



Request For Comments/Revised Draft Conditions

To: Commenting Staff & Agencies
From: Rossalyn Workman, Manager of Planning
Date: August 14, 2025
File: 2023-015-SD, Draft Plan Extension File 2025-059
Subject: Draft Plan Extension Request – Nottawa Limited Partnership known as Georgian Communities (former DelZotto Lands)

Requested Response:

Friday, September 19, 2025 to rworkman@clearview.ca

Description of Application:

The agent Celeste Phillips (Celeste Phillips Planning Inc.) acting on behalf of the owner, Nottawa Limited Partnership, has submitted a formal letter requesting a five (5) year extension of Draft Plan Approval for the Nottawa Limited Partnership known as the Georgian Communities. This draft plan of subdivision is located on lands legally described as Part of Lot 34 and 35, Concession 8, formerly Township of Nottawasaga, now in Clearview. The municipal addresses of the properties are 3977 County Road 124, 4013 County Road 124, 54 Blackburn Avenue, and a fourth parcel with no address.

Draft Plan Approval for the subject lands was given April 4, 2011 under the name of the 'DelZotto Subdivision'. The Nottawa Limited Partnership made a formal change of ownership application for a draft plan of subdivision application March 22, 2023. Since 2011, there have been two additional draft plan extensions, one given in 2016 and another in 2020.

The draft plan consists of 192 residential lots, 278 residential condominium units and 30 mixed use residential condominium units, the total unit count for this plan of subdivision is 500 units. Other elements of the plan include rural lands located outside of the settlement area, an open space block, parkland block, walkway blocks, drainage and stormwater management blocks, roads and future development blocks. Current draft plan approval lapses on October 26, 2025.

Currently the Township is requesting comments/review of existing draft plan conditions or revised draft plan conditions. The current Draft Plan Conditions are contained in **Schedule 'D'** attached.

Please forward comments directly onto the project lead or the plan@clearview.ca for consideration no later than September 19, 2025.

If you or are unable to provide a response by the requested date please contact:
Project Lead:

[Rossalyn Workman, Manager of Planning](#)

rworkman@clearview.ca

705-428-6230 ext. 248

Attachments:

- Schedule A: Ortho Map
- Schedule B: Policy Map
- Schedule C: Request Letter - Extension of Draft Plan Approval
- Schedule D: Draft Plan Conditions (April 4, 2011)
- Schedule E: Draft Plan of Subdivision
- Schedule F: Draft Plan Extension (October 29, 2020)

Distribution List:

Manager of Operations
Operations Technologist
Public Works Administrative Assistant
CAO
By-law Enforcement
Township Clerk
Township Treasurer
Fire & Emergency Services
Director of Tourism & Recreation
Manager of Parks & Recreation
Community Economic Development Officer
Director of Planning & Building
Director of Public Works
Development Technologist
Community Planner
Manager of Planning
Manager of Engineering Services
Township CBO
Alderville First Nation
Beausoleil First Nation
Curve Lake First Nation

Chippewas of Georgina Island
Chippewas of Rama First Nation
Saugeen Ojibway Nation
Huron-Wendat Nation/Nation Huronne-Wendat
Métis Nation of Ontario
Georgian Bay Traditional Territory Metis
William Treaties First Nations
NVCA Planning Services
NVCA - Sourcewater Protection & Risk Management
Official
Simcoe County
Simcoe County Transportation
MPAC
Canada Post
Niagara Escarpment Commission
Simcoe Muskoka District Health Unit
Simcoe Muskoka District Health Unit - Chronic
Disease Prevention
Simcoe Muskoka Catholic District School Board
Simcoe County District School Board
Bell Canada
Enbridge
Hydro One
Epcor
Rogers
Ontario Power Generation
Ministry of Transportation
Infrastructure Ontario
Ministry of Natural Resources Forestry
Base Borden