
To: **Mayor and Council**

From: **Nick Ainley, Community Planner**

Meeting Date: **November 24, 2025**

Subject: **Report #PB-042-2025 – Meliora Terra Limited Draft Plan of Subdivision**

Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report PB-042-2025 (Meliora Terra Limited Draft Plan of Subdivision) dated November 24, 2025; and

- 1) That Council finds that the application is consistent with the Provincial Planning Statement, as well as the goals, objectives and intent of the County and Township Official Plans, and has considered the staff recommendations and the written and oral submissions made; and,
- 2) That Council grants draft plan approval to Draft Plan of Subdivision DPS-1 prepared by Loft Planning Inc. & Tatham Engineering dated June 2024, revised August 2025, attached in Appendix 'D' subject to the conditions outlined in Appendix 'E'; and,
- 3) That Council directs staff to give notice of Draft Plan of Subdivision approval in accordance with Sec. 51 of the Planning Act.

Background & Proposal:

An application for a Draft Plan of Subdivision has been submitted by Loft Planning Inc. on behalf of Meliora Terra Limited (002841848 ONTARIO INC) for the creation of a residential subdivision having six (6) lots. The development is referred to as Meliora Terra.

Property Description

The subject property is located partially within and directly east of the Rural Settlement Area of Duntroon. The site is 6.8 ha (16.8 acres) in size and maintains approximately 140 m of frontage onto County Road 91 as well as 340 m of frontage onto an undeveloped/unopened portion of the Sydenham Trail East municipal right-of-way (ROW). The site is irregular in shape, vacant and contains limited areas of existing vegetation (i.e. trees and shrubs). A watercourse bisects the southern portion of the subject lands, separating the lands and preventing access to County Road 91.

Surrounding land uses include:

North: existing rural residential development and vacant rural residential lands, including forested areas.

East: rural residential lands supporting existing development (i.e., single-detached dwellings).

South: existing institutional lands supporting the former Simcoe County District School Board Duntroon elementary school. The southern portion of subject lands are also bounded by County Road 91.

West: Rural Settlement Area of Duntroon supporting a mix of residential, commercial, institutional and recreational lands.

For location context and surrounding land uses, please see the Orthophoto in Appendix 'A'. For the planning policy context, please see the Planning Policy Map in Appendix 'B'. The subject lands are fully described in Appendix 'C'.

The Proposal

The purpose of the applications is to facilitate development of a residential Plan of Subdivision consisting of a total of six (6) rural residential lots. The proposal includes:

- A stormwater management facility (drainage channel including check dams) located on external lands north of the development.
- Re-alignment and re-construction of an approximately 90 m segment of the existing opened Sydenham Trail East municipal ROW.
- Construction of an approximate 340 m segment of the existing un-opened Sydenham Trail East municipal ROW.

Each of the six (6) lots within the development is proposed to be serviced by private and individual on-site services (i.e., water wells and septic systems).

The proposed Draft Plan of Subdivision includes:

Land Use	LOTS/ BLOCKS	Area (ha)	%	Estimated Units
Single Detached Dwellings	Lots 1-6	6.87	99.94	6
0.3 m Reserves (County of Simcoe)	Block A	0.004	0.06	0
		6.874	100.00	6

The following external lands are also required and will be conveyed, at no cost, to the municipality as part of the conditions of the proposed Draft Plan of Subdivision current draft plan:

Land Use	LOTS/ BLOCKS	Area (ha)	%	Estimated Units
Stormwater Management Facility	12 Sydenham Trail East	0.15	n/a	n/a
Road Widening	14 Sydenham Trail East	0.035	n/a	n/a
Road Widening	18 Sydenham Trail East	0.035	n/a	n/a
Road Widening	22 Sydenham Trail East	0.035	n/a	n/a
		0.25	n/a	n/a

Submission & Process Details

As part of the complete application, the applicant has submitted the following materials for consideration:

Submission Item Title	Submission Item Detail
Draft Plan of Subdivision Application (Signed & Commissioned)	provided by Loft Planning September 2021
Draft Plan (DPS-1)	prepared by Loft Planning & Tatham Engineering dated September 2021
Planning Justification Report	prepared by Loft Planning dated September 2021
Civil Engineering Drawing Set	prepared by Tatham Engineering dated September 2021
Storm Water Management Brief	prepared by Tatham Engineering dated September 2021
Geotechnical & Hydrogeological Investigation	prepared by Peto MacCallum Ltd. dated August 2021
Archaeological Assessment (Stage 1 & 2)	prepared by Archaeological Assessment Ltd. dated October 2003
Agricultural Impact Assessment	prepared by Orion Environmental Solutions dated March 25, 2021
Legal Survey	prepared by Rudy Mak Surveying Ltd. dated June 10, 2021

Submission Item Title	Submission Item Detail
Articles of Incorporation Information	provided by Loft Planning September 2021
Property Transfer Information	provided by Loft Planning September 2021

All submitted materials were made available to the public on November 3, 2021 and can be viewed on the Township website on the [Current Projects](#) page.

The statutory process relating to the formal application has proceeded as follows:

Date	Step
November 3, 2021	Notice of Complete Application and request for comments
February 23, 2022	Comments from Planning and Engineering First Submission Materials
March 14, 2023	Second Submission Materials received from Loft Planning Inc.
June 9, 2023	Comments from Planning and Engineering Second Submission Materials
July 2, 2024	Third Submission Materials received from Loft Planning Inc.
October 30, 2024	Comments from Planning and Engineering Third Submission Materials
July 30, 2025 & September 3, 2025	Fourth Submission Materials received from Loft Planning Inc.

In accordance with the legislative changes established via the implementation of Bill 23, the More Homes Built Faster Act, 2022, a public meeting for the Draft Plan of Subdivision was not held.

Comments and Analysis:

The Planning Act and the Township Official Plan establish criteria for evaluating an application for draft plan of subdivision approval.

All applicable criteria, policies, standards, and comments received are analyzed below in the context of the subject applications and are organized generally as outlined in Section 51 (24) of the Planning Act.

Effect of the Proposed Subdivision on Matters of Provincial Interest

In making land use planning decisions, Council must consider the matters of Provincial interest as set out in Section 2 of the Planning Act. The 2024 Provincial Planning Statement (PPS) came into effect on October 20, 2024, and has been reviewed with regard to the subject application. The PPS provides direction on matters of provincial interest. Municipal decisions on planning matters are required to be consistent with the PPS.

The policies of the PPS promote the building of strong and competitive communities, the wise use and management of resources, and the protection of public health and safety. The PPS directs the majority of growth and development to settlement areas. It also requires that an appropriate range and mix of housing options and densities required to meet projected needs of current and future residents be provided, which supports the achievement of complete communities.

For rural areas in municipalities, the PPS goes on to state that healthy, integrated and viable rural areas should be supported in part by building upon rural character, and leveraging rural amenities and assets as well as accommodating an appropriate range and mix of housing in rural settlement areas. Also stating, that in rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

The proposed draft plan of subdivision will create a total of six (6) new residential lots partially within and immediately east of Duntroon. Duntroon is recognized as a secondary urban settlement area within the Township OP (2001) with adjacent lands to the east and west (including the subject land) also maintaining a 'Special Policy – Residential' designation within the local Official Plan document in effect at the time of application.

Supported through hydrogeological studies and a Functional Service Brief (FSR), the subject lands will be serviced by individual and private services (i.e. water well and septic system). Proposed servicing for the development is consistent with existing rural service levels in the area. The scale and form of the proposed development is also compatible with the general character of existing development on adjacent lands.

The subject lands are partially located within the regulatory limits of the Nottawasaga Valley Conservation Authority (NVCA) for floodplain, slope and meander erosion hazards due to the presence of a tributary of the Batteaux River crossing the south and southeastern limits of the property. No development (i.e., single-detached dwellings or associated private services) is proposed within the regulatory limits of the NVCA or identified hazardous areas. Through the application review and consultation process, NVCA staff have provided comment indicating it is their opinion that the proposed development is consistent with the Natural Hazards policies within the PPS and that

there are no NVCA-regulated Natural Heritage features within the proposed development.

The PPS also broadly speaks to the Wise Use and Management of Resources within the province, including specific policies for the long-term protection of agricultural as well as archaeological resource(s). Although maintaining a 'Special Policy – Residential' designation within the Township OP (2001), the subject lands are designated as 'Rural' within the County of Simcoe OP and are also identified as being Prime Agricultural Lands in accordance with the Canadian Land Inventory soil classification. In support of the current application, an Agricultural Impact Study (AIA) was prepared by the applicant. Peer-review of the AIA concluded that the proposed development will not result in a significant impact on agricultural resources in the local area, including adjacent livestock operations.

The archaeological potential of the subject lands was also assessed through the completion of a Stage 1 & 2 Archaeological Assessment in October 2003. A Stage 1 & 2 Archaeological Assessment of the external lands required in support of the development (i.e., Sydenham Trail East ROW & SWM Facility lands) was also completed more recently in July 2025. There are no outstanding archaeological concerns with the subject lands or Sydenham Trail East ROW.

Matters of provincial interest are addressed throughout this report. In consideration of the full analysis herein, the proposal is consistent with the direction provided by the 2024 PPS, subject to the recommended conditions.

Consideration of Whether the Subdivision is Premature and in the Public Interest

Approval and development of the proposed subdivision is timely. The lands are located contiguous with existing residential development within the Duntroon Settlement Area to the west and propose a logical extension of existing rural residential development located east of the subject lands. The subject lands, as well as the existing rural-residential properties located directly to the east as well as west of Duntroon, were originally created through an archaic plan of subdivision (Plan 111) dating back to the late 1800's. Development of these lands has continued to occur overtime as both the Sydenham Trail West ROW and portions of the Sydenham Trail East ROW have been extended and developed.

The applicant has submitted a FSR for the proposed development which includes an assessment of private servicing solutions for each of the proposed lots. The assessment incorporates the drilling of six (6) individual test water wells as well as the siting of proposed septic system locations and setbacks for each of the proposed lots. The report has been reviewed by Township Engineering Staff, and are satisfied that servicing is available for the proposed lots. Conditions of the draft plan approval will require additional testing and completion of finalized reports. Finalized servicing assessments will be required to confirm the need and/or scope of specific capacity

and/or treatment options required in support of proposed water servicing of the individual lots prior to final approval of the plan of subdivision. The results and implementation of the finalized reports will be contained within subdivision agreement.

Development of the proposed subdivision is reliant on off-site works being constructed first. The works include the construction and extension of the Sydenham Trail East ROW to full municipal standard. Included as a condition of draft plan approval, the applicant will be responsible for the construction of Sydenham Trail East ROW. The ROW starts at the western limit of the ROW which is located at the intersection of County Road 124 and extends to the eastern limits of the subject lands. The construction of Stormwater Management Facilities is located off-site and includes a drainage channel with three (3) check dams on external lands north of the development, as well as enhanced swales within the Sydenham Trail East ROW.

The external infrastructure works required in support of the proposed development will benefit external lands. The construction of the Sydenham Trail East ROW will permit five (5) existing rural residential lots located on the north side of Sydenham Trail East. The development will maintain frontage on to a municipally owned and yearly maintained roadway, allowing development of these lands in accordance with the requirements of the Township Zoning By-law.

The Public Works Department have included conditions that will ensure that the Municipality is satisfied that adequate road access, private/individual services are supplied, and storm drainage is available to service the development.

In accordance with the Planning Act, the application has been circulated and made available for comment by the public and by all prescribed bodies. In accordance with the legislative changes established via the implementation of Bill 23, the More Homes Built Faster Act, 2022, a public meeting for the Draft Plan of Subdivision was not held nor required under the Planning Act. A Notice of Complete Application was mailed out to all properties within 120 m of the subject lands on November 3, 2021, as well as notification signage placed on the subject lands. Notice of the application was also posted on the Township website.

All questions and comments received during the processing of proposed development application, as well as agency comments are summarized and attached as Appendix 'F'.

The proposal is not premature and is in the public interest, subject to the recommended conditions.

Conformity with the County & Township Official Plans

The County of Simcoe Official Plan (SCOP) designates the subject lands as 'Settlements' and 'Rural' on Schedule 5.1, Land Use Designations. The subject lands are designated 'Residential' & 'Special Policy – Residential' on Schedule(s) 'A' & 'A8' of

the Township of Clearview 2001 Official Plan and ‘Residential’ & ‘Rural’ on Schedule(s) ‘B’ & ‘B-6’ of the 2024 Official Plan. The Township OP (2024) is in effect at the time of this staff report. The current Draft Plan of Subdivision application was submitted and deemed complete during the period that the Township OP (2001) was in effect.

Accordingly, the current application’s conformity is assessed under the policies of the Township OP (2001). Assessment of an application based on the planning documents and policies in effect at the time of formal application is an established planning principle, as confirmed through municipal legal opinion.

In accordance with Section 3.7.8 of the SCOP, lot creation within the ‘Rural’ designation is intended to be limited in nature. Proposed lots are generally to be limited to a maximum size of approximately one (1) hectare and restricted in total numbers to avoid strip development as defined by the SCOP.

With the exception of Lot 6, which is to encompass a total area of approximately 2.9 ha in order to accommodate the portion of the Batteaux River watercourse crossing the south and southeastern portion of the lands, all five (5) proposed remaining lots (i.e., Lots 1 to 5) will be less than 1 ha in size.

In addition to the ‘Rural’ lot creation policies of the SCOP outlined above, Section 3.7.11 of the SCOP goes onto state:

“New multiple lots and units for residential development will be directed to settlement areas, and may be allowed in rural areas in site-specific locations with approved zoning or designation that permits this type of development in local municipal official plans, as of June 16, 2006. Local municipal official plans may continue to recognize this type of development permitted under this policy and provide appropriate policies for development”.

Notwithstanding the subject lands ‘Rural’ designation within the SCOP, as stated, the Township of Clearview 2001 Official Plan, which was in effect at the time of the formal application designates the subject lands as ‘Residential’ & ‘Special Policy – Residential’.

Under the ‘Rural’ designation policies of the Township OP (2001), Section 4.4.4 of the outlines the policies of the ‘Special Policy – Residential’ designation. Section 4.4.4.1 goes on to address the ‘Special Policy – Residential’ designation policies that are specific to Duntroon area indicating:

“Although not falling within the defined boundary of the Duntroon urban settlement area, as delineated on Schedule A8, the lands in Part of Lot 25, Concession VIII and IX, which have previously been subdivided into a number of large individual lots, are considered to be both a logical extension of the community and potentially suited to development on the basis of private services. Accordingly, notwithstanding the provisions of Section 4.4.1 above, these lands have been designated Special Policy Residential and it is the intent of this Official

Plan that their consideration for future development proceed on the basis of the approval conditions stipulated in Section 4.6.6.”

Section 4.6.6 referred in Section 4.4.4.1, closely mirror the policies of Section 4.4.4, with the distinction that Section 4.6.6 is included within the overall ‘Residential’ designation policies of the Township OP (2001). Whereas Section 4.4.4 is included within the overall ‘Rural’ designation policies of the Township OP (2001).

Both Section(s) 4.4.4 & 4.6.6 indicate in part that further development with the ‘Special Policy – Residential’ areas of the Township is problematic. However, development may be considered by amendment to the Township Zoning By-law, where all applicable matters in Sections 4.6.2 and 4.6.5 have been addressed, and an agreement between the Township and the lot owner has been entered into addressing the following requirements/criteria:

Policy Test	Planning Analysis
The dedication of parkland or cash-in-lieu of parkland to the amount of 5% of the land included in the agreement.	The dedication of cash-in-lieu of parkland in accordance with Township of Clearview Parkland Dedication By-law 18-84 (as amended) has been included as a condition of draft plan approval.
The dedication of lands for public purposes including public highways.	<p>Draft plan approval is conditional on the dedication of the following lands to the Township for public purposes at no cost to the municipality:</p> <ul style="list-style-type: none"> • Three (3) 5 m road widenings from the frontages of external lands north of the development (i.e. 14, 18 & 22 Sydenham Trail East) into the existing municipal owned Sydenham Trail East ROW. • A 0.15 ha Stormwater Management Facility located on external lands north of the subject lands (12 Sydenham Trail East).
Where applicable, the provision of municipal/communal services.	Not applicable. Duntroon does not currently support nor is planned to

	<p>support municipal services. All development within and adjacent to Duntroon, including the proposed development is or will be serviced by private/individual services (i.e., water well and septic system).</p>
The provision of adequate surface drainage facilities	<p>Stormwater from the development is proposed to be directed via a split drainage pattern. The majority of stormwater from the development is to be directed north into the Sydenham Trail East ROW. Proposed ditches and enhanced swales within the newly constructed Sydenham Trail East will direct flows to the subdivision proposed Stormwater Management facilities. The SWM facilities include a drainage channel with three (3) permanent check dams on external lands as well as enhanced swales within the roadway itself. All drainage within the Sydenham Trail East ROW will ultimately outlet into an existing watercourse located on external lands north of the development (i.e., 12 & 26 Sydenham Trail East).</p>
The re-division of the land by a new registered plan of subdivision, if considered necessary by Council.	<p>Creation of the proposed lots will proceed through the registration of a new plan of subdivision over the subject lands.</p>
The consideration of any other matters in the public interest.	<p>Other matters in the public interest have been assessed throughout this report. Conditions of draft plan approval will ensure all matters are address through final approval.</p>

The proposed draft plan of subdivision conforms to the policies of the 'Special Policy – Residential' designation of the Township OP (2001). Through the current draft plan of

subdivision approval process the applicant will be required to register a plan of subdivision over the subject lands and enter into a subdivision agreement with the municipality implementing all conditions of draft plan approval, which will be registered on title.

A Zoning By-law Amendment for the subject lands as specified under Section 4.6.6 has not been required in support of the current draft plan of subdivision as the proposed development will proceed in compliance with all requirements and provisions of the subject lands existing Rural (RU) zoning.

Consistent with the policies of the County OP and Township OP's, the proposed development represents the logical extension of the existing residential development within the Duntroon Settlement Area to the west and that of the existing rural residential development located east of the subject lands.

The proposed development has been assessed through the submission of technical studies in support of the current application. The proposed development is capable of being serviced by private services (i.e. water well and septic). Extension of the existing Sydenham Trail East ROW is also logical and will facilitate further development of external lands.

Official Plan policy requirements are addressed throughout this report. In consideration of the full analysis herein, the proposal conforms with the Township and County Official Plans in effect at the time of the application's submission, subject to the recommended conditions.

Suitability of Lands for Residential Subdivision

An archaeological assessment was conducted on the subject lands as well as the portion of the municipal owned road right-of-way (Sydenham Trail East) to be constructed in support of the proposed development. There are no outstanding archaeological concerns with the subject lands or Sydenham Trail East ROW.

The subject lands are designated as 'Residential' and 'Special Policy – Residential' within the Township OP (2001). The subject lands are zoned 'Rural' (RU) within the Township Zoning By-law, and therefore an assessment of Minimum Distance Separation requirements is required. In support of the proposed development the applicant prepared an Agricultural Impact Assessment (AIA) of the subject lands, including review of MDS I requirements. The findings of the AIA have been peer-reviewed, by Stovel and Associates Inc. the Township's peer review consultants for AIA's and concluded that the proposed development will not conflict with the provisions of Minimum Distance Separation requirements, nor provide any impacts to the surrounding agricultural areas.

The subject lands are partially regulated by the NVCA for floodplain, slope and meander erosion hazards associated with a tributary of the Batteaux River which crosses the south and southeastern portion of the lands. All development, including proposed dwellings and associated private services locations (i.e., water wells and septic systems) are setback and situated outside of the identified hazardous area. In correspondence dated March 29th, 2022, NVCA staff state it is their opinion that the proposed development is consistent with the Natural Hazards policies within the PPS and that no NVCA-regulated Natural Heritage features within the proposed development.

The lands are suitable for a development of a residential subdivision, subject to the recommended conditions.

Adequacy & Design of Streets

The draft plan of subdivision does not propose the construction of new streets or roads within the development. Instead, the proposal requires the re-alignment and re-construction of the existing approximately 90 m segment of Sydenham Trail East as well as the extension of the remaining un-opened portion of the Sydenham Trail East ROW to the eastern limit of the subject lands.

The Sydenham Trail East ROW extension will terminate at a dead-end turnaround in proximity to Lot 6. The proposed dead-end turnaround is ultimately intended to be temporary in nature and remain in place until such time that the existing Sydenham Trail East ROW is extended to the east where it will connect with Brown Boulevard and ultimately to County Road 91. An easement will also be registered over a portion of Lot 6 to accommodate a segment of the dead-end turnaround that encroaches into the front yard of Lot 6. The requirement to design and construct Sydenham Trail East to the eastern limit of the development has been reflected in the conditions of Draft Plan of Subdivision approval.

The proposed re-alignment, re-construction and extension of the existing Sydenham Trail East ROW external to the subject lands is adequate for the proposed subdivision and will support the continued achievement of enhanced connectivity within the existing community road network, subject to the recommended conditions.

Zoning & Dimension/Shapes of Subdivision Lots

The subject lands are zoned 'Rural' (RU) with the Township Zoning By-law and are proposed to be divided into six (6) rural residential lots, each supporting a single-detached dwelling. A single-detached dwelling is a permitted use under the (RU) Zone. All six (6) of the proposed lots comply with the minimum lot area (i.e., 0.4 ha) and minimum lot frontage (i.e., 45 m) requirements of the (RU) Zone as outlined within the following table:

Proposed Lot No.	Lot Area	Lot Frontage (Sydenham Trail East)
Lot 1	0.93 ha	50 m
Lot 2	0.65 ha	50 m
Lot 3	0.65 ha	50 m
Lot 4	0.66 ha	50 m
Lot 5	0.96 ha	50 m
Lot 6	2.99 ha	89.2 m

No changes to the existing 'Rural' (RU) Zone are required in support of the proposed development. All the proposed dwellings will be constructed in accordance with requirements of the (RU) Zone as well as General Provisions of the Township Zoning By-law. Zoning compliance for each dwelling will be confirmed at time of building permit application.

Relative to dimension and shape, the proposed lots are intended to be similar to and reflective of the existing adjacent rural residential properties located directly north and east of the subject lands.

A condition of draft plan approval has been included to require the Developer to restrictively zone the portion of external lands required for the Stormwater Management Facilities (drainage channel, including check dams and accessway) to prohibit any other use than stormwater management, flood, and erosion control works.

The proposed lot sizing is appropriate, subject to the recommended conditions.

Restrictions on the Proposed Subdivision & Buildings

The subject lands currently maintain frontage onto an un-opened portion of the existing municipal owned Sydenham Trail East ROW. Development of the proposed subdivision is conditional on the Sydenham Trail East ROW being designed and constructed the limits of the development to the satisfaction of the municipality.

A FSR, prepared in support of the development has concluded that sufficient water is available to service each of the proposed lots. However, initial quality and quantity testing of the proposed water sources (i.e. six (6) test wells) completed as part of the FSR identified the need for some of the proposed lots to support supplemental capacity and/or treatment options, including the use of water cisterns for storage of well water as well as water treatment equipment. Additional servicing assessments to confirm the

need and/or scope of specific capacity and/or treatment options for servicing of the lands is included as a condition of Draft Plan of Subdivision Approval. Draft Plan Approval is also conditional on the Owner agreeing to include notice and warning clauses within the subdivision agreement as well as all future purchase and sale agreements advising prospective purchaser of all specific private domestic well capacity and/or treatment requirements that may be necessary for each lot within the development.

Additionally, until such time that the Sydenham Trail East ROW is fully extended to connect with Brown Boulevard approximately 360 m to the east, a dead-end turnaround at the eastern limits of the development is required. To accommodate the dimensions of the dead-end turnaround, a segment of the Sydenham Trail East ROW will encroach into a portion of the front yard of Lot 6. Lot 6 will therefore be subject to an easement that will be registered over the property. The subdivision agreement will also include verbiage specifying the requirements for lifting of the easement and rehabilitation of the lands to a natural and safe state following the continue extension of Sydenham Trail East, should it occur at a future date.

There are no unaddressed or ongoing restrictions on the proposed subdivision or the building within, subject to the recommended conditions.

Conservation of Natural Resources & Flood Control

The southern limits of the development lands are located within the regulatory limits of the Nottawasaga Valley Conservation Authority (NVCA) for floodplain, slope and meander erosion hazards associated with the existing watercourse that bisects the southern and southeastern portion of the subject lands and the future rear yards of proposed Lots 5 & 6 in proximity to County Road 91.

No development is proposed within the regulatory limits of the NVCA or existing naturalized areas of the lands in proximity to County Road 91. All development is to be focused within the northern limits of the subject lands and in proximity to the Sydenham Trail East road frontage.

Through the application review and consultation process, NVCA staff have confirmed that no NVCA regulated natural heritage features are located within the subject lands and that the proposed development is consistent with the natural hazard policies of the PPS.

Due to the existing and proposed topography of the subject lands, stormwater from the development is proposed to be directed via a split drainage pattern. The majority of surface drainage from the development is to be directed north into the Sydenham Trail East ROW. Proposed ditches and enhanced swales within the newly constructed Sydenham Trail East will direct flows to the subdivision proposed Stormwater

Management facilities. The SWM facilities include a drainage channel with three (3) permanent check dams on external lands as well as enhanced swales within the municipal roadway itself. All drainage within the Sydenham Trail East ROW will ultimately outlet into an existing watercourse located on external lands north of the development (i.e., 12 & 26 Sydenham Trail East).

Where the minimal volume of drainage from the undeveloped southern portions of the proposed lots cannot be directed into the Sydenham Trail East ROW, existing grading and drainage conditions for the 'rear' portions of the lands are to remain unchanged. Drainage will continue to flow unrestrained into the existing watercourse that bisects the southern and southeastern portion of the subject lands.

The external lands containing the proposed SWM channel (i.e., 12 Sydenham Trail East) are currently zoned Rural (RU) and Environmental Protection (EP) within the Township of Clearview Zoning By-law. Through final approval, the applicant will be responsible to apply and successfully rezone these lands to a Stormwater Management Facilities (SM) Zone. Submission requirements for ZBA application may include and shall not be limited to the completion of Environmental Impact Study (EIS) to the satisfaction of the Township of Clearview and/or NVCA. Draft Plan of Subdivision approval has been made conditional on this requirement.

Requirements respecting conservation of natural resources and flood control have been considered and addressed, subject to the recommended conditions.

Adequacy of Utilities & Municipal Services

The subject development is located partially within and immediately adjacent to the Secondary Urban Settlement Area of Duntroon. Being a Secondary Settlement Area, Duntroon does not currently support nor is planned to support municipal services. All development within and adjacent to Duntroon is serviced by private/individual services (i.e., water well and septic system). A Functional Servicing Report (FSR), prepared by the applicant in support of the development has concluded that sufficient quantity and quality of water is available to service each of the proposed lots, subject to the use of water cisterns for storage of well water as well as water treatment equipment. The findings of the FSR are based in part on six (6) existing drilled test water wells located on each of the proposed lots.

Relative to wastewater, each of the proposed lots are to be serviced by a private/individual septic system. At a minimum lot size of approximately 0.65 ha, each of the proposed lots are of sufficient size to accommodate private on-site services (i.e., water well & septic system) without impacts to adjacent lands.

Approval of the current draft plan is also conditional on the applicant completing further hydrogeological testing, monitoring and reporting as part of the final approval process.

The applicant shall also agree in the subdivision agreement as well as all purchase and sales agreements to include a warning clause advising potential purchasers of any warnings or well testing and treatment requirements concerning the water quality and quantity.

The gas utility providers, telecommunication providers, and hydro providers have all been circulated and have provided draft plan conditions. The requirements of the utility providers will be captured in a required composite utility plan and addressed, subject to the recommended conditions provided by those utility companies.

Requirements respecting adequacy of utilities and services have been considered and addressed, subject to the recommended conditions.

Adequacy of School Sites

There is no existing or operational school in the Secondary Urban Settlement Area of Duntroon.

The school boards, Simcoe County District School Board and Simcoe Muskoka Catholic District School Board have been circulated and consulted on the proposed development. They have provided recommendations for conditions of draft plan approval and clauses for inclusion in offers to purchase that warn potential purchasers that schooling in this area maybe limited with accommodations being in portables, outside of the community and may require that transportation by school buses.

Lands for Public Purposes

Due to the location and limited number of lots proposed as part of the development, a parkland block is not included within the proposed Draft Plan. Instead, a condition of draft plan approval requires the Owner to provide a cash-in-lieu payment to the municipality for parkland or other public recreational purposes in accordance with the Township of Clearview [Parkland Dedication By-law 18-84](#) (as amended). This approach will enable the Township to choose how best to utilize and direct funds to improve public access to parkland in proximity to the proposed development as well as throughout the Township.

The Stormwater Management Facility (drainage channel including check dams) located on external lands north of the subject lands (12 Sydenham Trial east) will be conveyed to the Township, at no cost. The SWM Facility will be constructed with a gated maintenance access.

The other lands for public purposes include the dedication of three (3) 5 m road widenings from the frontages of external lands north of the development (i.e. 14, 18 & 22 Sydenham Trial East) into the existing municipal owned Sydenham Trail East ROW at no cost to the Township. The Owner shall agree in the subdivision agreement to

provide the design, re-construction and/or construction of Sydenham Trial East, to municipal standards, from the intersection of County Road 124 and Sydenham Trail East to the easterly limits of the draft plan of subdivision.

Adequate lands in appropriate locations have been or will be conveyed, subject to the recommended conditions.

Energy Conservation & Efficiency

All dwellings within the proposed subdivision development will be privately built by the individual landowner of each newly created lot. All dwellings will be designed and constructed in accordance with the Ontario Building Code. There are no known design elements or construction methods proposed that exceed minimum industry standards.

Site Plan Control Matters

As a low-density residential development, the proposed development does not require and will not be subject to further approval through the Site Plan Control process.

Consultation

The Notice of Complete Application was circulated on November 3, 2021, to notify of the complete application.

All public and agency comments as well as responses to each have been summarized and are attached as Appendix 'F'.

Financial Implications

Any of the financial implications of the development will be considered in the clearing of the draft plan conditions, final engineering design and will be captured in the subdivision agreement.

Clearview's Strategic Plan

Legislated review process.

Report Appendices

- Appendix A: Orthophoto
- Appendix B: Planning Policy
- Appendix C: Property Details
- Appendix D: Draft Plan of Subdivision
- Appendix E: Recommended Conditions of Subdivision Approval
- Appendix F: Comment & Response Summary
- Appendix G: Comments

Approvals

Submitted by: Nick Ainley, Community Planner

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

Financial Implications
Reviewed by: Kelly McDonald, Treasurer

Approved by: John, Ferguson, CAO