

## Colin Ens Funk

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**From:** Burrell, Ted <EBurrell@epcor.com>  
**Sent:** March 19, 2025 1:48 PM  
**To:** Clearview Planning Team  
**Cc:** Horne, Omeed; Hesselink, Tim  
**Subject:** RE: Notice of Complete Application and Public Meeting for OPA, ZBA - 7391-7411 County Road 91, 200 Sutherland Street South, 207-209 Quebec Street, & 1018 County Road 42  
**Attachments:** EPCOR\_Standing Comments 12032025 (LS).docx; EEDO - EE Developer Intro.pdf; Request for Connection - Form 2023.docx

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Good Afternoon,

Can you please provide the developer with the attached documentation from EPCOR.

Thanks,

Ted

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**From:** Clearview Planning Team <plan@clearview.ca>  
**Sent:** Wednesday, March 19, 2025 11:06 AM  
**To:** 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>; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Amy Cann <acann@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; 'Jennifer.Georgas@rjburnside.com' <Jennifer.Georgas@rjburnside.com>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; 'dmowat@alderville.ca' <dmowat@alderville.ca>; 'consultation@alderville.ca' <consultation@alderville.ca>; 'bfncchief@chimnissing.ca' <bfncchief@chimnissing.ca>; 'consultations@chimnissing.ca' <consultations@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>; 'tedw@ramafirstnation.ca' <tedw@ramafirstnation.ca>; 'consultation@ramafirstnation.ca' <consultation@ramafirstnation.ca>; 'environmentoffice@saugeenojibwaynation.ca' <environmentoffice@saugeenojibwaynation.ca>; 'consultations@wendake.ca' <consultations@wendake.ca>; 'consultations@metisnation.org' <consultations@metisnation.org>; 'greggarratt63@gmail.com' <greggarratt63@gmail.com>; 'k.a.sandy-mckenzie@rogers.com' <k.a.sandy-mckenzie@rogers.com>; 'planning@nvca.on.ca' <planning@nvca.on.ca>; 'iockenden@nvca.on.ca' <iockenden@nvca.on.ca>; 'Planning.notices@simcoe.ca' <Planning.notices@simcoe.ca>; 'chris.doherty@simcoe.ca' <chris.doherty@simcoe.ca>; 'corey.rice@simcoe.ca' <corey.rice@simcoe.ca>; 'LPUConsents@mpac.ca' <LPUConsents@mpac.ca>; 'willy.behrens@canadapost.postescanada.ca' <willy.behrens@canadapost.postescanada.ca>; 'nec@ontario.ca' <nec@ontario.ca>; 'Christine.Bushey@smdhu.org' <Christine.Bushey@smdhu.org>; 'chyde@smcdsb.on.ca' <chyde@smcdsb.on.ca>; 'planningdept@smcdsb.on.ca' <planningdept@smcdsb.on.ca>; 'kkirton@scdsb.on.ca' <kkirton@scdsb.on.ca>; 'kbartmann@scdsb.on.ca' <kbartmann@scdsb.on.ca>; 'cnunes@scdsb.on.ca' <cnunes@scdsb.on.ca>; 'sclee@scdsb.on.ca' <sclee@scdsb.on.ca>; 'planninganddevelopment@bell.ca'

## EPCOR – New Development Overview

Welcome to our service territory. We look forward to working with you to help grow our community. This document is intended to provide a high-level introduction of what can be expected when working with us on your development project.

### Contacts:

Omeed Horne, Engineering Technologist – [ohorne@epcor.com](mailto:ohorne@epcor.com)  
Tim Hesselink, Manager, Regulatory Affairs – [thesselink@epcor.com](mailto:thesselink@epcor.com)  
705-445-1800

**As part of the connection process, an Economic Evaluation may be required.**

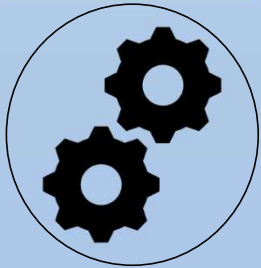
### What is an Economic Evaluation?

*An Economic Evaluation is a **financial model** based on “estimated / actual costs and forecasted revenues of the Expansion project to determine if the future revenue from the customer(s) will pay for the capital cost and on- going maintenance costs of the expansion project.” (OEB, 2018)*

### When is an Economic Evaluation required?

*If a distributor must construct new facilities to its main distribution system or increase the capacity of existing distribution system facilities in order to be able to connect a specific customer or group of customers, the distributor shall perform an Economic Evaluation.” (OEB, 2018)*

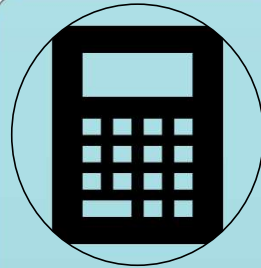
## What are the steps to get connected?



### Request for Connection

Complete a form which includes:

- \* Connection Horizon
- \* Estimate of Capital Costs
- \* Expected load



### Preliminary EE & Offer to Connect

An initial economic evaluation (based on estimated costs and forecasted revenues) is drafted in conjunction with the **Offer to Connect (OTC)**.

The Offer to Connect outlines the standards and responsibilities of acquiring vendors and completing capital work.



### Expansion Deposit & Sign OTC

For expansions that require a capital contribution, a distributor may require the customer to provide an **Expansion Deposit** for up to 100% of the present value of the forecasted revenue.

This is required to ensure that the forecasted connections included in the **Connection Horizon** are realized along with associated revenue.



### Complete Capital Work

Working with our operations department, complete the required infrastructure work as per the specifications of the construction agreement/OTC.



### Final EE & Transfer Price Determination

Upon energization, an updated economic evaluation is performed, which determines transfer price and **Capital Contribution** using actual costs and number of forecasted connections within the five year connection horizon.

Payment due to/from Developer will be made.



### Annual Review & Expansion Deposit Refund

Following energization, an annual review will be conducted over the five year **Connection Horizon**.

The **Expansion Deposit** will be returned based on the proportion of actual Connections over the five year **Connection Horizon** (i.e. 20% of actual connections in the first year results in 20% of the **Expansion Deposit**, less the Warranty, being released).



### 3. EPCOR, Standing Comments Ted Burrell, General Manager, EEDO

#### The following are EPCOR comments: As of *March 30, 2021* Standing Comments

- Electrically engineered and stamped site servicing drawings using the most recent USF standards and non-linear analysis need to be supplied to EPCOR for approval prior to any construction.
  - Electrical engineered drawings must include required transformation based on developer's estimate of building loads.
  - Where possible all electrical distribution within the proposed site will be of an "Underground" design / construction.
  - Developer needs to coordinate with EPCOR ASAP the scope works that EPCOR will be providing and any associated fees required.
  - All electrical site servicing must comply with the most recent and approved version of EPCOR Conditions of Service and Electrical Safety Authority (ESA) regulations before system is energized.
  - All electrical site servicing must comply with the minimum clearances as specified in the most recent USF standards. The USF standards can be obtained from EPCOR through a non-disclosure agreement.
  - Developer is required to provide an access agreement for operation and maintenance of the electrical distribution infrastructure to the satisfaction of EPCOR prior to the system being energized.
  - Early consultation with EPCOR metering department regarding possible suite metering is a must to avoid delays and installation issues. I.e. provide access key for metering room, demand load, number of suites/units.
  - Note that currently there is a minimum lead time of **36** to **52** weeks for transformers from suppliers.
  - Once the facilities are energized and all payments for such have been completed by the Developer EPCOR will assume full ownership and responsibility for the electrical distribution system up to:
    - The secondary line side of any residential meter base (Max 200amp)
    - The secondary connection on the distribution transformer (Above 200amp)
    - The primary disconnect ahead of any "Customer" owned 44kV substation
- Note: As background, the Economic Expansion calculation is made to determine the amount of investment in any expansion project that may be applicable to EPCOR.
- In most cases there will be a requirement to complete an Economic Evaluation of the Electrical portion of the project to insure compliance with the Ontario Energy Board Expansion Guidelines. In order to meet this requirement a developer must provide during the coordination process the following:
    - The estimated cost of the required electrical site servicing work to expand the current primary electrical system to service the

- proposed development for any expansion over (5) five years after electrical service has been energized.
- The estimated number of connections to the expanded system in each of the (5) five years after electrical service has been energized.
  - The type of connection (residential, commercial or Industrial) and the expected amount electrical load use on an annual basis if applicable.

The following supporting documents are located online for the developer's reference:

EPCOR Utilities Inc. –Conditions of Service Document

<https://www.epcor.com/products-services/power/Pages/terms-and-conditions.aspx>

## Request for Electrical System Connection Form

### **1 - Development Info:**

Development Name:

Site Plan Identification

Description: (i.e. sub-division/multi-unit  
condo/hotel/restaurant etc..)

### **2 - Contact Info:**

**Operations Contact Name:**

Contact's Mailing Address:

Town:

Postal Code:

Phone Number:

Email address:

**Billing Contact Name:**

Contact's Mailing Address:

Town:

Postal Code:

Phone Number:

Email address:

### **3 - Connection Info:**

Requested Connection Date:

Multi-Phase Development (Y/N)?

If YES - Applicable Phase #'s

### **4 - Customer Class & Number of Connections:**

Class Description	Total Connections	Avg Monthly Consumption (kWh)	Square Footage Per Unit
Residential Class:	<input style="width: 100%; height: 20px;" type="text"/>	<input style="width: 100%; height: 20px;" type="text"/>	<input style="width: 100%; height: 20px;" type="text"/>
Commercial (GS<50kW):	<input style="width: 100%; height: 20px;" type="text"/>	<input style="width: 100%; height: 20px;" type="text"/>	<input style="width: 100%; height: 20px;" type="text"/>
Multi-Unit Residential	<input style="width: 100%; height: 20px;" type="text"/>	<input style="width: 100%; height: 20px;" type="text"/>	<input style="width: 100%; height: 20px;" type="text"/>
Industrial & Large Commercial (GS>50kW):	<input style="width: 100%; height: 20px;" type="text"/>	<input style="width: 100%; height: 20px;" type="text"/>	<input style="width: 100%; height: 20px;" type="text"/>

**5 - Metering Info:**

If constructing a multi-unit facility, do you require sub metering services?


**6 - Connection Forecast:**

Connection Horizon Info: (starting when system is energized)

Estimated connections in 1st year

Estimated connections in 2nd year

Estimated connections in 3rd year

Estimated connections in 4th year

Estimated connections in 5th year

**Total**


**7 - Estimated Electrical Infrastructure Cost:**

Installed Overhead Wire

Installed Underground Wire Cost:

Installed Transformer Cost:

Other Cost (\_\_\_\_\_):

Total Projected Distribution Infrastructure Cost:

***\*\*Attach additional detail as available***


Date Submitted:

Submitted By: (please print)


Signature:

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## Colin Ens Funk

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**From:** Zahir, Amjad (MTO) <Amjad.Zahir@ontario.ca>  
**Sent:** March 19, 2025 11:38 AM  
**To:** Clearview Planning Team  
**Subject:** RE: Notice of Complete Application and Public Meeting for OPA, ZBA - 7391-7411 County Road 91, 200 Sutherland Street South, 207-209 Quebec Street, & 1018 County Road 42

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Hello Colin

The Ministry of Transportation (MTO) has reviewed the proposed developments at 7391-7411 County Road 91, 200 Sutherland Street South, 207-209 Quebec Street, and 1018 County Road 42, Stayner, and has no comments or concerns, as these locations are situated outside the MTO permit control area.

Should you require further clarification, please feel free to reach out.

### 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:** Wednesday, March 19, 2025 11:06 AM  
**To:** 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>; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Amy Cann <acann@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; 'Jennifer.Georgas@rjburnside.com' <Jennifer.Georgas@rjburnside.com>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; 'dmowat@alderville.ca' <dmowat@alderville.ca>; 'consultation@alderville.ca' <consultation@alderville.ca>; 'bfnchief@chimnissing.ca' <bfnchief@chimnissing.ca>; consultations <consultations@chimnissing.ca>; 'keithk@curvelake.ca' <keithk@curvelake.ca>; paigew <paigew@curvelake.ca>; 'consultation@curvelake.ca' <consultation@curvelake.ca>; 'natasha.charles@georginaisland.com' <natasha.charles@georginaisland.com>; donna.bigcanoe <donna.bigcanoe@georginaisland.com>; 'tedw@ramafirstnation.ca' <tedw@ramafirstnation.ca>; consultation <consultation@ramafirstnation.ca>; 'environmentoffice@saugeenajibwaynation.ca' <environmentoffice@saugeenajibwaynation.ca>; consultations <consultations@wendake.ca>; 'consultations@metisnation.org' <consultations@metisnation.org>; 'greggarratt63@gmail.com' <greggarratt63@gmail.com>; k.a.sandy-mckenzie <k.a.sandy-mckenzie@rogers.com>; 'planning@nvca.on.ca' <planning@nvca.on.ca>; Ian Ockenden <iockenden@nvca.on.ca>; 'Planning.notices@simcoe.ca' <Planning.notices@simcoe.ca>; 'chris.doherty@simcoe.ca' <chris.doherty@simcoe.ca>; 'corey.rice@simcoe.ca' <corey.rice@simcoe.ca>; 'LPUConsents@mpac.ca' <LPUConsents@mpac.ca>; 'willy.behrens@canadapost.postescanada.ca' <willy.behrens@canadapost.postescanada.ca>; Niagara Escarpment



## Colin Ens Funk

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**From:** Ian Ockenden <iockenden@nvca.on.ca>  
**Sent:** March 21, 2025 8:00 AM  
**To:** Clearview Planning Team; Nick Ainley  
**Subject:** Re: Notice of Complete Application and Public Meeting for OPA, ZBA - 7391-7411 County Road 91, 200 Sutherland Street South, 207-209 Quebec Street, & 1018 County Road 42

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Hello Nick and the Clearview Planning Team,  
I have reviewed the complete application for OPA & ZBA at 7391-7411 County Road 91 and other address in that block with respect to Source Protection policies. No policies apply to this series of properties and proposed activities, therefore I have no concerns.

Let me know if you have any questions.

Ian

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

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**From:** Clearview Planning Team <plan@clearview.ca>  
**Sent:** Wednesday, March 19, 2025 11:05 AM  
**To:** 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>; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Amy Cann <acann@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; 'Jennifer.Georgas@rjburnside.com' <Jennifer.Georgas@rjburnside.com>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; 'dmowat@alderville.ca' <dmowat@alderville.ca>; 'consultation@alderville.ca' <consultation@alderville.ca>; 'bfnchief@chimnissing.ca' <bfnchief@chimnissing.ca>; 'consultations@chimnissing.ca' <consultations@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>; 'tedw@ramafirstnation.ca' <tedw@ramafirstnation.ca>; 'consultation@ramafirstnation.ca' <consultation@ramafirstnation.ca>; 'environmentoffice@saugeenojibwaynation.ca' <environmentoffice@saugeenojibwaynation.ca>; 'consultations@wendake.ca' <consultations@wendake.ca>; 'consultations@metisnation.org' <consultations@metisnation.org>; 'greggarratt63@gmail.com'



April 14, 2025

VIA EMAIL

Planning and Building Department  
Clearview Administration Centre  
217 Gideon Street, PO Box 200  
Stayner, ON, L0M 1S0

**RE: Official Plan Amendment and Zoning By-law Amendment Application  
7391-7411 County Road 91, 200 Sutherland Street South, 207-209 Quebec Street,  
and 1018 County Road 42, Stayner  
Township of Clearview  
Municipal File No.: 2025-013 and 2025-014  
County File No.: CV-PRE-23016**

Thank you for circulating the County on this application for comment. It is understood that the applicant is proposing to redevelop the subject lands for commercial use, consisting of four stand-alone commercial buildings, including a drive-through restaurant, 94 parking spaces, and site access from County Road 42 and County Road 91.

It is understood that the purpose of the Official Plan Amendment and Zoning By-law Amendment applications are to change the land use designation from Residential to Commercial, including site-specific provisions on portions of the property as well as rezone portions of the lands from Residential Multiple Medium Density (RS5) and Residential Low Density (RS2) Zones to a General Commercial Exception Hold (C1-XX(HXX)) Zone. The effect of both applications is to permit general commercial uses on the entirety of the subject lands with site-specific provisions.

### **Planning Comments**

The subject lands are designated Settlements on Schedule 5.1 to the County of Simcoe Official Plan. As per the objectives of the 'Settlements' designation, settlements, particularly primary settlement areas, are to be the focus of population and employment growth and development throughout the County.

It should also be noted that the County is not obligated to provide waste collection services for commercial properties. It will be the responsibility of the property owner(s) or property manager to arrange and pay for private waste collection services.

As County Roads 91 and 42 is under the jurisdiction of the Township in this location, there are no concerns from the Transportation and Engineering Department.

The applicant is advised that the County is the approval authority for local official plan amendments with an associated fee of \$3,000.00 (privately initiated) to be paid when the adoption package is submitted to the County. There is a site-specific appeal to the County's approval of



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**

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the Township of Clearview's Official Plan (Case File No. OLT-25-00019) on the subject lands and consideration of these applications will be subject to resolution of the outstanding appeal.

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

cc: Tiffany Thompson, Manager of Planning – County of Simcoe  
Kristin Pechkovsky, Planning Program Supervisor – County of Simcoe



# MEMORANDUM

<b>DATE:</b> 17 April 2025	Project No: 2025-013 & 2025-014
<b>PROJECT:</b> Lilacpark Inc. OPA/ZBA/Site Plan	
<b>TO:</b> Nick Ainley	DEPT: Planning
<b>FROM:</b> Patti Kennedy	DEPT: Public Works /Engineering
<b>RE:</b> Notice of Complete Application and Public Meeting for OPA, ZBA - 7391-7411 County Road 91, 200 Sutherland Street South, 207-209 Quebec Street, & 1018 County Road 42 – PW/Engineering Comments	

PW/Engineering Staff have reviewed the circulated materials in support of the above noted planning application and have the following comments.

### General Comments

1. Staff notes that the conceptual plan submitted does not appear to have addressed Staff's concern of only providing site accesses from County Road 91 and County Road 42. Staff again reiterates that at both County Road 91 and County Road 42, access should be controlled to "right in, right out" only and that full turn access could be provided off both Sutherland Street South and Quebec Street.
2. In reviewing the Landscape Concept Plan it appears that required landscaping is proposed within the right-of-way widenings. This is not acceptable.
3. The Township does not currently have additional water capacity to service new developments. The Township may consider providing water allocation based on the past/current water usage of the combined properties. Supporting calculations for this purpose will be required at the detailed design stage.

### Draft Zoning By-law

4. Under "Altered Zone Provisions", Staff recommends that the following wording be included in the "Landscape Requirements" – ***required trees may be planted on public lands in areas to be approved by the Township or addressed ....***
5. Under "Altered Zone Provisions", Staff recommends that the following wording be included in the bullet referencing snow storage – ***Snow storage requirements to be addressed through the Site Operations & Maintenance Manual***

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

Respectfully submitted,

Patti Kennedy, C.E.T.  
Manger of Engineering



CLEARVIEW  
TOWNSHIP

# MEMORANDUM

<b>DATE:</b> 12 May 2025	<b>Project No:</b> 2025-013 & 2025-014
<b>PROJECT:</b> Lilacpark Inc. OPA/ZBA/Site Plan	
<b>TO:</b> Nick Ainley	<b>DEPT:</b> Planning
<b>FROM:</b> Patti Kennedy	<b>DEPT:</b> Public Works /Engineering
<b>RE:</b> Notice of Complete Application and Public Meeting for OPA, ZBA - 7391-7411 County Road 91, 200 Sutherland Street South, 207-209 Quebec Street, & 1018 County Road 42 – PW/Engineering Comments	

Further to the Public Meeting held on April 30, 2025, PW/Engineering Staff wish to provide an additional comment regarding the Applicant's proposed zoning by-law amendment to reduce the required setback for a stacking lane to a minimum 0.4 m from lot lines that do not abut a residential zone.

This would potentially have the stacking lane 0.4 m from the lot lines with both County Road 42 and County Road 91. This would potentially have snow from the stacking lane directed into the right of way of both roads during snow removal operations and would not be acceptable.

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

Respectfully submitted,

Patti Kennedy, C.E.T.  
Manger of Engineering



**Nottawasaga Valley**  
Conservation Authority

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May 26, 2025

SENT BY EMAIL

Township of Clearview  
217 Gideon St.  
Stayner, ON  
L0M 1S0

Attn: Nick Ainley  
Community Planner  
nainley@clearview.ca

Dear Nick,

**RE: Proposed Official Plan Amendment/Zoning By-law Amendment  
7391-7411 County Road 91, 200 Sutherland Street South, 207-209 Quebec  
Street, & 1018 County Road 42, Clearview  
Township File No. 2025-013 and 2025-014  
NVCA ID #30160**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of an application to re-designate and rezone the subject lands to permit four stand-alone commercial buildings.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024) and as a regulatory authority under Ontario Regulation 41/24. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Township of Clearview.

In preparing these comments the following documents were reviewed:

- Report: "Proposed Commercial Development, 7391-7411 County Road 91, 207, 209 Quebec Street, 1018 County Road 42 and 200 Sutherland St South – Natural Hazard Assessment", prepared by Urban Watershed Group Ltd., dated August 2024.
- Report: "Planning Justification Report - 7391-7411 County Road 91, 1018 County Road 42, 207 and 209 Quebec Street, and 200 Sutherland Street South, Township of Clearview, County of Simcoe – Official Plan Amendment and Zoning By-law Amendment", prepared by Lilacpark Inc., dated February 7, 2025.
- Conceptual Site Plan: "Stayner Commercial Plaza Development – Site Plan", prepared by Petroff Partnership Architects, dated October 3, 2024.

### **Ontario Regulation 41/24**

1. The noted properties are entirely regulated for flood hazards due to an existing watercourse (Lamont Creek) and the King Street Drain which flows north within the roadside ditch of County Road 42 south of the subject lands pursuant to Ontario Regulation 41/24 the Authority's Prohibited Activities, Exemptions and Permits Regulation. Permits are required from NVCA prior to construction or grading on regulated portions of this property.

### **Natural Hazard - Regulatory Comments**

2. Policies contained within the PPS restrict development to areas outside of hazardous lands adjacent to river and stream systems which are impacted by flooding hazards and/or erosion hazards.
3. Section 1.1 of the Natural Hazards Assessment report states that no area-specific criteria are available to delineate the flood fringe from the floodway. However, Clearview's Official Plan (2024) includes specific criteria for flood fringe delineation. Notably, the flood fringe is defined as areas where flood flows meet the following criteria:
  - A maximum flooding depth of 0.3 m;
  - A maximum flooding velocity of 1.7 m/s; or
  - A maximum combined depth-velocity product of 0.4m<sup>2</sup>/s.
4. Details regarding the two-zone flood fringe delineation were provided by the NVCA to the Township in a letter dated July 14, 2023. The Applicant should refer to Section 13.1.1 of the new Clearview Official Plan for more information.
5. The Natural Hazard Assessment as submitted will need to be revised to reflect the correct flood fringe criteria and illustrate where the above criteria is exceeded in the modelled flood scenarios.
6. Further clarification is required regarding the adjustment of topographic data by 0.48 m. Please provide a detailed description of the methodology used to apply this adjustment. Include the basis for the correction and any comparison points or benchmarks used to determine and validate the adjustment.
7. Please provide the digital model files for the hydraulic model in the next submission.
8. Once the final development limits have been set, a proposed condition flood model must be submitted that incorporates the required floodproofing measures. A review of the proposed development scenario is required to support the OPA/ZBA submission in order to demonstrate that the proposed development can be achieved without resulting in adverse impacts to adjacent properties.
9. The model should aim to match flood storage volumes on site. If this is not achievable due to site grades, a cumulative impact analysis may be required provided to assess potential changes to flood conditions.



### **Stormwater Management:**

10. NVCA staff recommend that the review of stormwater management design be deferred to the Township of Clearview, as the site will discharge to municipal infrastructure.

### **Conclusion**

In light of the above noted policies and comments, a NVCA recommendation of approval is premature at this time.

However, NVCA staff recognize that the Township has now drafted a staff report for these applications, recommending approval of the zoning by-law amendment, subject to a Holding (HX) symbol provision being applied to the General Commercial Zone, requiring the submission of a satisfactory Natural Hazards Assessment as a condition of its removal.

NVCA staff recommend that the Township use the following verbiage for the hold provision:

*"That a Natural Hazard Assessment be completed and implemented to the satisfaction of the Township and the Conservation Authority, demonstrating that the proposed development conforms to all applicable provincial and NVCA policies, standards, and criteria for development within flood hazard areas."*

Please feel free to contact the undersigned at extension 278 or dmetheral@nvca.on.ca should you require any further information or clarification on any matters contained herein.

Sincerely,

*Davin Metheral*

Davin Metheral  
Planner

## Nick Ainley

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**From:** [REDACTED]  
**Sent:** April 30, 2025 3:13 PM  
**To:** Nick Ainley  
**Subject:** Lilacpark

You don't often get email from [REDACTED]

**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.

Dear Nick

**File number(s)**  
2025-013  
2025-014

In regards to Lilacpark:

I would ask that there be no access to the site from 200 Sutherland Street south, or anywhere along Sutherland St.

And it would be appreciated if they install a privacy, and sound reduction fence all along Sutherland St south.

Regards,

[REDACTED]

Sent from my iPhone

## Nick Ainley

---

**From:** [REDACTED]  
**Sent:** April 30, 2025 3:38 PM  
**To:** Clearview Planning Team  
**Cc:** Nick Ainley  
**Subject:** Amendment & Zoning By-law

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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To Whom it may concern

I'm sending this email regarding the land at 7391–7411 County Rd. 91, 200 Sutherland Street South 2072–209 Quebec St. and 1018 County Rd. 42 in Stayner

I have a few questions that I would like to address

1. the fence around this property how high will it be and what material will it be made of? Will there be privacy?
2. Will the fence around the property help in a noise reduction?
3. From what I can see in the pictures there will be no entrance ways off of Sutherland Street south is this correct and will this always remain like that.
4. For the businesses that will be in this plaza will they have delivery entrance at the back of their buildings and if so, has there been any concern for deliveries times garbage, pick ups, etc.

I thank you for your time in reading my email

Thank you

[REDACTED]

## Nick Ainley

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**From:** [REDACTED]  
**Sent:** May 3, 2025 9:55 AM  
**To:** Nick Ainley  
**Subject:** Lilacpark

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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.

Dear Nick

I mentioned at the meeting about the traffic volume. Yes it is busy, but the province, or Clearview township could put an advanced green going east and west, and possibly increase the time limit at the intersection of hwy 26, 91, and airport road. That, and the turning lane they have proposed should help that corner. That way there would be no need to put any entranceways from Sutherland Street, or Quebec St. WE DO NOT WANT entranceways off of either of those streets. We just would like a privacy fence put in along Sutherland and Quebec St. With the amount of children that have moved into the subdivision, that would be a very dangerous idea to have entranceways along those two streets.

Regards,

[REDACTED]

Sent from my iPhone