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**To:** Mayor and Council

**From:** Nick Ainley, Community Planner

**Meeting Date:** September 28, 2026

**Subject:** PB-044-2026 – Zoning By-law Amendment Application (Sandhu)

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### Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report # PB-044-2026 (Zoning By-law Amendment Application (Sandhu)); and,

- 1) That a Zoning By-law, generally consistent with the draft amendment found in Appendix F for the lands municipally known as 793273 County Road 124, be presented to Council for consideration and approval at the October 5, 2026, meeting.

### Background

A complete Zoning By-law Amendment (ZBA) application was submitted on behalf of the Owners (Dhandev & Dalvir Sandhu) by Carly Murphy & Aimee Powell of Powell Planning & Associates. The application proposes to rezone a portion of the lands located at 793273 County Road 124 in support of the establishment of a Flour Mill Facility on the subject lands as an agricultural-related use.

The proposal will also be subject to a future Site Plan Control application.

### Property Description

The lands subject to the ZBA application, herein referred to as the 'subject lands', are located at 793273 County Road 124. The lands are approximately 39.7 ha in size and maintain approximately 601 m of frontage onto County Road 124. The lands contain an existing single-detached dwelling and an agricultural building. The property is primarily comprised of agricultural land (cash crop) and also contains two forested areas.

The subject lands are located within the southwestern portion of the Township. The following is an overview of the surrounding land uses:

|       |                                       |
|-------|---------------------------------------|
| North | Existing agricultural lands and uses. |
| East  | Existing agricultural lands and uses. |
| South | Existing agricultural lands and uses. |

West                      Municipal boundary with the Municipality of Grey Highlands.  
Existing agricultural lands and uses.

Please refer to Appendix A of this report for a visual description of the subject lands and surrounding land uses.

### **Existing Policy Framework**

The subject lands are designated as Agricultural in the Township of Clearview 2024 Official Plan (OP) and are zoned Agricultural (AG) and Environmental Protection (EP) in the Township Zoning By-law (06-54, as amended). The subject lands are also partially within the limits of the Nottawasaga Valley Conservation Authority (NVCA) regulatory area.

### **Proposal**

The applicant is requesting a site-specific amendment to rezone an approximately 1.0 ha portion of the subject lands from Agricultural (AG) Zone to Agriculturally Related Industrial Exception (AGI-9) Zone. The exceptions requested seek to alter the following provisions of the Comprehensive Zoning By-law 06-54:

#### Permitted Uses Restricted To:

- Flour Mill Facility

#### Altered or Additional Zone Provision:

- Minimum parking space requirement for the agriculture-related use – Flour Mill Facility: 1 parking space per 75 m<sup>2</sup> of gross floor area.

The purpose of the application is to permit a 'Flour Mill Facility' as an agricultural related use on the subject lands. A conceptual sketch of the subject lands and proposed Flour Mill Facility is contained in Appendix C of this report.

It is advised that the initial site-specific minimum parking requirement requested by the applicant was for a minimum of 19 spaces, including one (1) barrier-free parking space. However, through the ZBA review process and discussions with the applicant and their consultants, staff determined that a reduced minimum parking requirement ratio of 1 parking space per 75 m<sup>2</sup> of gross floor area, equating to a combined total 10 spaces, including one (1) barrier-free space, is more appropriate for the proposed flour mill facility based on its scale and anticipated staffing levels. Further details regarding this change are provided in the 'Township of Clearview Zoning By-law' section of this report.

## Submission & Process Details

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

| Submission Item Title                    | Submission Item Detail                   |
|------------------------------------------|------------------------------------------|
| Cover Letter                             | Prepared by Powell Planning & Associates |
| Planning Justification Report            | Prepared by Powell Planning & Associates |
| Draft Zoning By-law (including Schedule) | Prepared by Powell Planning & Associates |
| Conceptual Site Plan                     | Prepared by Powell Planning & Associates |
| Conceptual Landscape Plan                | Prepared by Powell Planning & Associates |
| Traffic Opinion Letter                   | Prepared by JD Engineering               |
| Hydrogeological Confirmation             | Prepared by Simcoe Water Solutions       |
| Permit Drawing Package                   | Prepared by Star Blueprints              |

The applicant engaged the Township in the Pre-consultation process in October 2025. Subsequently, the process relating to the formal application has proceeded as follows:

| Date           | Step                                                                                                                                                                                            |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| June 28, 2026  | Submission of ZBA application package & fees                                                                                                                                                    |
| July 15, 2026  | Letter of Complete ZBA Application issued to the applicant                                                                                                                                      |
| August 5, 2026 | Notice of Complete Application and Public Meeting date given to public via the posting of a sign on the property, posting the information on the Township website and mailed courtesy notice to |

| Date            | Step                                                                                |
|-----------------|-------------------------------------------------------------------------------------|
|                 | landowners within 120 m of subject property                                         |
| August 26, 2026 | Request for comment to internal department and external commenting agencies issued. |

## Comment and Analysis

The subject proposal is required to satisfy all development standards and policies applicable to projects within the Township of Clearview. The proposal is required to be consistent with the Provincial Planning Statement (2024) and in conformity with the County of Simcoe Official Plan, Township's Official Plan and Zoning By-law. The application is subject to review by Township staff as well as external commenting agencies.

All applicable criteria, policies, standards, and comments received are analyzed below in the context of the subject applications.

### Provincial Planning Statement (2024)

The Provincial Planning Statement (2024) provides policy direction on matters of provincial interest related to land use and development and has been reviewed regarding the subject proposal. Municipal decisions on planning matters are required to be consistent with the PPS (2024).

The policies of the PPS (2024) promote the building of strong and competitive communities, the wise use and management of resources, and the protection of public health and safety. Section 4.3 of the PPS speaks to Agriculture within the province, stating that a primary goal of the PPS is the protection of agricultural lands and areas for long-term agricultural use.

Section 4.3.2.1 outlines permitted uses within prime agricultural areas, which in addition to agricultural uses also include agriculture-related uses. The PPS defines agriculture-related uses as meaning "those farm related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity". Section 4.3.2.1 goes on to indicate that proposed agriculture-related uses shall be compatible with, and shall not hinder, surrounding agricultural operations.

In addition to local approaches set out within municipal planning documents (i.e., Township Official Plan), provincial guidance outlined is such as the [Guidelines on](#)

[Permitted Uses in Ontario's Prime Agricultural Areas \(Publication 851\)](#) provide further criteria for the establishment of agricultural-related uses. In review of the document, six (6) criteria for *agriculture-related uses* are stated. The following analysis of the proposed flour mill facility use in context of the Provincial criteria for Agricultural-related uses was undertaken by municipal staff and is outlined below:

1. *Farm-related commercial and farm-related industrial use*

The proposed flour mill facility can be considered a farm-related industrial use consistent with the definition of an agriculture-related use. The proposed flour mill facility will provide opportunities for the processing of farm commodities produced in the area (i.e. crops), adding value to these locally produced commodities.

2. *Shall be compatible with, and shall not hinder, surrounding agricultural operations*

The proposed flour mill facility is limited in scale and centrally located on the subject lands. As a result, it is not expected to inconvenience or impede surrounding agricultural operations. The use can be accommodated by existing rural services, with a supporting hydrogeological analysis submitted in support of the proposal concluding that the facility can proceed with a private well and septic system. Access will be provided through the existing County Road 124 entrance, which connects to a primary arterial road as identified in the Township Official Plan.

The facility will be screened from adjacent properties by its central location, setback distance and existing forested areas. The proposed 743 m<sup>2</sup> steel-clad agricultural building to contain the mill is suitable in scale, appearance, and siting to maintain the rural and agricultural character of the area. Given the limited scale of the use, it is not anticipated to create cumulative impacts on local water resources, the road network, or for municipal emergency services.

3. *Directly related to farm operations in the area*

The subject lands are within a prime agricultural area and are surrounded by existing agricultural properties and activities, including primarily cash crop operations. The proposed flour mill facility will provide opportunities to process locally grown crops into refined, high-quality flour products. The use is directly related to farm operations in the surrounding area.

4. *Supports agriculture*

By its nature, the proposed flour mill provides processing facilities for locally produced commodities (i.e., cash crop). Providing additional incentives for area

farmers to grow or continue to grow crops and add value to their existing agricultural operations.

5. *Provides direct products and/or services to farm operations as a primary activity*

The flour mill facility will directly support area farmers by providing facilities to process locally produced commodities.

6. *Benefits from being in close proximity to farm operations.*

The proposed flour mill benefits from being located on and near existing agricultural operations, where it can serve the needs of area farms. Providing opportunities to process locally grown commodities nearby also reduces transportation costs.

Based on the Provincial criteria outlined and addressed above, it is the opinion of planning staff that the proposed flour mill facility can be considered an *Agricultural-related use*.

The proposal is consistent with the PPS (2024).

### **County of Simcoe Official Plan**

The subject lands are designated as 'Agricultural' and 'Greenlands' within the County of Simcoe Official Plan (SCOP). The portion of the lands to be rezoned are located outside of the areas designated as 'Greenlands' on the subject property.

Like the PPS, the SCOP also supports the protection of prime agricultural lands and areas. Section 3.6 outlines several objectives of the Agricultural designation which are outlined and analysed in the table below:

| <b>Section</b> | <b>Policy</b>                                                                                                                                                                                                                                                                                                     | <b>Analysis</b>                                                                                                                                                                                                                                                                                                                                                                              |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.6.2          | To enable the agricultural industry to function effectively in prime agricultural areas by minimizing conflicting and competing uses while accommodating uses and facilities which support the agricultural economy in accordance with the Planning Act and the Farm Practices Protection Act and its successors. | <p>The subject lands are located within a prime agricultural area of the Township and are surrounded by primarily existing cash crop operations.</p> <p>The proposed flour mill facility is considered a farm-related industrial use that will support and diversify the agricultural economy in this area of the Township. Staff are not aware of any nearby flour mill facilities, and</p> |

|       |                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       |                                                                                                                                                                               | no conflicts with similar or competing uses are anticipated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 3.6.3 | To ensure the availability and sustainability of prime agricultural areas for long-term use for agriculture and support a diversified agricultural economy.                   | <p>The lands proposed to be rezoned to the Agriculturally Related Industrial Exception (AGI-9) Zone comprise approximately 1.0 ha of the 39.8 ha subject property. At a total area of approximately 743 m<sup>2</sup>, the proposed flour mill facility is intended to be limited in scale and take only a minimal amount of the property's existing agricultural lands out of production (approximately 0.18%).</p> <p>The flour mill will support a diversified agricultural economy by refining and adding value to the crops grown in the surrounding area.</p> |
| 3.6.4 | To promote a sustainable local food system that enhances opportunities for food, agriculture and agriculture-related businesses and/or producers to deliver products locally. | The proposed flour mill facility promotes a sustainable local food system by providing opportunities for the processing of locally produced crops into refined, high-quality flour products. In addition to adding value to these locally produced commodities, having the mill located in close proximity to where the commodities are grown also improves the farms' ability to deliver products locally.                                                                                                                                                         |

The agricultural policies outlined under Section 3.6.6 of the SCOP also identifies agricultural-related uses as being permitted within the Agricultural designation.

The proposal conforms to the County of Simcoe Official Plan.

### **Township of Clearview Official Plan (2024)**

The subject lands are designated as 'Agricultural' within the Clearview OP (2024) and are located within a primarily agricultural area of the Township.

Section 3.3 address the Township’s Agricultural designation policies, stating that it is the intent of this Official Plan to promote and protect all types, sizes, and intensities of agricultural uses and all normal farm practices and to support the diversification of agriculture-related economic activity while protecting the Township’s prime agricultural areas.

Section 3.3.2 of the Township OP outlines the policy requirements for Agricultural-Related Uses, indicating that as defined in the PPS (2024), agriculture-related uses are farm-related commercial and industrial uses that: (1) support agriculture and are directly related to farm operations in the area; (2) provide direct products or services to farm operations as a primary activity; and (3) benefit from being located close to farm operations. Section 3.3.2.7 identifies a ‘Flour Mill’ as being permitted as an agricultural-related use within the Agricultural designation through the passing of a minor by-law. Assessment of the following Township OP policies must be considered as part of any zoning by-law amendment seeking to permit an agricultural-related use:

| <b>Policy Section</b> | <b>Policy</b>                                                                                                       | <b>Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.3.2.8 a)            | The proposed use will directly provide products or services to farm operations in the area as its primary activity. | The flour mill facility will directly support area farmers by providing facilities to process their locally produced commodities into higher value products.                                                                                                                                                                                                                                                                                                         |
| 3.3.2.8 b)            | The proposed use is directly related to farm operations in the area.                                                | <p>The subject lands are located within a prime agricultural area and surrounded by existing agricultural properties and activities, including predominantly cash crop operations.</p> <p>The proposed flour mill facility will provide opportunities for the processing of locally produced crops into refined, high-quality flour products. The proposed flour mill is therefore considered to be directly related to farm operations in the surrounding area.</p> |

|            |                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.3.2.8 c) | <p>The proposed use will be compatible with, and will not hinder, surrounding agricultural operations.</p>                                                                                                                                                                      | <p>A flour mill is considered a type of farm-related industrial use and is compatible with the surrounding agricultural area and associated operations.</p> <p>The lands proposed to be rezoned to the Agriculturally Related Industrial Exception (AGI-9) Zone comprise approximately 1.0 ha of the 39.8 ha subject property. At a total area of 743 m<sup>2</sup> the proposed flour mill facility represents a total lot coverage of approximately 0.18%. The mill is to be located centrally within the subject lands and setback more than 230 m from the nearest adjacent property line and more than 470 m from the nearest adjacent residential use.</p> |
| 3.3.2.13   | <p>Agriculture-related uses should:</p> <ul style="list-style-type: none"> <li>a) make use of existing buildings and structures, where possible; and</li> <li>b) be sited and designed in a way that maintains the predominantly agricultural character of the area.</li> </ul> | <p>The subject lands contain an existing single-detached dwelling and a farm building used to store equipment in support of the existing cash crop activities occurring on the subject lands. The proposed flour mill facility will be located centrally on the property within a new 743 m<sup>2</sup> steel-clad agricultural building. In staff's opinion, the building's scale, appearance, and siting will maintain the rural and agricultural character of the surrounding area. The building will also be buffered from adjacent properties and land uses by its setback distance and by existing vegetation and forested areas on the property.</p>      |

Section 4.8.2 of the Township OP speaks to permitted uses within the Agricultural designation, reiterating that through the passing of a minor by-law and subject to the policies of Section 3.3.2, as analyzed in greater detail above, a 'flour mill' may be permitted within the Agricultural designation as an agriculture-related use.

Section 5.6.2 speaks to the Township's Climate Change Mitigation & Adaptation Statements policies. The general purpose of these policies being to assess potential climate-related impacts and identifying ways in which all new development and redevelopment can contribute towards mitigation and adaptation. Major forms of development will generally be expected to incorporate both mitigation and adaptation measures whereas smaller forms of development will be strongly encouraged to incorporate such measures.

Unlike large scale industrial development that is directed to the Township's primary and fully serviced Settlement Areas, the proposed flour mill facility is an agriculture-related industrial use located within a prime agricultural area of the Township. At a total building area of approximately 743 m<sup>2</sup>, and employing a total of 2 to 4 employees, the proposed flour mill facility is intended to be limited in scale and primarily service the surrounding local agricultural area and community. The proposed facility will be supported by rural services levels (i.e., private water well and septic) and is expected to require a daily total of one (1) inbound and outbound truck trips, which is generally consistent with typical agricultural operations. The portion of the lands to be rezoned are located outside of the Environmental Protection (EP) zoned portions of the property. Furthermore, having the flour mill located in close proximity to where the commodities its processes are grown, further reduces required transportation demands and associated emissions.

The proposal is not anticipated to result in significant levels of emission or climate-related hazards that require specific mitigation and/or adaptation measures.

The proposal conforms to the Township OP.

### **Township of Clearview Zoning By-law**

The subject lands are zoned Agricultural (AG) and Environmental Protection (EP) within the Township Zoning By-law (06-54, as amended). The portion of lands zoned 'Environmental Protection' (EP) are not impacted by the current proposal.

The applicant is proposing to rezone a portion of the subject lands from Agricultural (AG) Zone to Agriculturally Related Industrial Exception (AGI-9) Zone. The proposed exception seeks to limit the permitted uses within the (AGI-9) Zone to a 'Flour Mill Facility' as well as establish a site-specific minimum parking ratio of 1 parking space per 75 m<sup>2</sup> of gross floor area for the proposed flour mill facility use. The proposed parking

ratio would result in a total of 10 parking spaces, including one (1) barrier-free parking space for the proposed development.

The effect of the application is to permit a 'Flour Mill Facility' as an agriculture-related use on the subject lands. To provide greater clarity with respect to the zone alteration being requested, a detailed overview of the special provision for the (AGI-9) Zone is outlined below:

In addition to limiting permitted uses in the AGI-9 Zone to a flour mill facility, the draft zoning by-law establishes a **minimum parking ratio of 1 parking space per 75 m<sup>2</sup> of gross floor area (i.e., 10 spaces, including one (1) barrier-free space) for the flour mill facility use.**

The Township ZB establishes minimum parking requirements for non-residential uses to ensure that adequate off-street parking for employees and patrons is provided while safe site access, egress, and internal vehicle movements is also maintained on a site containing a non-residential use.

Section 2.14.2.2 of the Township Zoning By-law sets out parking requirements for non-residential uses which are typically calculated using the gross floor area of each proposed land use. However, because a 'flour mill facility' is not identified as a specific use under Section 2.14.2.2, the proposed (AGI-9) exception will establish a site-specific minimum parking standard for this use.

In lieu of a prescribed parking standard for a flour mill facility within the Township's existing ZB, the applicant initially proposed a site-specific minimum of 19 parking spaces, including one (1) barrier-free space. This figure was largely based on the existing Industrial Uses standard, which requires 2 spaces plus 1 space per 45 m<sup>2</sup> of gross floor area for the first 3,001 m<sup>2</sup>.

However, through the ZBA review process and discussions with the applicant and their consultants, staff determined that a reduced minimum parking ratio of 1 parking space per 75 m<sup>2</sup> of gross floor area, equating to a combined total of 10 spaces, including one (1) barrier-free space, is more appropriate for the proposed flour mill facility use given the proposed scale and anticipated number of employees associated with the use (i.e., 2 to 4 employees per day). The revised parking supply requirement will better align with the proposed site-specific operation, reduce impervious surface area and stormwater management needs, and further minimize the amount of agricultural land need to be taken out of production.

Given the scale of the proposed flour mill, expected staffing levels and anticipated low visitor traffic, a minimum of 10 parking spaces is considered sufficient to provide off-street parking while maintaining safe access and on-site vehicle circulation. Furthermore, as the proposed minimum parking ratio is

specific to the flour mill facility, any future expansion of the facility and/or change in use of the building would require the parking requirement for the new use to be reassessed at that time.

The future site plan control process will further review and confirm matters related to safe ingress, egress, parking layout, and on-site vehicle circulation.

Staff support the proposed site-specific parking requirement, as amended.

The subject lands and proposed flour mill facility development will comply with all provisions of the Agriculturally Related Industrial (AGI) Zone as well as the General Provisions outlined under Sections 3.2.2 and 2.0 of the Township ZB, respectively.

The proposed flour mill facility is a permitted agriculture-related industrial use that is consistent and/or in conformance with the intent and policies of the PPS (2024) as well as County of Simcoe and Township of Clearview Official Plan. It is the opinion of staff that the proposed Draft Zoning By-law as amended by staff (refer to Appendix F) is appropriate and conforms to the general intent and purpose of the Township's Comprehensive Zoning By-law.

### **Site Plan Control Matters**

The proposed development will be subject to a future Site Plan Control application. Specific design and operational matters related to the flour mill facility, including landscaping, screening, parking and loading areas, grading and drainage, and servicing requirements, will be addressed through the future application process.

### **Financial Implications**

Potential financial and legal implications should the decision of the Committee be appealed to the Ontario Land Tribunal (OLT) and Council chooses to defend the Committee's decision.

### **Clearview's Strategic Plan**

The proposed ZBA application supports the Township of Clearview strategic plan priority of Core Business (Agriculture).

### **Communication**

The applications referenced herein were circulated in accordance with the Planning Act.

Notice of a Complete Application and Public Meeting for the proposed Zoning By-law Amendment was circulated on August 5, 2026. A statutory Public Meeting for the ZBA application was held August 26, 2026. A brief presentation was provided by the Township Planner and followed by a presentation by the Applicant's agent (Powell Planning & Associates).

During the Public Meeting and as part of the overall consultation process associated with the current Zoning By-law Amendment, comments were received with respect to the current proposal. County of Simcoe road widening requirements, the proposed flour mill facility scale (including parking facilities), fire safety and as well servicing requirements were references as primary concerns. A complete summary of all received comments as well as municipal staff responses is appended to this report (refer to Appendices D & E). Taking the received comments into consideration, municipal staff have reviewed the proposed Zoning By-law Amendment and support its approval, as amended.

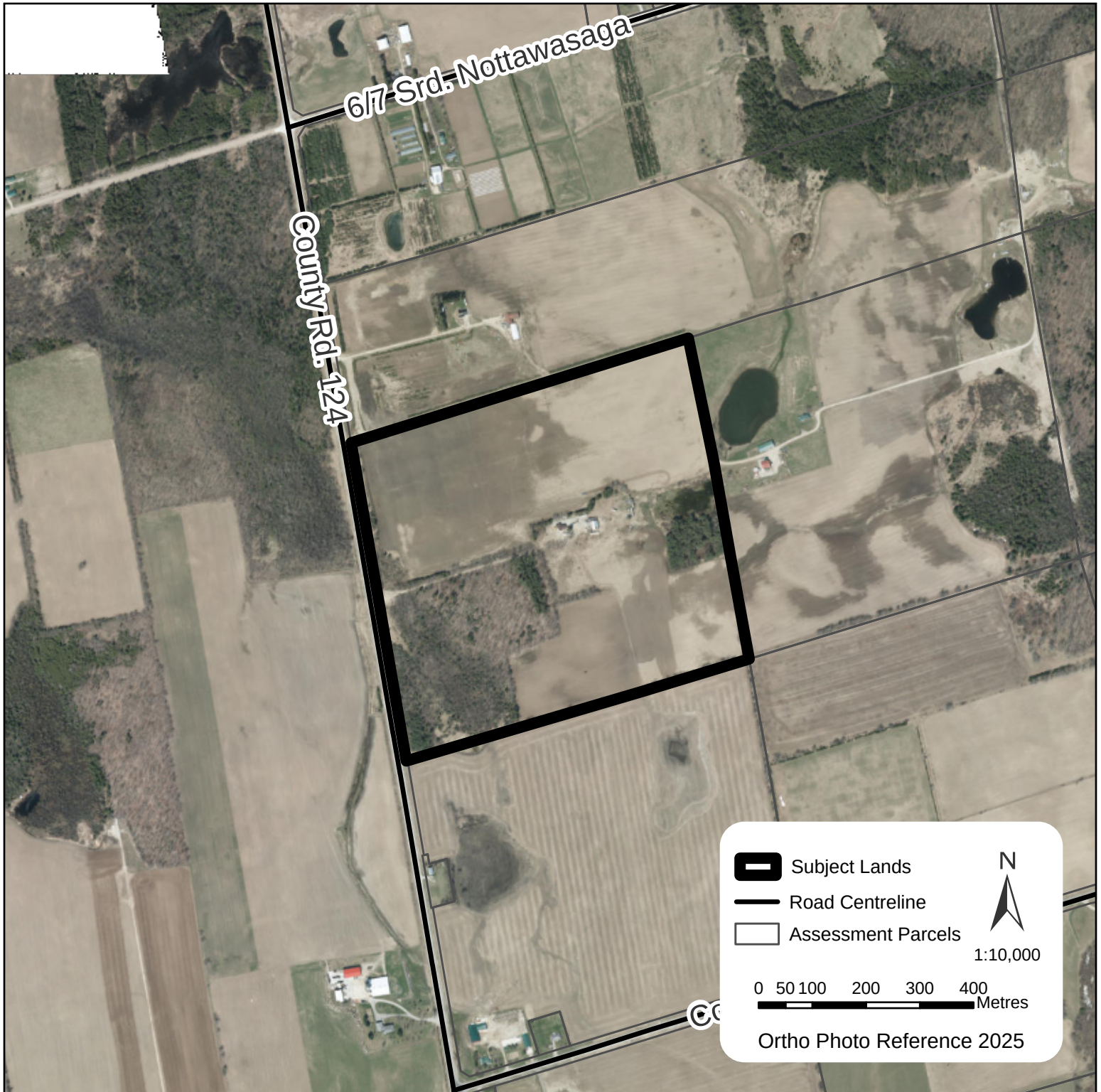
## **Report Appendices**

|             |                          |
|-------------|--------------------------|
| Appendix A: | Orthophoto               |
| Appendix B: | Planning Policies        |
| Appendix C: | Conceptual Site Plan     |
| Appendix D: | Comments Received        |
| Appendix E: | Comment Response Summary |
| Appendix F: | Draft By-law             |

## **Approvals**

|                                                |                                                                    |
|------------------------------------------------|--------------------------------------------------------------------|
| <b>Submitted by:</b>                           | Nick Ainley, B.U.R.PL<br>Community Planner                         |
| <b>Reviewed by:</b>                            | Derek Abbotts, MCIP, RPP, PLE<br>Director of Planning and Building |
| <b>Financial Implications<br/>Reviewed by:</b> | Kelly McDonald, Treasurer                                          |
| <b>Approved by:</b>                            | John Ferguson, CAO                                                 |

## Appendix 'A': Ortho Photo

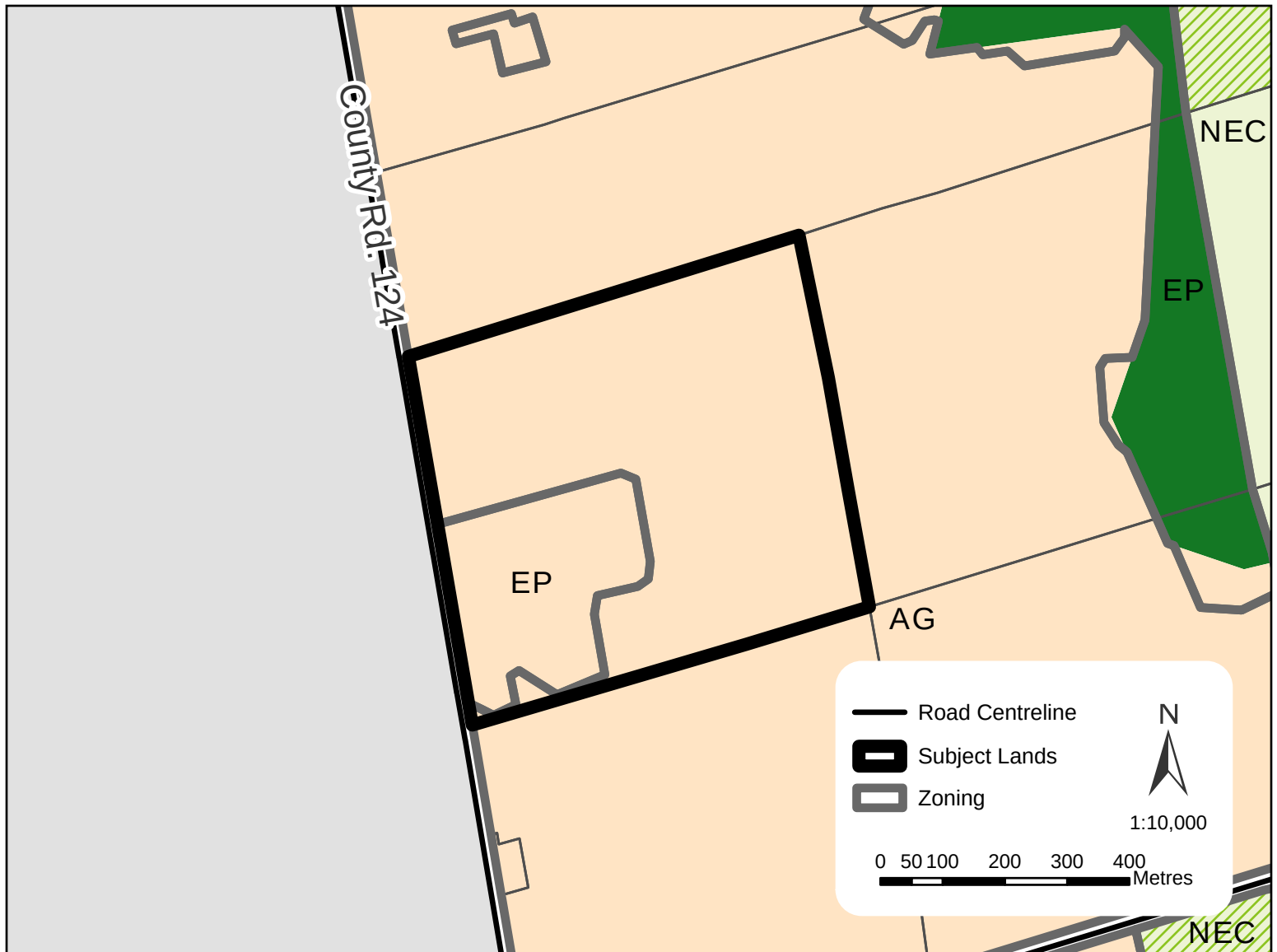


### Subject Lands:

793273 COUNTY ROAD 124  
(4329-010-011-27700)

Produced by Clearview Township GIS. This map may not be reproduced, in whole or in part, without written permission by The Corporation of the Township of Clearview. Information other than zone boundaries is provided for reference only. Clearview Township assumes no liability for inaccuracies, errors, or omissions. This map is not a legal plan of survey.

## Appendix 'B': Planning Policy



### Zoning Code, Zoning Description

AG, AGRICULTURAL

AGC-8, AGRICULTURALLY RELATED COMMERCIAL  
EXCEPTION 8

EP, ENVIRONMENTAL PROTECTION

NEC, NIAGARA ESCARPMENT COMMISSION

### Official Plan 2024 Designations

Agricultural

Greenland - Natural Heritage Area

Escarpment Protected Area

Escarpment Rural Area

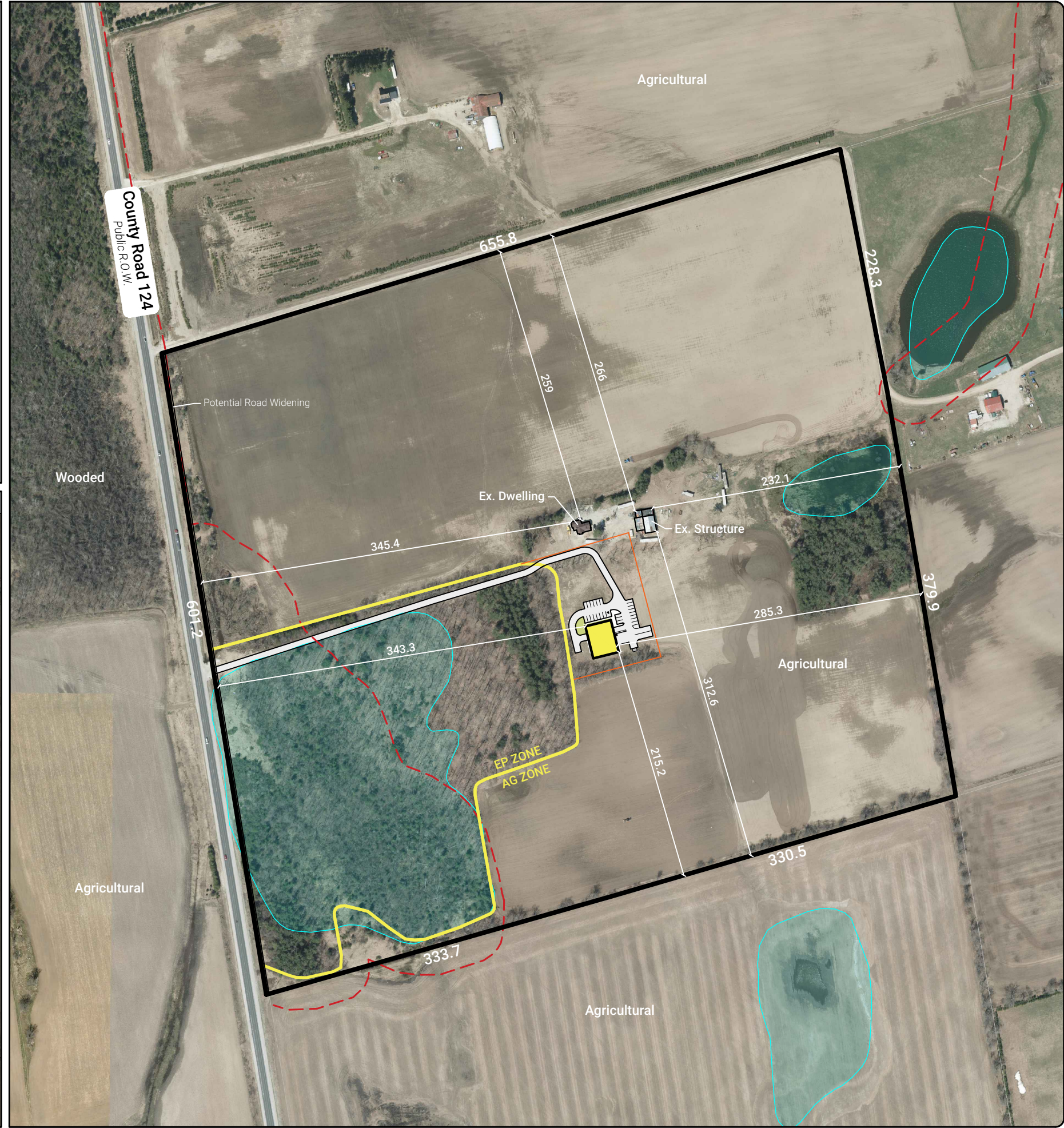
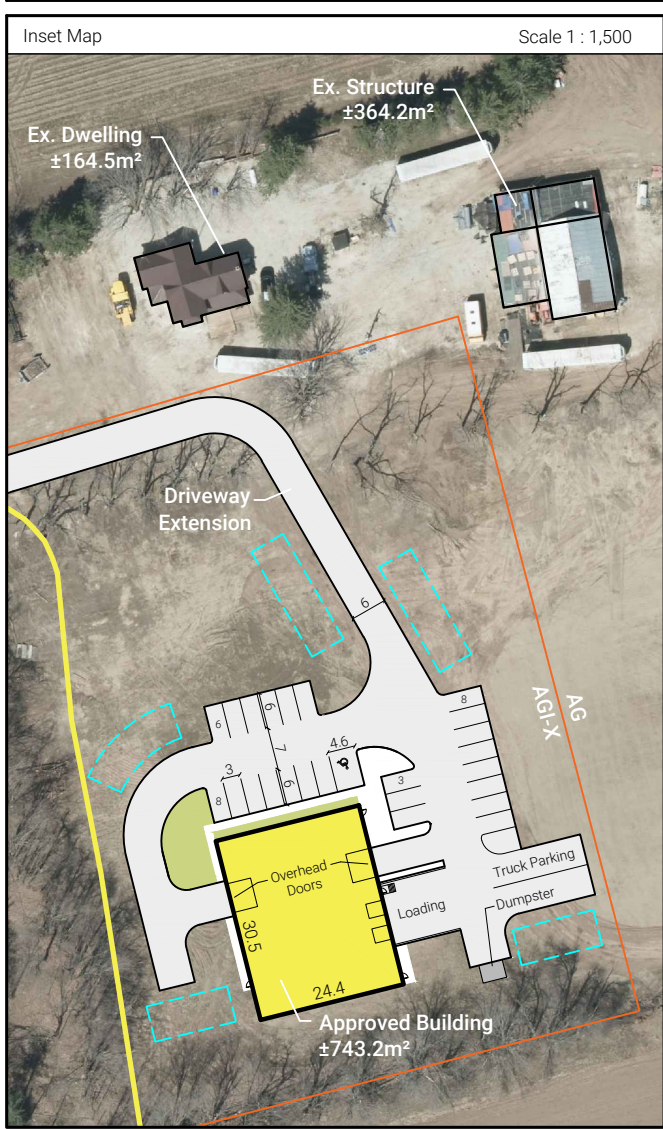
### Subject Lands:

793273 COUNTY ROAD 124  
(4329-010-011-27700)

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| Zone Matrix                |                                              |                                 |
|----------------------------|----------------------------------------------|---------------------------------|
| ZBL 06-54                  |                                              |                                 |
|                            | Agriculturally Related Industrial (AGI) Zone | Proposed                        |
| Lot Area (min)             | 0.5ha                                        | ±39.775ha                       |
| Lot Frontage (min)         | 40.0m                                        | ±601.4m                         |
| Lot Coverage (max)         | 60%                                          | ±0.3%                           |
| Front Yard (min)           | 10.0m                                        | ±343.3m                         |
| Interior Side Yard (min)   | 7.5m                                         | ±215.2m                         |
| Exterior Side Yard (min)   | 10.0m                                        | n/a                             |
| Rear Yard (min)            | 7.5m                                         | ±232.1m                         |
| Height (max)               |                                              |                                 |
| - Principal Buildings      | 20.0m                                        | <13.0m                          |
| - Accessory Buildings      | 18.0m                                        | 9.2m                            |
| Parking Spaces (min)       | 77 total                                     | 29 total                        |
| - Dwelling Unit            | 2                                            | 2                               |
| - Industrial Use           | 75 (1/10m²)                                  | 25 + 2 truck parking spaces     |
| Tree Plantings (min)       | 9                                            | 9                               |
| Barrier Free Parking (min) | 4                                            | 1                               |
| Drive Aisle Width (min)    | 7.0m                                         | 7.0m                            |
| Loading Spaces (min)       | 2                                            | 2                               |
| Loading Location           | Behind front wall                            | Behind front wall               |
| Parking Dimensions (min)   | 3.0m x 6.0m<br>4.6m x 6.0m (BF)              | 3.0m x 6.0m<br>4.6m x 6.0m (BF) |
| Loading Dimensions (min)   | 3.5m x 9.0m                                  | 3.5m x 9.0m                     |
| Snow Storage (min)         | 20% (478m²)                                  | ±500m²                          |



## CONCEPT PLAN

**793273 COUNTY ROAD 124**  
Part of Lot 6, Concession 5 Southern Division  
Township of Clearview, County of Simcoe

Scale 1 : 75,000

Subject Lands

### LEGEND

- Subject Lands
  - Lot Area: ±39.775ha
  - Lot Frontage: ±601.4m
  - Lot Depth: ±659.8m
  - Land Use Designation: Agricultural AG & EP
- Existing Building / Structures
- Approved Building
  - Proposed Use: Flour Milling Facility
  - Coverage: ±743.2m² (8,000ft²)
  - Dimensions: 24.4m x 30.5m
  - Height: 9.2m
- Zone Boundary
- Unevaluated Wetlands
- NVCA Regulated Area
- Snow Storage

Scale 1 : 4,000

Note: This drawing is for discussion purposes only. Boundary to be verified by an O.L.S.

Source: Simcoe County interactive map.

Drawn By: AM Check By: AP Date: May 25, 2026

File No: 090-26

**Powell Planning & Associates**  
Town of New Tecumseth County of Simcoe, ON  
Mobile: 647.828.2467  
Email: aimee@powellplanning.ca

## Nick Ainley

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**From:** Zahir, Amjad (MTO) <Amjad.Zahir@ontario.ca>  
**Sent:** July 22, 2026 8:39 AM  
**To:** Clearview Planning Team; Nick Ainley  
**Subject:** RE: Notice of Complete Application and Public Meeting - Zoning By-law Amendment - 793273 County Road 124, Clearview (2026-ZBA-09)

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

The Ministry of Transportation has reviewed the proposed amendment to rezone 793273 County Rd 124, and has no comments or concerns, as the subject property is located outside of the MTO's permit control area.

Please do not hesitate to contact us for further information or clarification.

### Amjad Zahir | Corridor Management Planner (East)

Highway Corridor Management Section | Central Operations | Ministry of Transportation

Telephone: 437-925-8232 | Email: [amjad.zahir@ontario.ca](mailto:amjad.zahir@ontario.ca)



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**From:** Clearview Planning Team <plan@clearview.ca>  
**Sent:** Tuesday, July 21, 2026 3:26 PM  
**To:** Scott Haw <shaw@clearview.ca>; Todd Patton <tpatton@clearview.ca>; Dan White <dwhite@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha Helmkey <shelmkey@clearview.ca>; clerks@greyhighlands.ca; planning@grey.ca; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Kent McDonald <kjmcdonald@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Derek Abbotts <dabbotts@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Cameron End <cend@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; bfnconsultation <bfnconsultation@chimnissing.ca>; keithk@curvelake.ca; paigew@curvelake.ca; consultation@curvelake.ca; natasha.charles@georginaisland.com; donna.bigcanoe@georginaisland.com; dbickell@ramafirstnation.ca; consultation@ramafirstnation.ca; environmentoffice@saugeenobjibwaynation.ca; consultations@wendake.ca; consultations@metisnation.org; greggarratt63@gmail.com; k.a.sandy-mckenzie <k.a.sandy-mckenzie@rogers.com>; planning@nvca.on.ca; RMO@nvca.on.ca; Planning.notices@simcoe.ca; chris.doherty@simcoe.ca; corey.rice@simcoe.ca; LPUConsents@mpac.ca; willy.behrens@canadapost.postescanada.ca; Niagara Escarpment Commission (MNR) <nec@ontario.ca>; Bushey, Christine <Christine.bushey@smdhu.org>; Rachel.Abaza@smdhu.org; Christine Hyde <chyde@smcdsb.on.ca>; planningdept@smcdsb.on.ca; Kirton, Katie <kkirton@scdsb.on.ca>; kbartmann@scdsb.on.ca; Nunes, Carina <cnunes@scdsb.on.ca>; Clee, Sandy <sclee@scdsb.on.ca>; planninganddevelopment@bell.ca; circulations@bell.ca; municipalplanning@enbridge.com; LandUsePlanning@HydroOne.com; tburrell@epcor.com; mmehta@epcor.com; jwilson@epcor.com; simcoecirculations@rci.rogers.com; executivevp.lawanddevelopment@opg.com; Nugent, Phillip (MTO) <Phillip.Nugent@ontario.ca>; Zahir, Amjad (MTO) <Amjad.Zahir@ontario.ca>

**Nick Ainley**

---

**From:** planning@grey.ca  
**Sent:** July 27, 2026 9:05 AM  
**To:** Clearview Planning Team  
**Subject:** Grey County comments for 2026-ZBA-09 Sandhu

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

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## Grey County comments for 2026-ZBA-09 Sandhu



Hello Clearview,

Please see below for the Grey County comments for Zoning application 2026-ZBA-09 Sandhu - Dhandev & Dalvir Sandhu.

Grey County Planning staff have reviewed the subject application and have no concerns.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Derek McMurdie

County of Grey, Owen Sound, ON

## Nick Ainley

---

**From:** Planning Dept <Planning@nvca.on.ca>  
**Sent:** July 27, 2026 2:42 PM  
**To:** Clearview Planning Team  
**Subject:** RE: Notice of Complete Application and Public Meeting - Zoning By-law Amendment - 793273 County Road 124, Clearview (2026-ZBA-09)

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Good afternoon,

Thank you for the opportunity to provide comments on the proposed Zoning By-law Amendment (2026-ZBA-09) on the property located at 793273 County Road 124 in the Township of Clearview. The Nottawasaga Valley Conservation Authority (NVCA) has reviewed the proposed amendment which would facilitate a 'Flour Mill Facility' as an agricultural related use on the subject lands. Based upon our mandate and policies, we have no objection to the approval of this application.

Please feel free to contact [planning@nvca.on.ca](mailto:planning@nvca.on.ca) should you require any further information or clarification on any matters contained herein. NVCA staff appreciates the opportunity to comment at this stage in the process.

Kindly,

**Pearl Gill | Planner I**

**Planning Department**  
**Nottawasaga Valley Conservation Authority**  
8195 8th Line, Utopia, ON L0M 1T0  
T 705-424-1479 ext.288  
[planning@nvca.on.ca](mailto:planning@nvca.on.ca) | [www.nvca.on.ca](http://www.nvca.on.ca)

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---

**From:** Clearview Planning Team <plan@clearview.ca>  
**Sent:** Tuesday, July 21, 2026 3:26 PM  
**To:** Scott Haw <shaw@clearview.ca>; Todd Patton <tpatton@clearview.ca>; Dan White <dwhite@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha Helmky <shelmky@clearview.ca>; clerks@greyhighlands.ca; planning@grey.ca; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Kent McDonald <kjmcDonald@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Derek Abbotts <dabbotts@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Cameron End <cend@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; bfnconsultation@chimnissing.ca; keithk@curvelake.ca; paigew@curvelake.ca;

## Nick Ainley

---

**From:** RMO <RMO@nvca.on.ca>  
**Sent:** July 27, 2026 2:40 PM  
**To:** Clearview Planning Team  
**Subject:** Re: Notice of Complete Application and Public Meeting - Zoning By-law Amendment - 793273 County Road 124, Clearview (2026-ZBA-09)

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Good afternoon, Clearview Planning Team,

The below application and property were reviewed against the policies of Source Water Protection. There are no policies that apply; therefore, I have no concerns.

Thank you,

**Sheri Steinginga (she/her)**

**Source Water Coordinator**

***Risk Management Official/Inspector, Township of Clearview***

**Nottawasaga Valley Conservation Authority**

8195 8<sup>th</sup> Line, Utopia, ON L0M 1T0

T 705-424-1479, ext. 267

**[ssteinginga@nvca.on.ca](mailto:ssteinginga@nvca.on.ca) | [nvca.on.ca](http://nvca.on.ca)**

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---

**From:** Clearview Planning Team <plan@clearview.ca>

**Sent:** July 21, 2026 3:26 PM

**To:** Scott Haw <shaw@clearview.ca>; Todd Patton <tpatton@clearview.ca>; Dan White <dwhite@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha Helmky <shelmky@clearview.ca>; clerks@greyhighlands.ca <clerks@greyhighlands.ca>; planning@grey.ca <planning@grey.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Kent McDonald <kjmcDonald@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Derek Abbotts <dabbotts@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Cameron End <chend@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; bfnconsultation@chimnissing.ca <bfnconsultation@chimnissing.ca>; keithk@curvelake.ca <keithk@curvelake.ca>; paigew@curvelake.ca <paigew@curvelake.ca>; consultation@curvelake.ca <consultation@curvelake.ca>; natasha.charles@georginaisland.com <natasha.charles@georginaisland.com>; donna.bigcanoe@georginaisland.com <donna.bigcanoe@georginaisland.com>; dbickell@ramafirstnation.ca <dbickell@ramafirstnation.ca>; consultation@ramafirstnation.ca <consultation@ramafirstnation.ca>; environmentoffice@saugeenonjibwaynation.ca <environmentoffice@saugeenonjibwaynation.ca>; consultations@wendake.ca <consultations@wendake.ca>; consultations@metisnation.org <consultations@metisnation.org>; greggaratt63@gmail.com <greggaratt63@gmail.com>; k.a.sandy-mckenzie@rogers.com <k.a.sandy-mckenzie@rogers.com>; Planning Dept



CLEARVIEW  
TOWNSHIP

# MEMORANDUM

|                 |                                                                                    |                    |                           |
|-----------------|------------------------------------------------------------------------------------|--------------------|---------------------------|
| <b>DATE:</b>    | 29 July 2026                                                                       | <b>Project No:</b> | 2026-0033 (26-ZBA-09)     |
| <b>PROJECT:</b> | Sandhu ZBA                                                                         |                    |                           |
| <b>TO:</b>      | Nick Ainley                                                                        | <b>DEPT:</b>       | Planning                  |
| <b>FROM:</b>    | Christne Taggart                                                                   | <b>DEPT:</b>       | Public Works /Engineering |
| <b>RE:</b>      | Notice of Complete Application and Public Meeting for ZBA – 793273 County Road 124 |                    |                           |

Public Works / Engineering Staff have reviewed the circulated materials at a conceptual level in support of the Zoning By-law Amendment application. Engineering Staff have no objection in principle to the proposed amendment. Detailed engineering review will be required through a future Site Plan Control application.

The following documents were included in the submission received July 21, 2026:

| Title                        | Prepared By                  | Date<br>(latest revision) |
|------------------------------|------------------------------|---------------------------|
| Detailed Concept Site Plan   | Powell Planning & Associates | May 25, 2026              |
| Landscape Plan               | Adesso                       | May 21, 2026              |
| Traffic Opinion Letter       | JD Engineering               | June 19, 2025             |
| Hydrogeological Confirmation | Simcoe Water Solutions       | May 14, 2026              |
| Permit Drawings Package      | Waddell Engineering Ltd.     | August 19, 2025           |

Our comments are included in the attached comment form.

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

Respectfully submitted,

Christine Taggart  
Development Technologist

## PROJECT COMMENT FORM



### Project Name – 793273 County Road 124, Clearview

**Proposal**– Flour Mill Facility as an agricultural related use. Conversion of existing farm shed for processing of flour.

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The following table provides a high-level summary of Public Works Engineering comments identified through the Zoning By-law Amendment review, with the intent of advising the applicant of key engineering matters that must be addressed in advance of, and as part of, a future Site Plan application submission.

The formal Site Plan review process may identify the need for additional or revised engineering drawings, reports, plans, studies, or supporting materials. As part of a future complete Site Plan application, all engineering submissions shall demonstrate conformity with applicable Township Engineering Standards.

| Comments  |                                                                                                                                                                                                                                                                                         | Studies/Plans Required for Completeness                                                        |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>C.</b> | <b>Site Plan Approval</b>                                                                                                                                                                                                                                                               |                                                                                                |
| 1.        | Staff recommend providing an estimate for the proposed works. As outlined in the <b>Application Guideline</b> security deposits and letters of credit are taken to ensure that the works are completed. As a normal practise an estimate of the proposed works is submitted for review. | A <b>Preliminary Cost Estimate</b> shall be submitted with the Site Plan Approval application. |
| 2.        |                                                                                                                                                                                                                                                                                         |                                                                                                |
| <b>D.</b> | <b>Public Works / Engineering Comments</b>                                                                                                                                                                                                                                              |                                                                                                |

## PROJECT COMMENT FORM



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### Project Name – 793273 County Road 124, Clearview

| Comments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Studies/Plans Required for Completeness                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.       | Please review the Township's Engineering Standards. The standards have additional details on submission requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                            | Designs shall adhere to these standards, which are available on the Township website. Ensure they are thoroughly reviewed and reflected in all future submissions.<br><br>Refer to Appendix D – Site Plan Design Requirements for Private Developments.                                                                                                                                                                                                                                                                        |
| 2.       | <p>A private sewage system is not shown on the site plan. Confirm if an expansion to the existing septic system is required for the proposed use. The proposed septic design is to be submitted with the site plan application.</p> <p>The septic system is reviewed by the Building Department, however, please ensure the design is appropriate for the loadings of this particular use and volume; standard residential style design may not be adequate. Show offsets from the septic tank to nearest building, nearest property line, and private well.</p> | <p>A <b>Functional Servicing Brief (FSB)</b> demonstrating appropriate services to support the proposed development is required in support of a complete Site Plan Approval application.</p> <p><b>Water &amp; Sanitary calculations</b> including water and sanitary usage calculations and Fire flows calculations using Fire Underwriters Survey (FUS) for the Worst-case scenario will be required as part of this report. Include flow and pressure requirements for sprinkler systems, if these are being specified.</p> |
| 3.       | <p>A private well or water source is not shown on the site plan. Demonstration of an adequate drinking water supply is required for site plan approval.</p> <p>Water demand and fire flow calculations are required. Show existing infrastructure on drawings.</p>                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

## PROJECT COMMENT FORM



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**Project Name – 793273 County Road 124, Clearview**

| Comments |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Studies/Plans Required for Completeness                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.       | Stormwater quality and quantity controls are required to control to pre-development conditions. The Stormwater Management (SWM) design shall include consideration of external areas and convey all drainage to an adequate outlet. Blocking external drainage or causing ponding on adjacent properties is not permitted. The SWM design shall meet or exceed the requirements set out in the Stormwater management facilities section of the Township's Engineering Standards and the most up-to-date policy and standards in the Official Plan, Township of Clearview. The proposed development shall meet the applicable policies for stormwater management set out by the local conservation Authority (where applicable). | <p>A <b>Stormwater Management (SWB) Brief and Plan(s)</b> are required in support of the proposed development as part of a complete Site Plan Approval Application.</p> <p>The following studies and plans shall also be provided in support of the <b>SWM Brief</b> and <b>Site Plan</b> application:</p> <ul style="list-style-type: none"><li>• <b>Grading &amp; Drainage Plans</b></li><li>• <b>Geotechnical Investigation</b></li><li>• <b>Erosion &amp; Sediment Control (ESC) Plan.</b></li><li>• <b>Standalone Stormwater Operations and Maintenance Manual</b></li></ul> |
| 5.       | Erosion and Sediment Controls are to be detailed in the SWM brief and identified on the applicable drawings to ensure the surrounding properties and ditches/storm sewer are not contaminated by sediment during and after site construction. Controls to include (but not limited to) silt fence, mud mat, rock check dams, erosion protection, etc. Include phasing details and Township's standard notes for ESC. Include any detail drawings as required. The plans that accompany the SWM brief, must demonstrate how erosion will be prevented, and sediment                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

## PROJECT COMMENT FORM



CLEARVIEW  
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**Project Name – 793273 County Road 124, Clearview**

| Comments |                                                                                                                                                                                                                                                                                                                                                            | Studies/Plans Required for Completeness                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | will be controlled during and after the occurrence of site alterations.                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 6.       | Geotechnical investigations are required to determine the seasonal high groundwater elevation and to provide recommendations on seasonal high groundwater levels including recommendations of separation from underside of slab, infiltration, road/drive isle base and asphalt recommendations, heavy duty and light duty pavement (where required), etc. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 7.       | The documentation submitted is conceptual for discussion purposes only. More detail will be required at the site plan applications stage.                                                                                                                                                                                                                  | <p>A <b>Site Plan</b> is required. Please refer to Appendix D – Site Plan Design Requirements for Private Developments of the Township’s Engineering Standards for the details required to be shown on a Site Plan.</p> <p>Snow storage shall be shown on the Site Plan. Snow storage areas cannot occupy parking areas required for zoning compliance, nor can the proposed storage areas be located on or adjacent to drainage features (i.e. swales, etc.).</p> |
| 8.       | Adequate separation between the proposed septic system and any nearby wells is to be shown on the site plan.                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 9.       | Snow storage areas are required.                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 10.      | Per the Zoning Bylaw, parking spaces are to be 3.0m wide and 6.0m long.                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## PROJECT COMMENT FORM



CLEARVIEW  
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### Project Name – 793273 County Road 124, Clearview

| Comments |                                                                                                                                                                                                                                                                                                                                                                               | Studies/Plans Required for Completeness                                                                                                                                                                                                                                                                                                                                                                                   |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11.      | Autoturn or equivalent analysis is required to confirm fire route and turning radii for emergency vehicles, garbage trucks, delivery trucks etc. as applicable to the design of the site. Fire route and applicable signage is to be shown.                                                                                                                                   | Autoturn swept path analysis shall be shown on the Site Plan or Civil drawings.<br><br>Delineation of the proposed parking lot and drive aisles are to be provided on all applicable Plans. Including the proposed driveway entrance/access locations and dimension(s).                                                                                                                                                   |
| 12.      | Design is to meet accessibility standards. This includes pedestrian access such as sidewalks to be a minimum of 1.5m wide to conform to AODA.                                                                                                                                                                                                                                 | Conformance to AODA including accessible parking spots and sidewalk widths, sidewalk ramps with drop curb and plates (as applicable), grades appropriate for mobility devices, etc. shall be shown on the Site Plan or Civil drawings. Reference AODA, Townships Facility Accessibility Design Standards and Township Engineering Standards for design.                                                                   |
| 13.      | A Traffic Impact Brief will be required to demonstrate access to the site adheres to Township Engineering Standards, number of vehicles the site will attract, as well as demonstrating that required emergency vehicle turning radii, within the site can be achieved.<br><br>Fire route design is to meet the Township's Engineering Standards Section D5.04 of Appendix D. | Submit a <b>Traffic Impact Brief</b> , along with identifying on the Site Plan the fire route through the site.<br><br>The designated fire route shall have a clear width of a minimum 6.0 m and shall consist of heavy-duty asphalt or concrete or other material acceptable to the Township in order to support the expected loads of firefighting equipment and to permit accessibility under all climatic conditions. |
| 14.      | Garbage pickup and snow removal is to be confirmed.                                                                                                                                                                                                                                                                                                                           | Confirm who will provide waste collection and snow clearing.                                                                                                                                                                                                                                                                                                                                                              |

## PROJECT COMMENT FORM



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TOWNSHIP

**Project Name – 793273 County Road 124, Clearview**

| Comments                                                                                                                                                                                                                                                     | Studies/Plans Required for Completeness                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>15. It is acknowledged that the Plans provided are to demonstrate the proposed concept. A comprehensive engineering drawing set is to be provided with an application, stamped by a Professional Engineer in good standing and registered in Ontario.</p> | <p>All future submissions in support of a Development Application will be required to include at a minimum the following Plans:</p> <ul style="list-style-type: none"> <li>• Cover Sheet, complete with the following information: <ul style="list-style-type: none"> <li>▪ Development name</li> <li>▪ Key plan showing site location</li> <li>▪ Developer &amp; Consultant's information</li> <li>▪ Drawing index</li> <li>▪ Submission number</li> </ul> </li> <li>• Site Plan</li> <li>• Erosion &amp; Sediment Control (ESC) Plan</li> <li>• Site Servicing Plan</li> <li>• Stormwater Facility Design Plan &amp; Details</li> <li>• <del>Plan/Profile (as applicable)</del></li> <li>• Overall Grading Plan</li> <li>• Landscape Plan</li> <li>• Composite Utility Plan (as applicable)</li> <li>• Lighting/illumination Plan (as applicable). Lighting Design and photometric analysis must demonstrate that all lighting levels are zero at the property line. All lights must be dark sky compliant.</li> <li>• Pavement Markings &amp; Signage Plan (as applicable)</li> <li>• Details &amp; Notes Plan</li> </ul> |

## PROJECT COMMENT FORM



CLEARVIEW  
TOWNSHIP

### Project Name – 793273 County Road 124, Clearview

|     | Comments                                                                                                                                                                                                                   | Studies/Plans Required for Completeness                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                                                                                                                                                                                            | Refer to Township Engineering Standards for details required for the applicable Plans/drawings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 16. | It is acknowledged that the Plan provided is to demonstrate the proposed concept. Please provide comprehensive reports with an application, stamped by a Professional Engineer in good standing and registered in Ontario. | <p>The following reports are required at detailed design submission:</p> <ul style="list-style-type: none"> <li>• Functional Servicing Brief (FSB)</li> <li>• Stormwater Management Brief (SWMB) (may form a section within the FSB)</li> <li>• Traffic Impact Brief (TIB) (may form a section within the FSB)</li> <li>• <del>Parking Justification Study (PJS)</del></li> <li>• Geotechnical Report (may form a section within the FSB) (may form a section within the FSB)</li> <li>• Hydro-geological Report</li> <li>• <del>Tree Inventory, Assessment &amp; Preservation Report</del></li> <li>• SWM Facility Operations &amp; Maintenance Manual (as applicable)</li> <li>• <del>Environmental Site Assessment</del></li> <li>• <del>Environmental Impact Statement</del></li> <li>• Air and Noise Study demonstrating noise compliance with MECP Environmental Noise Guideline, Stationery and Transportation Sources (NPC-300) and air quality compliance with O. Reg. 419/05: Air Pollution Local Air Quality or O. Reg. 1/17. (as required)</li> </ul> |

## PROJECT COMMENT FORM



CLEARVIEW  
TOWNSHIP

**Project Name – 793273 County Road 124, Clearview**

| Comments |                                                                                                                                                                                                | Studies/Plans Required for Completeness                                                                                                                                                                                                                                                                             |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>Construction Cost Estimate, separated for internal and external works, to include 10% contingency and HST</li> <li>Overall Site Operations and Maintenance Manual</li> </ul> <p>Refer to Township Engineering Standards for details required for the applicable Reports.</p> |
| 17.      | Any work in the Township's right-of-way is to be restored to equal or better condition.                                                                                                        | This shall be reflected on the drawings and stated in the notes. Provide restoration details.                                                                                                                                                                                                                       |
| 18.      | A Construction Cost Estimate shall be submitted with the Site Plan Approval application.                                                                                                       | Provide a construction cost estimate for security estimate. Estimate to including all works, 10% contingency, and 13% HST. Internal works to be secured at 25% of total cost. External works to be secured at 110%.                                                                                                 |
| 19.      | Fees for the review of Engineering-related matters are to be paid for in accordance with the Township's <a href="#">Development Engineering Review Fee Policy</a> .                            | <b>Application Fees/Deposits</b> are required to be provided to the Township as part of each application submission as outlined in the Township's Development Engineering Review Fee Policy.                                                                                                                        |
| 20.      | Design and construction shall be in accordance with the most current version of the Township of Clearview Engineering Standards, MECP Guidelines, OPSS, and all other standards as applicable. | Reference applicable standards for design.                                                                                                                                                                                                                                                                          |

## PROJECT COMMENT FORM



CLEARVIEW  
TOWNSHIP

**Project Name – 793273 County Road 124, Clearview**

| Comments |                                                                                                                                                                                                                                                                                                                                                                                     | Studies/Plans Required for Completeness                                                                                                                                                          |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21.      | <p>Public Works/Engineering Staff reserve the right to provide further comments as the Application proceeds through the Planning Approval process.</p> <p>We note that without a fulsome engineering package to review, there may be additional technical items or information required for a complete design submission in line with all technical standards and requirements.</p> | <p>Provide any additional reports or drawings as required from the Applicant's engineers and specialists, or as required by Public Works/Engineering Staff to support a complete submission.</p> |

## Nick Ainley

---

**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** July 30, 2026 10:04 AM  
**To:** Clearview Planning Team; Nick Ainley  
**Subject:** RE: Notice of Complete Application and Public Meeting - Zoning By-law Amendment - 793273 County Road 124, Clearview (2026-ZBA-09)

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.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Willie Cornelio** <sup>CET</sup> (he/him)  
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.**

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**From:** Clearview Planning Team <plan@clearview.ca>  
**Sent:** Tuesday, July 21, 2026 3:26 PM  
**To:** Scott Haw <shaw@clearview.ca>; Todd Patton <tpatton@clearview.ca>; Dan White <dwhite@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha Helmkey <shelmkey@clearview.ca>; clerks@greyhighlands.ca; planning@grey.ca; Kelly McDonald <kmcDonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Kent McDonald <kjmcDonald@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Derek Abbotts <dabbotts@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Cameron End <cend@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; bfnconsultation@chimnissing.ca; keithk@curvelake.ca; paigew@curvelake.ca; consultation@curvelake.ca; natasha.charles@georginaisland.com; donna.bigcanoe@georginaisland.com; dbickell@ramafirstnation.ca; consultation@ramafirstnation.ca; environmentoffice@saugeenonijibwaynation.ca; consultations@wendake.ca; consultations@metisnation.org; greggarratt63@gmail.com; k.a.sandy-mckenzie@rogers.com; planning@nvca.on.ca; RMO@nvca.on.ca; Planning.notices@simcoe.ca; chris.doherty@simcoe.ca; corey.rice@simcoe.ca; LPUConsents@mpac.ca; willy.behrens@canadapost.postescanada.ca; nec@ontario.ca; Christine.Bushey@smdhu.org; Rachel.Abaza@smdhu.org; chyde@smcdsb.on.ca;

## Nick Ainley

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**From:** LANDUSEPLANNING <LandUsePlanning@HydroOne.com>  
**Sent:** August 12, 2026 9:23 PM  
**To:** Nick Ainley  
**Subject:** Clearview - 793273 County Road 124 - 2026-ZBA-09

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,

This email serves to confirm receipt of your application for ZBA, 2026-ZBA-09.

Please be advised that Hydro One does not provide comments for the following application types: Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), Minor Variance, Temporary Use By-law, and Holding By-law Removal (H-Removal).

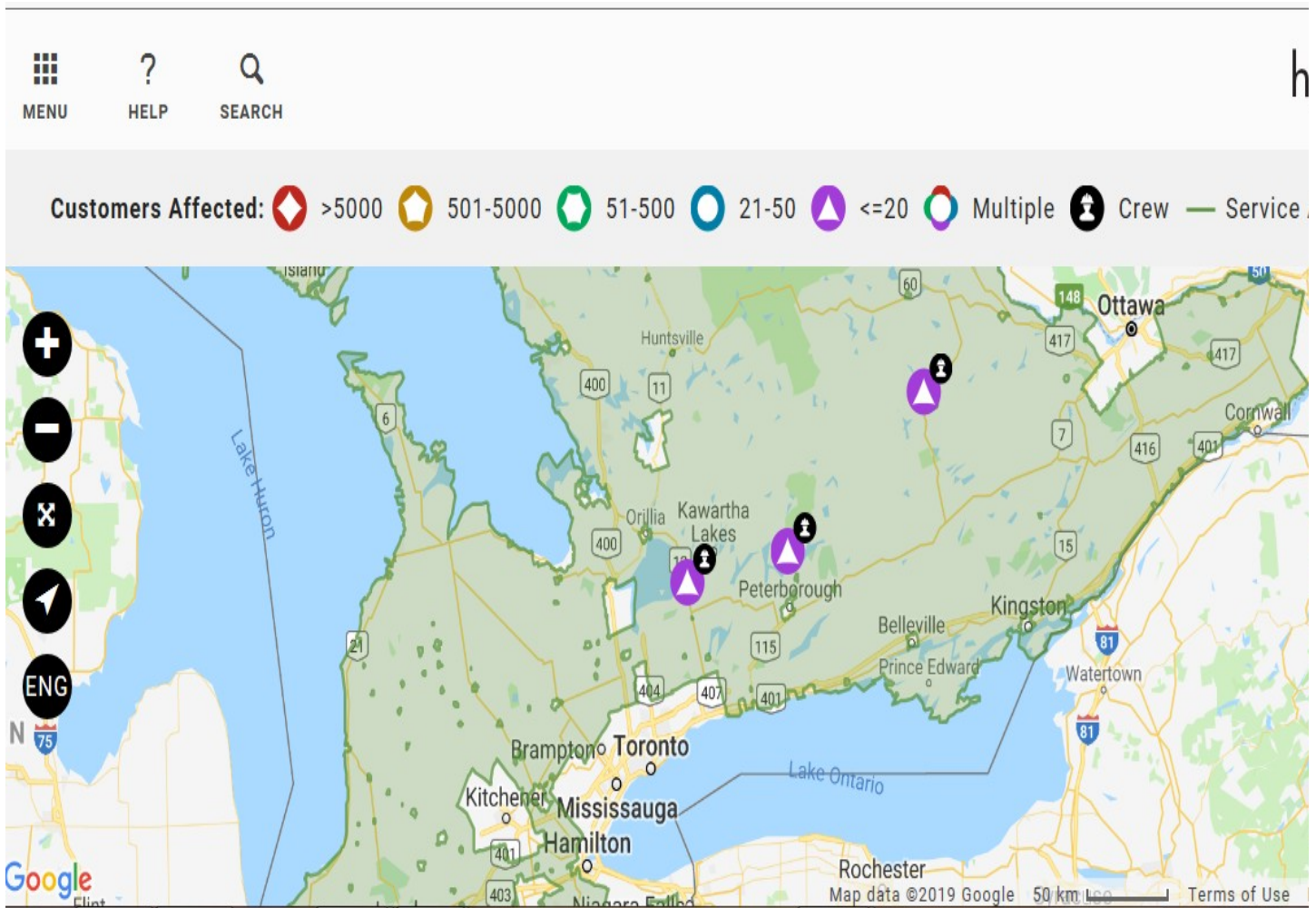
Hydro One will undertake a review at subsequent stages of the planning process, including Site Plan(control, preliminary, minor), Draft plan of condominium, Draft plan of subdivision, Consent to sever, Communication/Monopole/Microwave tower proposal, Aggregate proposal (pit and quarry), and Niagara Escarpment Commission applications.

Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: [Stormcentre \(hydroone.com\)](https://stormcentre.hydroone.com)

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



If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre

If you have any questions please feel free to contact Land Use Planning.

Thank you,

Land Use Planning Department  
Hydro One Networks Inc.  
Email: [LandUsePlanning@HydroOne.com](mailto:LandUsePlanning@HydroOne.com)

## Nick Ainley

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**From:** Bhutta, Milandeep <milandeep.bhutta@simcoe.ca>  
**Sent:** August 25, 2026 10:28 AM  
**To:** Nick Ainley  
**Cc:** Thompson, Tiffany  
**Subject:** County Comments - 793273 County Road 124 - 26-ZBA-09

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.

Good morning Nick,

Thank you for circulating the County on this zoning by-law application for comment. It is understood that the applicant is requesting a site-specific amendment to rezone a portion of the subject lands from 'Agricultural' (AG) Zone to 'Agriculturally Related Industrial Exception' (AGI-X) Zone in order to permit a 'Flour Mill Facility' as an agricultural related use on the subject lands.

County staff had previously provided comments on December 1, 2025, which will continue to apply. Please review the comments provided by the County's Transportation and Engineering Department. Please reach out if you have any questions.

Thank you.

Regards,

**Milandeep Bhutta**

Planner II

County of Simcoe – Planning Department  
1110 Highway 26, Midhurst, Ontario L9X 1N6  
Office: (705) 726-9300 Ext. 1973  
Cell: (705) 790-0055



December 1, 2025

VIA EMAIL

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

**RE: Pre-Consultation Application for Agriculture-Related Use  
793273 County Road 124  
Township of Clearview  
Municipal File No.: 2025-082PC  
County File No.: CV-PRE-25017**

Thank you for circulating the County on this pre-consultation application for comment. It is understood that the applicant is proposing to an agriculture-related use on the subject lands to permit a flour milling facility within a proposed 743 square meter detached accessory building.

### **Planning Comments**

The subject lands are designated partially 'Agricultural' and partially 'Greenlands' on Schedule 5.1 – Land Use Designations in the County of Simcoe Official Plan. Permitted uses within the Agricultural designation are outlined in Section 3.6.6 of the County Official Plan and Section 4.3.2 of the Provincial Planning Statement 2024.

Permitted uses include agriculture uses, agriculture related uses, processing of agricultural product, on-farm diversified uses, natural heritage conservation and forestry, mineral aggregate operations and agricultural produce sales.

County Planning staff are of the opinion that the proposed use appears to meet the criteria for an agriculture-related use as outlined in "Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas" by the Ministry of Agriculture, Food and Rural Affairs.

County Staff recommend that the applicant ensure that all criteria for an agriculture-related use are met when submitting a Planning Justification Report to the Township as part of a formal application.

Please note that County mapping shows that the subject lands may contain archaeological potential. County staff would defer to the Township on any archaeological studies that may be required to support a future application.

## **Transportation/Engineering Comments**

The County's Transportation and Engineering Department has reviewed the provided documents and have the following preliminary comments:

- 1) The existing right-of-way on County Road 124 adjacent to the subject property is approximately 31.0 meters wide. In accordance with Table 5.4 of the Simcoe County Official Plan, the required basic right-of-way width for County Road 124 is 36.0 meters. County staff have reviewed this requirement and feel that the full right-of-way width is necessary for future road maintenance, road improvements and stormwater flow from County Road 124.

The applicant shall transfer to the Corporation of the County of Simcoe ("County"), at no cost, a fee simple, unencumbered interest in the following:

- i) A road allowance widening along the entire frontage of the subject property adjacent to County Road 124 to provide an 18.0 meter right-of-way from the center line of County Road 124.

The applicant shall submit to the satisfaction of the County's Transportation and Engineering Department a preliminary reference plan (1 copy and 1 electronic copy) which sets out the road widening to be transferred to the County. Upon approval, the County will instruct the surveyor to deposit the reference plan in the Land Registry Office for Simcoe County and request the surveyor provide the County with 1 copy and 1 electronic copy of the deposited reference plan.

All costs associated with the land transfer, including costs relating to surveying, legal fees, and disbursements, agreements, HST, etc. shall be fully borne by the applicant. All legal documentation is to be negotiated, prepared and registered by the Legal Services Department of the County and to be executed where required by the Applicant. The Applicant shall submit to the Legal Services Department of the County a deposit in the amount of \$1200.00 prior to the services being rendered. Invoices will be submitted on a cost recovery basis and applied against the deposit. Additional deposits may be required, and any excess over the total invoices will be refunded.

The County of Simcoe is requesting the road widening pursuant to sections 41(8) & (9) of the Planning Act and such land will form part of the highway to the extent of the designated widening in accordance with section 31(6) of the Municipal Act, 2001. The widening of County Road 124 is required pursuant to the County's standards for the construction and is consistent with proper safety standards.

- 2) The County of Simcoe Setback By-law No. 5604 regulates the location of buildings and other structures on lands adjacent to County Roads. The By-law states that the setback distance for new buildings or structures from the limit of the County Road shall be at minimum 15.0 metres.

The County of Simcoe Transportation and Engineering Department are satisfied that the required setback is being adhered to.



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If you have any questions regarding the above comments, please feel free to contact the Transportation and Engineering Department.

Summary

County Planning staff request that the County be circulated on all future notices related to this proposal, and that these be directed to [planning.notices@simcoe.ca](mailto:planning.notices@simcoe.ca).

If you have any questions or require any further information regarding the above-noted comments, please feel free to contact the undersigned.

Sincerely,

**The Corporation of the County of Simcoe**

Milandeep Bhutta  
Planner II  
P: 705-726-9300 Ext. 1973  
E: [Milandeep.bhutta@simcoe.ca](mailto:Milandeep.bhutta@simcoe.ca)

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

# Appendix E

## Comment & Response Summary

The following table outlines the public and agency comments received regarding the subject application. A response to each comment is provided by Township Staff. All comments are appended within this Appendix.

| No. | Comment Received                                                                                                                                                                                                                                                                                                                                                        | Staff Response                                                                                                                                                                                                                                                                              |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | <b><u>Comments of No Objection</u></b> <ul style="list-style-type: none"> <li>Ministry of Transportation (MTO)</li> <li>Grey County Planning</li> <li>Nottawasaga Valley Conservation Authority</li> <li>Nottawasaga Valley Conservation Authority (Source Water Protection)</li> <li>Enbridge</li> <li>Hydro One</li> <li>Clearview Public Works Department</li> </ul> | Acknowledged.                                                                                                                                                                                                                                                                               |
| 2.  | In an email dated August 25, 2026, County of Simcoe (Planning Department) staff provided comment indicating that the County's previous comments submitted through the initial pre-consultation process continue to apply and that the County's Transportation and Engineering Department comments should be reviewed.                                                   | The Transportation and Engineering Department comments primarily relate to the requirements for the dedication of a road allowance widening along the County Road 124 frontage of the property. This requirement will be address through the future Site Plan Approval application process. |

## Comments from Public Meeting

The following provides a summary of comments received during the August 26, 2026, Public Meeting:

| Item No. | Comment                  | Response to Comments                                 |
|----------|--------------------------|------------------------------------------------------|
| 1.       | <b>Councillor Walker</b> | Section 3.34.1 of the Township Zoning By-law permits |

|    |                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p>Driveway located within (EP) Zone. Are Driveway updates proposed?</p> <p>Water and Septic System</p> | <p>existing agricultural uses within the Environmental Protection (EP) Zone. Any driveway upgrades will be reviewed through the future Site Plan Approval process. As part of the existing driveway is within the NVCA regulated area, any proposed upgrades will also be subject to NVCA review.</p> <p>A hydrogeological confirmation letter was submitted in support of the ZBA application. The letter concluded that the flour milling operation is a dry mechanical process that does not require water, aside from minimal use associated with one washroom and one sink. The well location and septic system will be confirmed through the future Site Plan Approval process.</p> |
| 2. | <p><b>Councillor McArthur</b></p> <p>Silo and/or grain bin locations and scale of use</p>               | <p>Detailed site design elements, including the location of silos and/or grain bins, will be confirmed through the future Site Plan Approval application. The proposed flour mill is intended to operate at a limited scale, as follows:</p> <ul style="list-style-type: none"> <li>• Hours of operation: 9:00 a.m. to 5:00 p.m.</li> <li>• Employees: 2 to 4</li> <li>• Facility size: 742 m<sup>2</sup> agricultural building, representing 0.18% of total lot coverage</li> </ul>                                                                                                                                                                                                      |
| 3. | <p><b>Mayor (Measures)</b></p> <p>On-farm diversified use vs. agriculture related use</p>               | <p>Unlike on-farm diversified uses, which must be secondary to but do not need to be directly related to the property's primary agricultural use, agriculture-related uses are farm-related commercial or industrial uses that are directly associated with nearby farm operations, support agriculture, benefit from proximity to farm operations, and provide products and/or services to farm operations as their primary activity.</p> <p>The proposed flour mill facility is considered a farm-related industrial use and, as outlined in Staff Report PB-044-2026, has been assessed under the policies and criteria for agriculture-related uses.</p>                              |
| 4. | <p><b>Deputy Mayor (Van Staveren)</b></p> <p>Fire safety associated with flour mill use</p>             | <p>Building design and fire safety measures, including sprinklers where required, will be subject to the Ontario Building Code (OBC) and review by the Township Building Department. The flour mill facility will also be reviewed by the Township Emergency Services Department.</p>                                                                                                                                                                                                                                                                                                                                                                                                     |

## **By-law Number 26-XX**

### **The Corporation of the Township of Clearview**

**Being a By-law to regulate the use of land and the character, location and use of buildings and structures on lands municipally known as 793273 County Road 124, and legally described as 793273 COUNTY RD 124 CON 12; W PT LOT 5, formerly Nottawasaga Township, now in the Township of Clearview**

(Zoning By-law Amendment - 793273 County Road 124)

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**Whereas** pursuant to Section 34 of the Planning Act R.S.O., 1990, c.P.13, as amended, Council of the Corporation of the Township of Clearview has passed By-law 06-54 being the comprehensive Zoning By-law for the Township of Clearview;

**And Whereas** pursuant to Section 34(17) of the Planning Act, R.S.O., 1990, c. P.13, as amended, Council determines that no further notice is required in respect of the proposed By-law;

**And Whereas** the amendment is in conformity with the Township of Clearview Official Plan;

**And Whereas** Council deems it desirable and necessary to amend By-law 06-54;

**Now Therefore** Council of the Corporation of the Township of Clearview hereby enacts as follows:

1. That Schedule 'A1' of Zoning By-law 06-54 is hereby amended by changing the zoning on the lands located at 793273 County Road 124, formerly Nottawasaga, now in the Township of Clearview, from Agricultural (AG) Zone to the Agriculturally Related Industrial Exception (AGI-9) Zone as shown on Schedule "1" attached hereto and forming part of this By-law.
2. That Section 3.2.3 'Agriculturally Related Industrial Zone Exceptions' of Zoning By-law 06-54 be amended by adding the following Agriculturally Related Industrial exception:

"AGI-9

Permitted Uses Restricted To:

- Flour Mill Facility

Additional or Altered Provisions:

- Minimum parking space requirement for the agriculture-related use –  
Flour Mill Facility: 1 parking space per 75 m<sup>2</sup> of gross floor area.
- 3. That all other provisions of By-law 06-54, as amended, which are not inconsistent with the provisions of this By-law, shall continue to apply when the By-law comes into effect.
- 4. This By-law shall come into force and take effect in accordance with the provisions of the Planning Act R.S.O, 1990 c. P.13.

**By-law Number 26-XX read a first, second and third time and finally passed this 5<sup>th</sup> day of October, 2026.**

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Douglas Measures, Mayor

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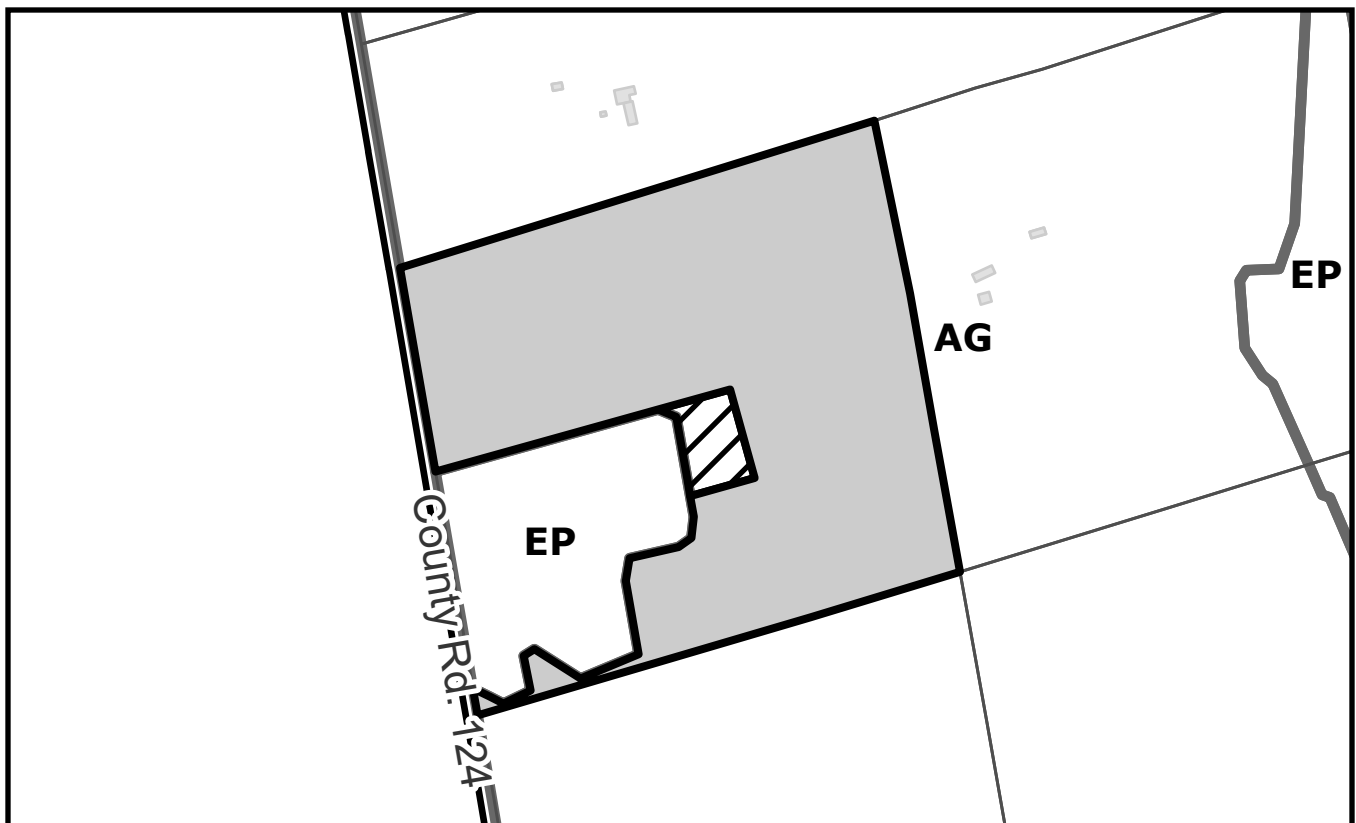
Sasha HelmKay, Clerk

# Township of Clearview Schedule '1'

This is Schedule '1' to Zoning By-law No. 26-XX,  
passed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Douglas Measures,  
Mayor

Sasha HelmKay,  
Director of Legislative Services/Municipal Clerk



-  Area to be rezoned from 'Agricultural' (AG) Zone to 'Agriculturally Related Industrial Exception X' (AGI-X) Zone
-  Remains 'Agricultural' (AG) Zone



1:10,000

0 75 150 300 450 600  
Metres

-  Road Centreline
-  Building Footprints
-  Assessment Parcels
-  Zoning

Produced by Clearview Township GIS. This map may not be reproduced, in whole or in part, without written permission by The Corporation of the Township of Clearview. Information other than zone boundaries is provided for reference only. Clearview Township assumes no liability for inaccuracies, errors, or omissions. This map is not a legal plan of survey.