3 m reserve across the frontage of the property adjacent to County Road 91.



## County Comments - 2

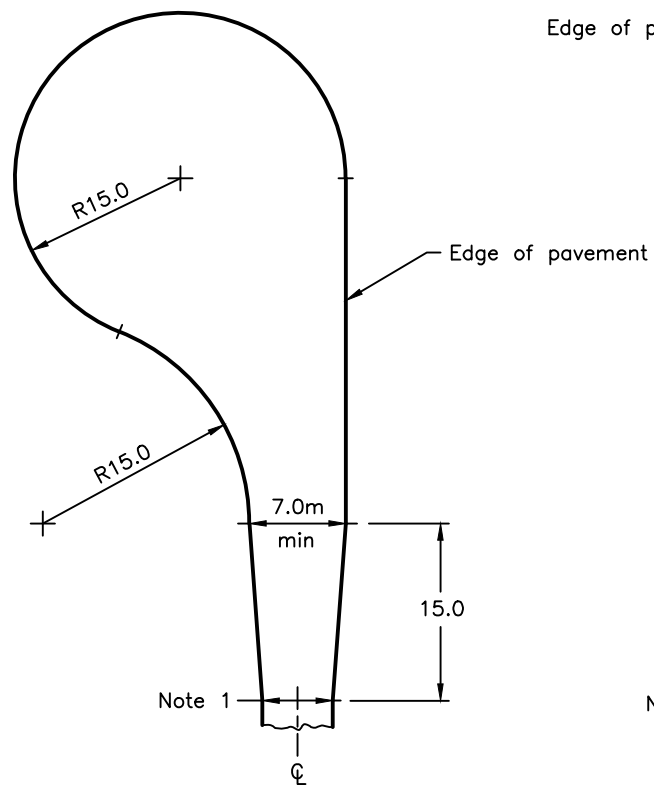
If you require any further information, please do not hesitate to contact me.

Sincerely,

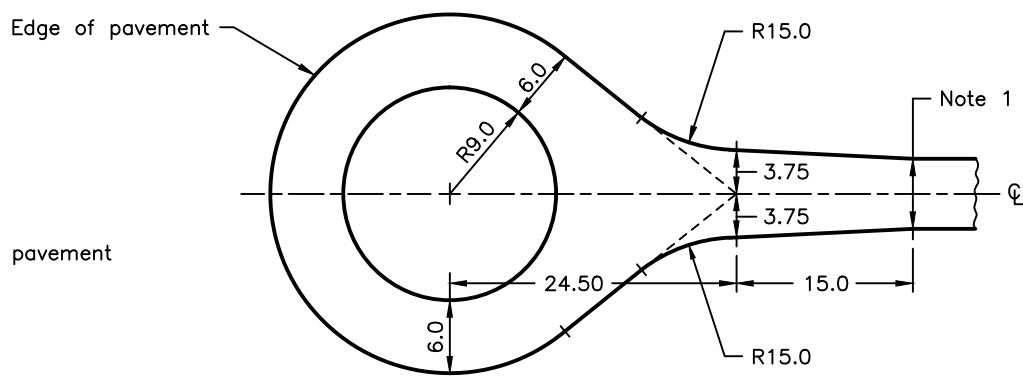
Stefanie

C.C. Julie Scruton, County of Simcoe  
Karen Ball, County of Simcoe

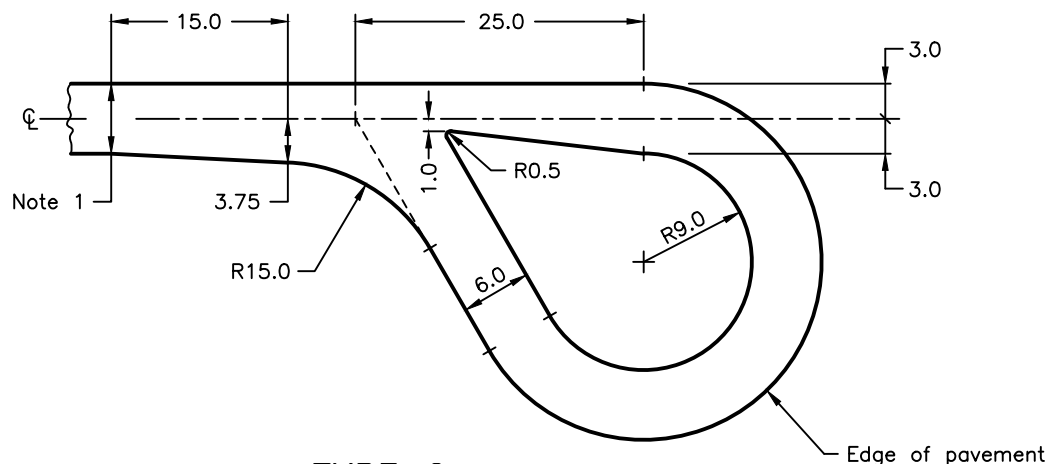
<https://simcoecounty.sharepoint.com/sites/PLNDepartment/Shared Documents/General/D - Development & Planning D/D07 to D14 Development Correspondence/Clearview/D12 Subdivision Plans/CV-T-2101 - 8946 County Road 91/T&E Comments 2nd submission April 14, 23.doc>



TYPE A



TYPE B



TYPE C

NOTES:

- 1 Width of pavement, shoulder, and rounding to match terminated roadway.
- A Drainage and grading as specified.
- B All dimensions are in metres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING

Nov 2018

Rev 1

TURNING BASINS  
FOR TERMINATED RURAL ROADWAYS

OPSD 500.010



---

**Stovel and Associates Inc.**  
*Planners, Agrologists and Environmental Consultants*

July 6, 2023

Mr. Nick Ainley, Planner  
Township of Clearview  
217 Gideon Street  
Stayner, ON  
L0M 1S0

**RE: Peer Review of Agricultural Impact Assessment  
Meliora Terra Limited (2841848 Ontario Inc.)  
8946 County Road 91  
Part Lots 15, 16, 17, 18, 19, and 20 of Southeast Block, Registered Plan 111,  
Part of Argyle, Part of Bridgend Street, Registered Plan 86  
Township of Clearview  
County of Simcoe**

Stovel and Associates Inc. ("SAI") was retained by the Township of Clearview to peer review the proposed Draft Plan of Subdivision Application and Agricultural Impact Assessment ("AIA") for the lands defined as 8406 County Road 91, Part of Lots 15, 16, 17, 18, 19 and 20 of Southeast Block, Registered Plan 111, Part of Argyle, Part of Bridgend Street, Registered Plan 86, Township of Clearview, County of Simcoe.

The development proposes six rural residential lots through a plan of subdivision process. The area proposed is shown on a Site Plan prepared by Tatham Engineering and is approximately 7.07 ha in size. No details on parking, and existing and proposed septic beds were provided.

Documents reviewed include the following:

- Planning Justification Report for 8946 County Road 91, Township of Clearview, Proposed Draft Plan of Subdivision, Loft Planning, September 2021.
- Agricultural Impact Assessment (AIA), 8946 County Road 91, Township of Clearview, Orion Environmental Solutions, March 25, 2021.
- MDS Calculations, 8946 County Road 91 MDS, Meliora Terra Limited, February 13, 2023.
- Guidelines on Permitted Uses in Ontario Prime Agricultural Areas: Publication 851. Ministry of Agriculture, Food and Rural Affairs, 2016.
- Draft Agricultural Impact Assessment (AIA) Guidance Document, March 2018.
- The Minimum Distance Separation (MDS) Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks: Publication 853. Ministry of Agriculture, Food and Rural Affairs, 2016
- County of Simcoe Official Plan (Adopted 2008).
- Township of Clearview Official Plan (September 2001, Consolidated 2019) and Zoning By-law (Consolidated 2022).

---

### **Results of Peer Review**

SAI completed a review of the documentation package submitted in support of the proposed development. Specific attention was focused on conformity with the Draft AIA Guidance Document and the MDS Document (Publication 853).

SAI is of the opinion that, while the AIA prepared by Orion Environmental Solutions does not address all the components of an AIA as set out in the Province's Draft Guideline, the combination of the AIA and Planning Justification Report provides a study framework that is adequate for the evaluation of potential agricultural impacts from the proposed plan of subdivision.

The key component of the agricultural study deals with Minimum Distance Separation requirements. The documentation package adequately maps the surrounding land uses. Farm Data sheets were provided for each adjacent operation, however, it is noted that these data sheets were not signed by the farmer/landowner. Verification of animal units, barn sizes, and manure storage methods is a normal requirement.

Through a review of background information provided in the AIA and Planning Justification Report, SAI concludes that relief is provided via Guideline No. 12 (Publication 853), which reads as follows:

### **Guideline No. 12: Existing Uses that Do Not Conform to MDS**

*An MDS I setback is required for proposed development or dwellings, even though there may be an existing or approved development or dwellings nearby that do not conform to MDS I requirements.*

*However, a reduced MDS I setback may be permitted provided there are four, or more, non-agricultural uses, residential uses, and/or dwellings closer to the subject livestock facility than the proposed development..." (Page 22).*

Based on Guideline No. 12, SAI is of the opinion that the proposed development will not conflict with the provisions of Minimum Distance Separation requirements.

No further work regarding MDS is therefore recommended.

### **Recommendations**

The following recommendation relates to the proposed Draft Plan of Subdivision proposed by Meliora Terra Limited (2841848 Ontario Inc.)

1. The applicant/agent should include a warning clause due to the proximity of agricultural operations in the local area. The warning clause should be set out as a condition of draft plan approval.

### **Closing**

SAI completed a peer review of the Draft Plan of Subdivision and AIA for the proposed development by Meliora Terra Limited. It is our respectful opinion that the proposed development will not result in a significant impact on agricultural resources in the local area, including adjacent livestock operations.

---

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

*Robert Stovel*

Robert P. Stovel, M.Sc., M.C.I.P., R.P.P., P. Ag.



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

July 11, 2024

Nick Ainley  
Community Planner  
Township of Clearview  
Box 200, 217 Gideon Street  
Stayner, ON L0M 1S0

Dear Nick,

Re: Draft Plan of Subdivision – 3<sup>rd</sup> Submission  
Meliora Terra Limited  
8946 County Road 91  
Township of Clearview  
File No.: 2021-076-SD

Enbridge Gas does not have changes to the previously identified conditions for this revised application(s).

Please always call before you dig, see web link for additional details  
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Sincerely,

A handwritten signature in blue ink, appearing to read 'Willie Cornelio'.

**Willie Cornelio** CET  
Sr Analyst Municipal Planning  
**Engineering**

ENBRIDGE  
TEL: 416-495-6411  
500 Consumers Rd, North York, ON M2J1P8  
[enbridge.com](http://enbridge.com)  
**Safety. Integrity. Respect. Inclusion.**



---

**RE: Draft Plan of Subdivision Application - Submission No. 3 (8946 County Road 91, Clearview)**

---

**From** Baz Dokainish <archive-bdokainish@clearview.ca>

**Date** Thu 2024-07-18 4:14 PM

**To** Nick Ainley <nainley@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Jennifer Georgas <Jennifer.Georgas@rjburnside.com>; Patti Kennedy <pkennedy@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Scott McLeod <smcleod@clearview.ca>

**Cc** Archive Danielle Barranger <archive-dbarranger@clearview.ca>

Hi Nick,

I do not have any comments, as this development does not fall within any existing capital work projects nor does it trigger any future municipal capital work improvements that is required to be facilitated.

However, I would like to note that utilities should be informed of the project to ensure the availability of hydro and gas, etc., if applicable.

Please note I defer any specific development-related comments to the development team.

Thank you kindly,

**Baz Dokainish, B.Acc., C.E.T., PMP.**

Project Manager

705-428-6230 ext.233

[bdokainish@clearview.ca](mailto:bdokainish@clearview.ca)

---

**From:** Nick Ainley <nainley@clearview.ca>

**Sent:** Tuesday, July 9, 2024 2:05 PM

**To:** Dan Perreault <dperreault@clearview.ca>; Jennifer Georgas <Jennifer.Georgas@rjburnside.com>; Patti Kennedy <pkennedy@clearview.ca>; Baz Dokainish <bdokainish@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; Planning.notices@simcoe.ca; Planning Dept <planning@nvca.on.ca>; Greg Marek <gmarek@nvca.on.ca>; Thorne, Stefanie <Stefanie.Thorne@simcoe.ca>; Nedelkovski, Zoran <Zoran.Nedelkovski@simcoe.ca>; Dempster, Calvin <Calvin.Dempster@simcoe.ca>; Kirton, Katie <kkirton@scdsb.on.ca>; planningdept@smcdsb.on.ca; Terry Vachon <tvachon@clearview.ca>; Municipal Planning <municipalplanning@enbridge.com>; landuseplanning@hydroone.com; BEHRENS, Willy <willy.behrens@canadapost.postescanada.ca>

**Cc:** Danielle Barranger <dbarranger@clearview.ca>

**Subject:** Draft Plan of Subdivision Application - Submission No. 3 (8946 County Road 91, Clearview)

Hello All,

Municipal staff are in receipt of the 3<sup>rd</sup> formal engineering submission package for a Draft Plan of Subdivision application for lands located at 8946 County Road 91, Clearview. The Applicant (Meliora Terra Limited) is proposing to extend the existing Sydenham Trail East road allowance approx. 350 m east and is



seeking Draft Plan Approval for the creation of a total of five (5) new and one (1) retained rural residential lots within an existing area designated as 'Special Policy – Residential' within the Township of Clearview Official Plan (2001). The six (6) lots are proposed to support individual single-detached dwellings and serviced via individual wells and septic systems.

Using the link below, copies of 3<sup>rd</sup> submission material dated June 2024 can be viewed under the 'Supporting Material(s)' tab on the Township 'Current Projects' website:

<https://www.clearview.ca/building-planning/current-projects/meliora-terra-proposed-plan-subdivision>

A copy of the most recent consolidated Comment Tracking Form containing all internal & external comments as well as the applicant's responses to date is attached to this email for review and consideration. Once you have had an opportunity to review the 3rd submission material, I would ask that you please provide any written comments to municipal staff by August 5, 2024. In the interim, should you have any questions please do not hesitate to contact me. \*Note that hardcopies of the submission package have not be provided as part of the current submission package. If you would like a hardcopy of the submission package, please let me know and I can have one mailed out.

Best regards,

**Nick Ainley, B.U.R.PL**

Community Planner

Township of Clearview

(705) 428-6230 ext. 242

[nainley@clearview.ca](mailto:nainley@clearview.ca)



**CLEARVIEW TOWNSHIP**

**[www.clearview.ca](http://www.clearview.ca)**

**705-428-6230**

**217 Gideon Street, Stayner ON**

**L0M 1S0**

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August 2, 2024

VIA EMAIL

Nick Ainley  
Community Planner  
Township of Clearview  
217 Gideon Street  
Stayner, ON L0M 1S0

**RE: Application for Draft Plan of Subdivision (2021-076-SD) – 3<sup>rd</sup> Submission**  
**Meliora Terra**  
**Municipal Address: 8946 County Road 91**  
**County File No.: CV-T-2101**

Thank you for circulating the County on this application for draft plan of subdivision for comment. It is understood that the applicant is proposing to extend Sydenham Trail East for the purposes of creating six (6) residential lots. The County's comments can be found below.

#### Waste Collection Comments

The County of Simcoe is responsible for providing curbside waste collection services to all residential lots and units with frontage on a publicly owned and maintained road. All municipal roads must be designed to accommodate County waste collection vehicles as outlined in the County's Waste Design Policy and Design Standards. Based on preliminary designs, County Solid Waste Management staff advise that the P-turnaround appears to meet the County's Waste Collection Design Standards.

Failure to construct the municipal road in accordance with the County's standards may result in waste collection services being withheld or suspended and may require reconstruction to accommodate waste collection vehicles.

All roads must be designed with a minimum 6 m (curb-to-curb) paved road width. Carts must be able to be placed 0.6 m (2 ft) away from each other and 0.6 m (2 ft) from any other objects or obstructions (e.g. mailboxes, fire hydrants, parked vehicles). The carts must also be placed within 2.4 m (8 ft) of the travelled portion of the roadway for collections service.

All dead-ends (including temporary) within a development must have a "P" or "T" style turnaround area that allows functional maneuvering and travel for County vehicles. Collection vehicles are not to reverse more than 20 m (from front wheel to front wheel). All turns shall have a minimum 13 m curb radius and the head of the T shall be a minimum of 35 m long, from paved edge to paved edge of the road or curb to curb. Snow must not be stored at either end of the T.

If the Applicant has any questions or comments regarding the waste collection comments above, please direct them to [solidwaste@simcoe.ca](mailto:solidwaste@simcoe.ca).

#### Transportation and Engineering Comments

Transportation & Engineering Department staff provides the following comments:

- 1) The County is satisfied with the 0.3 metre reserve as identified on drawing DPS-1 (Draft Plan of Proposed Subdivision).
- 2) A Road Occupancy Permit is required from the County of Simcoe prior to the commencement of any works within the County Road 124 right-of-way.

The County requests that the following conditions be included as conditions of draft plan approval.

1. *The Owner/Developer shall agree in the Subdivision Agreement, in wording satisfactory to the County of Simcoe that the County is not required to provide waste collection service to the municipal road until such time as the municipality assumes the road. The County may, however, commence waste collection services on a municipal road once some level of residency begins and prior to the municipality assuming a road, subject to a request being made and regular access being available on the road. The Owner/Developer acknowledges that should municipal road access be blocked due to road construction, parked vehicles, insufficient snow removal, etc., service disruptions will occur, and the Owner/Developer will be responsible for providing waste collection services.*
2. *Prior to final approval, the Owner shall submit to the satisfaction of the County of Simcoe, a copy of the proposed engineering plans and M-Plan which shows the proposed turnaround.*
3. *The Owner shall agree in the Subdivision Agreement that development charges be paid in accordance with the current County of Simcoe Development Charges By-law and policies in effect at the time of Building Permit issuance.*
4. *Prior to final approval, the Owner shall submit to the satisfaction of the County of Simcoe a copy of the proposed final M-Plan which shows the following:*
  - a. *0.3m reserve block across the frontage of the property adjacent to County Road 91*
5. *At registration, the Owner shall transfer to the County of Simcoe, at no cost, a fee simple, unencumbered interest in a 0.3 m reserve across the frontage of the property adjacent to County Road 91.*

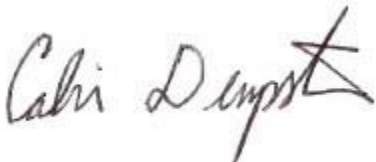
If you have any questions on the Transportation and Engineering comments or conditions above, please direct them to Corey Rice in the County Transportation and Engineering Department (copied).

Please copy the County on all future notices related to this proposal, and that these be directed to [planning.notices@simcoe.ca](mailto: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](mailto:calvin.dempster@simcoe.ca).

Sincerely,

**The Corporation of the County of Simcoe**

A handwritten signature in dark ink, appearing to read "Calvin Dempster", with a stylized flourish at the end.

Calvin Dempster, RPP  
Planner III

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cc: Tiffany Thompson, Manager of Planning, County of Simcoe  
Corey Rice, Engineering Technician II, County of Simcoe  
County Solid Waste Management Department

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**FW: Draft Plan of Subdivision Application - Submission No. 3 (8946 County Road 91, Clearview)**

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**From** Bartmann, Kristen <[kbartmann@scdsb.on.ca](mailto:kbartmann@scdsb.on.ca)>

**Date** Tue 2024-08-06 8:54 AM

**To** Nick Ainley <[nainley@clearview.ca](mailto:nainley@clearview.ca)>

 1 attachment (1 MB)

8\_Meliora Terra Ltd Comment Chart Tracking Form - 3rd Submission Responses.pdf;

You don't often get email from [kbartmann@scdsb.on.ca](mailto:kbartmann@scdsb.on.ca). [Learn why this is important](#)

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Good morning Nick,

Hope you had a lovely long weekend! Thanks for circulating this to us. The SCDSB has no additional comments at this time; we note that our comments previously submitted on November 12, 2021 have been acknowledged in the Comment Tracking Matrix and they are still applicable.

If there are any questions or comments please let me know, thanks!  
Kristen

Kristen Bartmann, MPLAN  
Planner, Planning & Enrolment  
P: 249-388-3078

---

**From:** Nick Ainley <[nainley@clearview.ca](mailto:nainley@clearview.ca)>

**Sent:** Tuesday, July 9, 2024 2:05 PM

**To:** Dan Perreault <[dperreault@clearview.ca](mailto:dperreault@clearview.ca)>; Jennifer Georgas <[Jennifer.Georgas@rjburnside.com](mailto:Jennifer.Georgas@rjburnside.com)>; Patti Kennedy <[pkennedy@clearview.ca](mailto:pkennedy@clearview.ca)>; Baz Dokainish <[bdokainish@clearview.ca](mailto:bdokainish@clearview.ca)>; Christine Taggart <[ctaggart@clearview.ca](mailto:ctaggart@clearview.ca)>; Scott Davison <[sdavison@clearview.ca](mailto:sdavison@clearview.ca)>; Scott McLeod <[smcleod@clearview.ca](mailto:smcleod@clearview.ca)>; [Planning.notices@simcoe.ca](mailto:Planning.notices@simcoe.ca); Planning Dept <[planning@nvca.on.ca](mailto:planning@nvca.on.ca)>; Greg Marek <[gmarek@nvca.on.ca](mailto:gmarek@nvca.on.ca)>; Thorne, Stefanie <[Stefanie.Thorne@simcoe.ca](mailto:Stefanie.Thorne@simcoe.ca)>; Nedelkovski, Zoran <[Zoran.Nedelkovski@simcoe.ca](mailto:Zoran.Nedelkovski@simcoe.ca)>; Dempster, Calvin <[Calvin.Dempster@simcoe.ca](mailto:Calvin.Dempster@simcoe.ca)>; Kirton, Katie <[kkirton@scdsb.on.ca](mailto:kkirton@scdsb.on.ca)>; [planningdept@smcdsb.on.ca](mailto:planningdept@smcdsb.on.ca); Terry Vachon <[tvachon@clearview.ca](mailto:tvachon@clearview.ca)>; Municipal Planning <[municipalplanning@enbridge.com](mailto:municipalplanning@enbridge.com)>; [landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com); BEHRENS, Willy <[willy.behrens@canadapost.postescanada.ca](mailto:willy.behrens@canadapost.postescanada.ca)>

**Cc:** Danielle Barranger <[dbarranger@clearview.ca](mailto:dbarranger@clearview.ca)>

**Subject:** Draft Plan of Subdivision Application - Submission No. 3 (8946 County Road 91, Clearview)

**CAUTION:** This email originated from outside of the SCDSB. Do not click links or open attachments unless you recognize the sender, have verified their email address and know the content is safe.

Hello All,

Municipal staff are in receipt of the 3<sup>rd</sup> formal engineering submission package for a Draft Plan of Subdivision application for lands located at 8946 County Road 91, Clearview. The Applicant (Meliora Terra Limited) is proposing to extend the existing Sydenham Trail East road allowance approx. 350 m east and is seeking Draft Plan Approval for the creation of a total of five (5) new and one (1) retained rural residential

lots within an existing area designated as 'Special Policy – Residential' within the Township of Clearview Official Plan (2001). The six (6) lots are proposed to support individual single-detached dwellings and serviced via individual wells and septic systems.

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Best regards,

**Nick Ainley, B.U.R.PL**

Community Planner

Township of Clearview

(705) 428-6230 ext. 242

[nainley@clearview.ca](mailto:nainley@clearview.ca)



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# MEMORANDUM

|  |                                  |
|--|----------------------------------|
| <b>DATE:</b> 9 August 2024   | <b>Project No:</b> 2021-076-SD   |
| <b>STATUS:</b> <input type="checkbox"/> Draft <input checked="" type="checkbox"/> Final <input type="checkbox"/> Confidential <input type="checkbox"/> Internal Use Only |                                  |
| <b>TO:</b> Nick Ainley   | <b>DEPT:</b> Planning Department |
| <b>FROM:</b> Scott McLeod  | <b>DEPT:</b> Building Department |
| <b>RE:</b> RE: 2021-076-SD Meliora Terra Ltd. 8946 Cnty. Rd. 91 Submission No.3 Comments   |                                  |

Further to our review of the proposal I would offer the following comments for your consideration.  
Based on our review the Building Department has no objection to proposed development as presented.  
Please do not hesitate to contact me should you require additional information regarding this matter.

Yours truly,

A Scott McLeod C.B.C.O., Dipl.M.M.,  
Chief Building Official  
cc:



**Nottawasaga Valley**  
Conservation Authority

---

October 22, 2024

**VIA EMAIL**

Mr. Nick Ainley, B.U.R.PL  
Community Planner  
Township of Clearview  
217 Gideon Street  
Stayner, ON, L0M 1S0

Dear Mr. Ainley:

**RE: NVCA Engineering Comments and Requested Conditions of Draft Plan  
Approval – October 22, 2024  
Proposed Draft Plan of Subdivision - Meliora Terra Limited  
8946 County Road 91  
Township of Clearview  
Township File No. 2021-076  
NVCA ID #42432**

Thank you for circulating the Nottawasaga Valley Conservation Authority (NVCA) with the third formal engineering submission materials for the above-noted applications for review and comment.

**Engineering Comments**

Material Reviewed

In preparing these comments the following documents were reviewed:

1. Comment Tracking Sheet: "Meliora Terra – Draft Plan of Subdivision (8946 County Road 91, Clearview)", prepared by Town of Clearview, response dated March 13, 2023.
2. Report: "Sydenham Trail East – Road Extension and 8946 County Road 91 – Functional Servicing & Drainage Brief", prepared by Tatham Engineering, dated March 2023.
3. Drawings: "Sydenham Trail East, Township of Clearview, Second Submission", prepared by Tatham Engineering, dated March 2023.

Documents reviewed through previous submissions:

1. Design Drawing Set, prepared by Tatham Engineering., dated September 2021.
2. SWM Report, prepared by Tatham Engineering., dated September 29, 2021.

Stormwater Management

1. A large portion of the site is draining to an existing pond. Please clarify whether the pond is a stormwater management pond or natural feature.



**Applicant Response (March 2023):** The existing pond is on private property and as such will not be used for stormwater management. Please refer to the FSR/SWM report by Tatham Engineering Limited included within this submission which is proposing to provide a SWM facility along the east side of 14 Sydenham Trail East.

**NVCA Response (March 2024):** Noted. Comment addressed.

**Applicant Update (July 2024):** The developer has negotiated with 12 Sydenham Trail to provide the SWM Facility (SWMF 1) on the SE corner of their lot and the lands will be dedicated to the Township. The Draft Plan and engineering drawings have been revised to reflect the changes.

**NVCA Response (October 2024):** Acknowledged.

2. It has been noted in the Stormwater Management report that LIDs (bioretention, infiltration trench systems and permanent rock flow check dams) will be proposed on the subject site. Please provide all supporting calculations for the proposed LIDs, as well as the locations and details of the proposed LIDs on a site servicing plan. Please provide a discussion in the SWM Report on how the LIDs will achieve the below criteria, prior to the detailed design phase to confirm that sufficient space and conditions are available to meet NVCA's stormwater management criteria.

**Applicant Response (March 2023):** LIDs are not being proposed for this development due to the high ground water level and that the Township will not accept any LIDs within their ROW. If LIDs were proposed, they would be required to be located on the private lands which would present challenges for maintenance. Refer to the FSR/SWM report for details on the proposed SWM facility and calculations.

**NVCA Response (March 2024):** Noted. Comment addressed.

3. NVCA's Stormwater Technical Guide is available online at [https://www.nvca.on.ca/Shared%20Documents/NVCA%20Stormwater%20Technical%20Guide%20\(Dec.%202013\).pdf](https://www.nvca.on.ca/Shared%20Documents/NVCA%20Stormwater%20Technical%20Guide%20(Dec.%202013).pdf). Please provide a discussion in the stormwater management report (with all supporting calculation) to discuss how NVCA's stormwater management criteria will be met. Typically, NVCA recommends the following criteria be achieved:

- a. For quality control, NVCA requires enhanced level of protection (80% TSS removal) as per the latest MOE SWMPD Manual.
- b. For stream erosion control, the first 5 mm of rainfall will need to be retained on site.
- c. For quantity flood control, post-development flows are to be controlled to pre-development levels for the 2 to 100 year events, for the entire property prior to discharge from the property.
- d. For water balance, NVCA requires pre-development and post-development water balance calculations with a target of achieving pre-development annual infiltration volumes.
- e. For phosphorous loading, "best efforts" to achieve pre-development loading rates is required.

**Applicant Response (March 2023):** Refer to the FSR/SWM report for details on the proposed SWM facility and calculations.

**NVCA Response (March 2024):** Section 4.1 of the FSR/SWM report provides the “design criteria that are to be satisfied in the final SWM report”. NVCA staff note that these criteria do not include items b., d., and e. in the list provided above. Please update the report accordingly or provide justification for why these criteria were not included in the report.

**Applicant Response (July 2024):** The Report has been updated to include these criteria in Section 4.1 and to describe how these criteria are met.

**NVCA Response (October 2024):** Comment addressed.

4. Please have a qualified professional geotechnical engineer state the anticipated infiltration rate (mm/hr) of the soils associated with the bottom of the LIDs. Please have a geotechnical engineer sign-off stating the soils at the proposed LID’s bottom elevation are acceptable for the intended purposes (i.e. infiltration). This report will need to include in-situ testing for the proposed infiltration LIDs and a determination as to the seasonably high groundwater table.

**Applicant Response (March 2023):** It is not proposed to use LIDs for this development due to high ground water.

**NVCA Response (March 2024):** Noted. Comment addressed.

5. It appears that there are high groundwater levels on portions of the site. Please note, NVCA typically recommends 1 m separation be provided between the bottom of infiltration LIDs and the groundwater level.

**Applicant Response (March 2023):** It is not proposed to use LIDs for this development due to high ground water.

**NVCA Response (March 2024):** Noted. Comment addressed.

6. Please provide overland flow route calculations to demonstrate that there is sufficient capacity for the uncontrolled 100-year overland flow route from the site and any external areas in the event of blockage of the catchbasins.

**Applicant Response (March 2023):** There are no catch basins proposed for the development. The road will be a rural cross section with ditches.

**NVCA Response (March 2024):** Noted. Comment addressed.

7. Quantity control calculations have been provided. Please provided calculations for the time of concentration used to calculate the peak flows.

**Applicant Response (March 2023):** Refer to the FSR/SWM report for details on the proposed SWM facility and calculations.

**NVCA Response (March 2024):** Noted. Comment addressed.

#### General Comments

8. Please keep in mind NVCA’s large fill guidelines are triggered when 250m<sup>3</sup> of fill or greater is proposed. If fill is required, please specify the volume (m<sup>3</sup>) of fill required.

**Applicant Response (March 2023):** Acknowledged.

**NVCA Response (March 2024):** Comment addressed

Hydrogeology Comments (Ryan Post – December 2021):

9. There are no applicable South Georgian Bay Lake Simcoe Source Protection Plan policies to this property as it is not within a wellhead protection area and therefore, there are no source protection plan implications.

**Applicant Response (March 2023):** Acknowledged.

**NVCA Response (March 2024):** Comment addressed

- 10.A water balance will be required in accordance with NVCA guidelines for Hydrogeological Assessments following the completion of the preliminary site plan details.

**Applicant Response (March 2023):** Acknowledged.

**NVCA Response (March 2024):** NVCA staff note that the FSR/SWM report does provide a "Water Budget" in Section 4.3, which concludes that an annual infiltration deficit of approximately 2,132 m<sup>3</sup> (or approximately 11.2%) is expected under post-development conditions. The report states that "best efforts" to reduce this deficit are being provided through the retention volume provided by the SWM facility; however, the applicant has also confirmed that no infiltration is expected through the SWM feature. Please quantify the retention volume that is provided by the SWM facility that support the "best efforts" approach.

**Applicant Response (July 2024):** To meet the NVCA requirement of retaining the first 5mm of rainfall on site, gravel soakaways will be used on the lots and within the SWM facilities. These soakaways have been incorporated into the water balance calculations as a best efforts approach understanding the site soils are not favorable for infiltration. The proposed soakaways have a shallow vertical dimension to maximize the separation from the groundwater table. It is noted that grade near the proposed houses will be raised to provide frost cover above proposed footings which will be set above the seasonally high groundwater table, thereby providing separation between the bottom of the soakaways and the groundwater.

**NVCA Response (October 2024):** NVCA staff are satisfied with this approach. Comment addressed.

11. Please advise if any additional water level measurements were completed besides the measurements on May 3 and June 7 to further constrained the local groundwater flow direction and seasonality of the hydrograph, especially given that BH2 and 3 correspond to very near surface readings (May 5, 2021). This information will also aid in delineation of the stabilized water table for the minimum 0.5m separation for the basement construction.

**Applicant Response (March 2023):** Refer to the FSR/SWM report for details on the existing ground water and measurement taken. The existing ground water in the spring is at the existing grade and the house foundations have been adjusted to be 0.5 m above the seasonal high ground water elevation (HGWE).

**NVCA Response (March 2024):** Comment addressed.

12. Please advise on the impacts to onsite and locally down gradient Batteaux Creek related to the proposed development including baseflow and water quality impacts.  
**Applicant Response (March 2023):** Refer to the additional water quality testing completed by PML in October 2022 and the FSR/SWM report for details.  
**NVCA Response (March 2024):** Comment addressed.
13. Dewatering is anticipated at the site. Therefore, it is recommended that dewatering of the site (if any) must occur slowly and the pumped/drained water should be filtered by appropriate erosion control measures prior to entering any watercourse. Permission must be obtained from adjacent landowners prior to discharging overland water to their properties. Pumping shall be monitored and maintained on at least a daily basis.  
**Applicant Response (March 2023):** Acknowledged.  
**NVCA Response (March 2024):** Comment addressed.
14. Regarding the 6 hour constant pump test, please advise if there were any drawdown impacts to Batteaux Creek.  
**Applicant Response (March 2023):** The tributary of the Batteaux to the south is generally dry all year long except for a short period during the spring freshet. No impacts to the tributaries of the Batteaux were noted during the 6-hour pump test.  
**NVCA Response (March 2024):** Comment addressed.
15. It is recognized that the approval of on site sewage systems is the responsibility of the municipality under the Ontario Building Code and therefore will defer to the municipality for comment. However, please advise of the potential offsite impact of the septic discharge to Batteaux Creek.  
**Applicant Response (March 2023):** Acknowledged. No septic systems will be constructed within 30 m of the tributary of the Batteaux Creek or within the NVCA's regulated boundary.  
**NVCA Response (March 2024):** Comment addressed.
16. NVCA staff understand that a 600 mm diameter CSP culvert is proposed to convey flows north from the lots to the stormwater management facility. Please provide sizing calculations for this culvert.  
**Applicant Response (July 2024):** Culvert capacity calculations are provided in Appendix B of the updated report.  
**NVCA Response (October 2024):** Comment addressed.
17. Please provide a typical cross-section detail for the ditches on either side of Sydenham Trail East and include sizing calculations for this ditch system.  
**Applicant Response (July 2024):** Cross section detail provided on updated engineering drawings. Capacity calculations included in Appendix B.  
**NVCA Response (October 2024):** Comment addressed.

18. NVCA staff understand that the proposed stormwater management facility will be assumed by the Township. Please provide an operation and maintenance manual to support the on-going maintenance of this facility by the Township.

**Applicant Response (July 2024):** O&M manual will be provided as part of detailed design submission.

**NVCA Response (October 2024):** NVCA staff look forward to reviewing O&M manual at detailed design.

## References

Review of the above noted response was based on requirements and guidelines presented in the following documents:

1. [Planning and Regulation Guidelines](#), Nottawasaga Valley Conservation Authority, August 2009
2. [Natural Hazards Technical Guide](#), Nottawasaga Valley Conservation Authority, December 2013
3. [Stormwater Technical Guide](#), Nottawasaga Valley Conservation Authority, December 2013

## Requested Draft Plan Conditions

Any outstanding engineering comments can be addressed through the satisfaction of the NVCA's requested conditions of draft plan approval, as follows:

1. That prior to final approval the following shall be prepared to the satisfaction of the Nottawasaga Valley Conservation Authority (NVCA) and the Township of Clearview:
  - a) A detailed Final Stormwater Management Report and engineering plans prepared in accordance with the [NVCA Stormwater Technical Guide](#).
  - b) A detailed Erosion and Sediment Control Plan.
  - c) A detailed Grading Plan.
  - d) An Operation and Maintenance Manual for the Stormwater Management Facility.

All reports and plans shall be prepared by a qualified professional in accordance with current provincial and NVCA guidelines and standards, at the time of submission.

2. The Owner shall agree in the Subdivision Agreement, in wording acceptable to the NVCA, to carry out, or cause to carry out, the recommendations and measures contained within the plans and reports approved by the NVCA and the Township of Clearview.
3. The Owner shall agree in the Subdivision Agreement, in wording acceptable to the NVCA, to engage a qualified professional to certify in writing that the works identified

in the plans and reports approved by the NVCA and the Township of Clearview, have been constructed.

4. The owner shall agree in the Subdivision Agreement, in wording acceptable to the NVCA, that all erosion and sediment control measures will be in place prior to any site alteration, and that all major stormwater management facilities or an appropriate temporary sediment control measures, must be in place prior to the creation of impervious areas such as roads and buildings.
5. The Owner shall agree in the Subdivision Agreement that the stormwater management facilities and any easements required for storm water drainage purposes, shall be dedicated/granted to the Township of Clearview.
6. That prior to final approval, the Owner/Developer shall pay all development fees to the NVCA as required in accordance with the Nottawasaga Valley Conservation Authority's fee policy, under the *Conservation Authorities Act*.
7. Prior to final approval, the Township of Clearview shall provide the NVCA with a copy of the proposed Subdivision Agreement which addresses the NVCA's conditions of draft plan approval.

## **Conclusion**

We look forward to continuing work with the Township and the Applicant to move this project forward. If you have any questions or require any further information regarding the requested conditions of draft plan approval noted above, please do not hesitate to contact the undersigned.

If you have any questions regarding the above-noted engineering comments, please contact NVCA Water Resources Engineer, Josée Courtemanche at [jcourtemanche@nvca.on.ca](mailto:jcourtemanche@nvca.on.ca) and copy myself on your correspondence.

Please circulate the NVCA with a copy of any *Planning Act* Notices related to the application at [planning@nvca.on.ca](mailto:planning@nvca.on.ca) referencing NVCA ID #42432.

Sincerely,



Greg Marek, RPP, MCIP  
Senior Planner

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Copy: Kristine Loft - Loft Planning  
Josée Courtemanche, Water Resource Engineer - NVCA  
Ben Krul, Manager, Development Planning and Permits - NVCA