



CLEARVIEW
TOWNSHIP

MEMORANDUM

DATE:	12 March 2025	Project No:	24-B09 & 24-B10 25-A03
STATUS:	<input type="checkbox"/> Draft <input checked="" type="checkbox"/> Final <input type="checkbox"/> Confidential <input type="checkbox"/> Internal Use Only		
TO:	Secretary-Treasurer	DEPT:	Planning
FROM:	Christine Taggart	DEPT:	Public Works
RE:	Committee of Adjustment Applications 2024-061 – Consent 24-B09 & 24-B10 2025-010 – Minor Variance 25-A03		

Consent 24-B09 & 24-B10 – 2638 & 2720 Centre Line Road, 6718 County Road 9

- No concerns.

Minor Variance 25-A03 – 11 Wellington Street West

- A Lot Grading and Drainage Plan will be required as part of a building permit submission. Please refer to the Township's Lot Grading and Drainage Policy.

Christine Taggart
Development Implementation Technologist

Colin Ens Funk

From: Ian Ockenden <iockenden@nvca.on.ca>
Sent: February 21, 2025 10:01 AM
To: Clearview Planning Team
Cc: Lori Kennedy
Subject: Re: Clearview Committee of Adjustment Notice of Hearing - March 12, 2025

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.

Hi Colin and Clearview Planning team,
As for the consents 24-B09 & 24-B10 for lands known as 2638 & 2720 Centre Line Road, 6718 County Road 9, they have been reviewed with respect to Source Protection policies. No policies apply to these properties; therefore I have no concerns.

As for the minor variance 25-A03 at 11 Wellington Street West, I will need to speak with the applicant regarding the proposed use of the new storage building. Could I request their contact information (email or phone number), please.

Ian

Ian Ockenden, M. Sc. (he/him)
Manager, Watershed Science
Risk Management Official/Inspector - Clearview
c/o Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext. 234 | C 249-733-4876
iockenden@nvca.on.ca | nvca.on.ca

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From: Clearview Planning Team <plan@clearview.ca>
Sent: Thursday, February 20, 2025 10:47 AM
Cc: Lori Kennedy <lkennedy@clearview.ca>; Clearview Planning Team <plan@clearview.ca>
Subject: Clearview Committee of Adjustment Notice of Hearing - March 12, 2025

Good morning,

Please find the Notice of Hearing attached for the Clearview Township Committee of Adjustment Hearing on March 12, 2025.

The following applications will be heard at the meeting:

- [Consents 24-B09 & 24-B10](#) for lands known as 2638 & 2720 Centre Line Road, 6718 County Road 9
- [Minor Variance 25-A03](#) for lands known as 11 Wellington Street West

Please return comments by **Monday, March 3, 2025** to plan@clearview.ca.

Best,
Colin

Colin Ens Funk, BES (he/they)
Planning and Development Technician
Township of Clearview
705-428-6230 ext. 279
plan@clearview.ca



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Colin Ens Funk

From: Dannhauser, Anèl (MNR) <Anel.Dannhauser@ontario.ca>
Sent: February 20, 2025 12:06 PM
To: Clearview Planning Team; Colin Ens Funk
Cc: Lori Kennedy
Subject: RE: Clearview Committee of Adjustment Notice of Hearing - March 12, 2025

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Hi Colin

Thank you for circulating to the Niagara Escarpment Commission. All the properties mentioned in the email below (2638 & 2720 Centre Line Road, 6718 County Road 9, and 11 Wellington Street West) are outside of the NEC's Area of Development Control and outside of the Niagara Escarpment Plan Area. NEC staff have no further comments.

Warm regards

Anèl Dannhauser

Senior Planner | Niagara Escarpment Commission

From: Niagara Escarpment Commission (MNR) <nec@ontario.ca>
Sent: Thursday, February 20, 2025 11:09 AM
To: Dannhauser, Anèl (MNR) <Anel.Dannhauser@ontario.ca>
Subject: FW: Clearview Committee of Adjustment Notice of Hearing - March 12, 2025

From: Clearview Planning Team <plan@clearview.ca>
Sent: Thursday, February 20, 2025 10:47 AM
Cc: Lori Kennedy <lkennedy@clearview.ca>; Clearview Planning Team <plan@clearview.ca>
Subject: Clearview Committee of Adjustment Notice of Hearing - March 12, 2025

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Good morning,

Please find the Notice of Hearing attached for the Clearview Township Committee of Adjustment Hearing on March 12, 2025.

The following applications will be heard at the meeting:

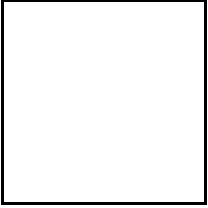
- [Consents 24-B09 & 24-B10](#) for lands known as 2638 & 2720 Centre Line Road, 6718 County Road 9
- [Minor Variance 25-A03](#) for lands known as 11 Wellington Street West

Please return comments by **Monday, March 3, 2025** to plan@clearview.ca.

Best,

Colin

Colin Ens Funk, BES (he/they)
Planning and Development Technician
Township of Clearview
705-428-6230 ext. 279
plan@clearview.ca



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March 4, 2025

VIA EMAIL

Danielle Waters
Community Planner
Township of Clearview
217 Gideon Street
Stayner, ON L0M 1S0

RE: Notice of Hearing for Consent Applications (24-B09 and 24-B10)
Municipal Addresses: 2638 and 2720 Centre Line Road and 6718 County Road 9
County File Number: CV-B-2503

Thank you for circulating the County on these consent applications for comment. It is understood that the subject properties have merged on title and that the applicant is proposing to re-create two lots along the historical lot lines, resulting in three (3) agricultural lots. The County's comments can be found below.

Planning Comments

The subject lands are designated Agricultural and Greenlands on Schedule 5.1 – Land Use Designations of the County of Simcoe Official Plan (see attached).

Policy 3.6.7 of the County Official Plan permits lot creation in the Agricultural designation for agricultural uses. This policy goes on to say that these new lots for agricultural uses should not be less than 40 hectares or the original survey lot size, whichever is lesser.

As noted above, it is understood that the applicant is proposing to re-create two agricultural lots along their historical lot lines, resulting in a total of three (3) lots for agricultural uses. Additionally, each of the proposed lots, including the retained lands, are approximately 40 hectares in size. Given the above information, County Planning staff would have no objection to the proposed consent applications.

Transportation and Engineering Comments

County Transportation and Engineering staff have also reviewed the proposed consent applications. Their comments can be found attached to this correspondence.

If you have any questions regarding these comments, please direct them to Corey Rice, Engineering Technician II in the County Transportation and Engineering Department at (705) 726-9300 ext. 1076 or corey.rice@simcoe.ca.

Summary

County staff note that the comments included above and attached to this correspondence do not contain any conditions of approval.

Please circulate the County on all future notices associated with this proposal.



Planning

**County of Simcoe
Planning**
1110 Highway 26,
Midhurst, Ontario
L9X 1N6

Main Line: (705) 735-6901
Toll Free: 1-800-263-3199
simcoe.ca

If you have any questions or require further information, please feel free to contact the undersigned at (705) 726-9300 ext. 1114 or calvin.dempster@simcoe.ca.

Sincerely,

The Corporation of the County of Simcoe

Calvin Dempster, RPP
Planner III

Attachments: Screenshot of subject lands with *Schedule 5.1 - Land Use Designations* overlay
County Transportation and Engineering Comment Memo

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

