Colin Ens Funk

From: Nunes, Carina <cnunes@scdsb.on.ca>
Sent: July 10, 2025 3:47 PM
To: Nick Ainley; Clearview Planning Team
Cc: Craig, Ben
Subject: Re: Request for Comment - 2025-051 Ashton Meadows Phase I - Draft Plan of Subdivision Extension Request

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 Nick. That helps clear things up. SCDSB planning staff have no concerns with the extension request. Appreciate the quick response.

Have a good weekend,
Carina

Carina Nunes, BES
Planner, Planning & Enrolment
Simcoe County District School Board
1170 Highway 26, Midhurst, ON, L9X 1N6
P: 249-388-3085 | cnunes@scdsb.on.ca

From: Nick Ainley <nainley@clearview.ca>
Sent: Thursday, July 10, 2025 3:32 PM
To: Nunes, Carina <cnunes@scdsb.on.ca>; Clearview Planning Team <plan@clearview.ca>
Cc: Craig, Ben <bcraig@scdsb.on.ca>
Subject: RE: Request for Comment - 2025-051 Ashton Meadows Phase I - Draft Plan of Subdivision Extension Request

Hi Carina,

Thank you for the comments. To help clarify, while the current DPA and Extension request technically applies to the overall subject property identified within the previous circulated orthophoto, it is noted that separate draft plan approval (including formal application) is still required for the development of the remainder of the "lands owned by the applicant" which comprise the eastern portion of the subject lands known municipally as Ashton Meadows 'Phase 2'. Therefore, any on-going discussions with the applicant regarding the requirement for a school block within the 'Phase 2' lands would not be impacted by extension of the existing draft plan approval or omission of a specific condition within the existing draft plan conditions.

In practicality, the current draft plan extension primarily relates to development of the remaining portion of the Phase I lands (i.e. Phase 1B) which comprise the western half of the site, following previous registration of Phase 1A in September 2021 which was comprised of the first 72 of the 224 draft plan approved dwelling units.

Apologies for any confusion. If you wish to discuss directly, please feel free to give me a call.

Best regards,
Nick Ainley, *B.U.R.PL*

Community Planner
Township of Clearview
(705) 428-6230 ext. 242
nainley@clearview.ca

In Office (Monday-Wednesday & Friday)
Remote Work (Thursday)

From: Nunes, Carina <cnunes@scdsb.on.ca>
Sent: July 10, 2025 2:09 PM
To: Clearview Planning Team <plan@clearview.ca>; Nick Ainley <nainley@clearview.ca>
Cc: Craig, Ben <bcraig@scdsb.on.ca>
Subject: Re: Request for Comment - 2025-051 Ashton Meadows Phase I - Draft Plan of Subdivision Extension Request

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 afternoon Nick,

Please see attached SCDSB's comments for the Draft Plan Extension request for Ashton Meadows Phase I. Should you have any questions or concerns, do not hesitate to reach out.

Thank you,

Carina Nunes, BES
Planner, Planning & Enrolment
Simcoe County District School Board
1170 Highway 26, Midhurst, ON, L9X 1N6
P: 249-388-3085 | cnunes@scdsb.on.ca

From: Clearview Planning Team <plan@clearview.ca>
Sent: Friday, July 4, 2025 4:19 PM
To: Clearview Planning Team <plan@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha Helmkay <shelmkay@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; 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>; planninganddevelopment@bell.ca <planninganddevelopment@bell.ca>; municipalplanning@enbridge.com <municipalplanning@enbridge.com>; LandUsePlanning@HydroOne.com <LandUsePlanning@HydroOne.com>; tburrell@epcor.com <tburrell@epcor.com>; jwilson@epcor.com <jwilson@epcor.com>; mmehta@epcor.com <mmehta@epcor.com>; willy.behrens@canadapost.postescanada.ca <willy.behrens@canadapost.postescanada.ca>; Christine.Bushey@smdhu.org <Christine.Bushey@smdhu.org>; Clee, Sandy <sclee@scdsb.on.ca>; Kirton,

Katie <kkirton@scdsb.on.ca>; Bartmann, Kristen <kbartmann@scdsb.on.ca>; Nunes, Carina <cnunes@scdsb.on.ca>; chyde@smcdsb.on.ca <chyde@smcdsb.on.ca>; planningdept@smcdsb.on.ca <planningdept@smcdsb.on.ca>; nec@ontario.ca <nec@ontario.ca>; simcoecirculations@rci.rogers.com <simcoecirculations@rci.rogers.com>; executivevp.lawanddevelopment@opg.com <executivevp.lawanddevelopment@opg.com>; Colin.Mulrenin@ontario.ca <Colin.Mulrenin@ontario.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>; paigew@curvelake.ca <paigew@curvelake.ca>; keithk@curvelake.ca <keithk@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>; greggarratt63@gmail.com <greggarratt63@gmail.com>; k.a.sandy-mckenzie@rogers.com <k.a.sandy-mckenzie@rogers.com>; consultations@wendake.ca <consultations@wendake.ca>; consultations@metisnation.org <consultations@metisnation.org>
Subject: RE: Request for Comment - 2025-051 Ashton Meadows Phase I - Draft Plan of Subdivision Extension Request

***** EXTERNAL EMAIL *****
This email originated from outside of the SCDSB.
DO NOT click links or open attachments unless you recognize the sender, have verified their email address and know the content is safe.

Hello,

Please find attached a Request for Comment and associated submission materials (refer to attached documents). The applicant, Cortel Group, has submitted a formal letter requesting a five (5) year extension of Draft Plan Approval for the Ashton Meadows Phase I plan of subdivision located at lands legally described as NOTTAWASAGA CON 2 E PT LOT;23 RP 51R42884 PT PART 1 (roll no. 432901000209412) and as depicted in Schedule 'A'. There are no changes proposed to the approved Draft Plan, only an extension of the deadline.

Should any circulated party have comments to any of the existing Draft Plan conditions, please submit comments to plan@clearview.ca on or before July 21st, 2025.

Please contact the Community Planner assigned to the file with questions or if you are unable to provide comment by this date.

Best regards,
Nick Ainley, *B.U.R.PL*
Community Planner
Township of Clearview

(705) 428-6230 ext. 242
nainley@clearview.ca

In Office (Monday-Wednesday & Friday)
Remote Work (Thursday)

CONFIDENTIALITY NOTICE: This e-mail message (including attachments, if any) is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, proprietary, confidential and exempt from disclosure. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and permanently delete this email.

This message is being sent on behalf of the Simcoe County District School Board and/or your child's school in compliance with the Canadian Anti-Spam Legislation. Questions regarding this electronic communication may be referred to: CASL, Simcoe County District School Board, 1170 Highway 26, Midhurst, Ontario, L9X 1N6.

You may unsubscribe from receiving these messages by FORWARDING this email to "unsubscribe@scdsb.on.ca".

This e-mail and any attachments are intended only for the use of the addressee(s) and may contain information that is privileged or confidential and protected under the Education Act and the Municipal Freedom of Information and Protection of Privacy Act. If you are not the intended recipient, or responsible for delivering the information to the intended recipient, you are hereby notified that any dissemination, distribution, printing or copying of this e-mail and any attachments is strictly prohibited. If this e-mail and any attachments were received in error, please notify the sender by reply e-mail and delete the original message. Please consider the environment before printing this email or attachments.

CONFIDENTIALITY NOTICE: This e-mail message (including attachments, if any) is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, proprietary, confidential and exempt from disclosure. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and permanently delete this email.

Colin Ens Funk

From: RMO <RMO@nvca.on.ca>
Sent: July 11, 2025 9:22 AM
To: Clearview Planning Team
Subject: Re: Request for Comment - 2025-051 Ashton Meadows Phase I - Draft Plan of Subdivision Extension Request

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 Clearview planning team,

I've reviewed the properties at lands legally described as NOTTAWASAGA CON 2 E PT LOT;23 RP 51R42884 PT PART 1 (roll no. 432901000209412) against the policies of Source Water Protection under the Clean Water Act. There are no policies that apply, therefore, I have no concerns.

Thank you,

Sheri Steiginga (she/her)
Source Water Coordinator
Risk Management Official/Inspector Township of Clearview
c/o Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479, ext. 267
ssteiginga@nvca.on.ca | nvca.on.ca
This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender and destroy all copies of the original message.

From: Ian Ockenden <iockenden@nvca.on.ca>
Sent: July 7, 2025 5:34 PM
To: RMO <RMO@nvca.on.ca>
Subject: Fw: Request for Comment - 2025-051 Ashton Meadows Phase I - Draft Plan of Subdivision Extension Request

Ian Ockenden, M. Sc. (he/him)
Manager, Watershed Science
Risk Management Official/Inspector
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

This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender and destroy all copies of the original message.

From: Clearview Planning Team <plan@clearview.ca>
Sent: Friday, July 4, 2025 4:19 PM
To: Clearview Planning Team <plan@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha Helmkay <shelmkay@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Planning Dept <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>; planninganddevelopment@bell.ca <planninganddevelopment@bell.ca>; municipalplanning@enbridge.com <municipalplanning@enbridge.com>; LandUsePlanning@HydroOne.com <LandUsePlanning@HydroOne.com>; tburrell@epcor.com <tburrell@epcor.com>; jwilson@epcor.com <jwilson@epcor.com>; mmehta@epcor.com <mmehta@epcor.com>; willy.behrens@canadapost.postescanada.ca <willy.behrens@canadapost.postescanada.ca>; Christine.Bushey@smdhu.org <Christine.Bushey@smdhu.org>; sclee@scdsb.on.ca <sclee@scdsb.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>; chyde@smcdsb.on.ca <chyde@smcdsb.on.ca>; planningdept@smcdsb.on.ca <planningdept@smcdsb.on.ca>; nec@ontario.ca <nec@ontario.ca>; simcoecirculations@rci.rogers.com <simcoecirculations@rci.rogers.com>; executivevp.lawanddevelopment@opg.com <executivevp.lawanddevelopment@opg.com>; Colin.Mulrenin@ontario.ca <Colin.Mulrenin@ontario.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>; paigew@curvelake.ca <paigew@curvelake.ca>; keithk@curvelake.ca <keithk@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>; greggarratt63@gmail.com <greggarratt63@gmail.com>; k.a.sandy-mckenzie@rogers.com <k.a.sandy-mckenzie@rogers.com>; consultations@wendake.ca <consultations@wendake.ca>; consultations@metisnation.org <consultations@metisnation.org>
Subject: RE: Request for Comment - 2025-051 Ashton Meadows Phase I - Draft Plan of Subdivision Extension Request

Hello,

Please find attached a Request for Comment and associated submission materials (refer to attached documents). The applicant, Cortel Group, has submitted a formal letter requesting a five (5) year extension of Draft Plan Approval for the Ashton Meadows Phase I plan of subdivision located at lands legally described as NOTTAWASAGA CON 2 E PT LOT;23 RP 51R42884 PT PART 1 (roll no. 432901000209412) and as depicted in Schedule 'A'. There are no changes proposed to the approved Draft Plan, only an extension of the deadline.

Should any circulated party have comments to any of the existing Draft Plan conditions, please submit comments to plan@clearview.ca on or before July 21st, 2025.

Please contact the Community Planner assigned to the file with questions or if you are unable to provide comment by this date.

Best regards,
Nick Ainley, *B.U.R.PL*

Community Planner
Township of Clearview
(705) 428-6230 ext. 242
nainley@clearview.ca

In Office (Monday-Wednesday & Friday)
Remote Work (Thursday)

CONFIDENTIALITY NOTICE: This e-mail message (including attachments, if any) is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, proprietary, confidential and exempt from disclosure. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and permanently delete this email.

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

July 18, 2025

VIA EMAIL

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

RE: Request for Extension of Draft Plan of Subdivision Approval
Location: Ashton Meadows Phase I – Part of Lot 23, Concession 2 East; RP 51R42884 Part 1, former Township of Nottawasaga
Municipal Address: 251 Margaret Street, Stayner
Applicant: Cortel Group
Township of Clearview
County File: SP-T-0801
Municipal File: 2025-051

Thank you for circulating the County on this application for comment. It is understood that the applicant is seeking an extension of the draft plan of subdivision approval for lands legally described as Part of Lot 23, Concession 2 East; RP 51R42884 PT Part 1 in the former Township of Nottawasaga and municipally known as 251 Margaret Street for a period of five (5) years to August 27, 2030.

This extension would apply to Phase 1 of Ashton Meadows for the development of 224 single detached dwelling units, one (1) stormwater management block, one (1) future access block, one (1) pump station block, and two (2) blocks owned by the applicant.

The draft plan was initially approved on September 13, 2010, with extensions approved in 2015, and 2020. The current approval is set to lapse on August 27, 2025. Section K of the Conditions of Draft Plan Approval (Schedule C) identifies the conditions requested by the County of Simcoe.

The County has no concerns with the proposal to extend the draft plan of subdivision.

Sincerely,
The Corporation of the County of Simcoe

Milandeep Bhutta, Planner II – County of Simcoe
P: 705-726-9300 Ext. 1973
E: Milandeep.bhutta@simcoe.ca

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

Nick Ainley

From: Patti Kennedy
Sent: July 31, 2025 12:21 PM
To: Nick Ainley
Cc: Dan Perreault; Rossalyn Workman; Christine Taggart
Subject: Request for Comment - 2025-051 Ashton Meadows Phase I - Draft Plan of Subdivision Extension Request

Good afternoon Nick,

PW/Engineering Staff have reviewed the request below and as discussed were unable to provide a detailed review, comments, and updated/revised draft plan conditions by your required deadline.

Engineering Staff support Planning Staff's recommendation to proceed with extending this draft plan with the current conditions at this time, with a noted set timeline to go back to Council with updated/revised conditions.

We recommend that a date for renewing these conditions be added to your staff report and that date be by the end of this year (2025). PW/Engineering Staff expects to be able to provide our updated/revised conditions to Planning before the end of 2025.

PW/Engineering Staff's position to proceed this way is based on the following:

1. The applicant did not provide the Township with the required 90 days to process this request.
2. The original conditions have not been updated over the past 15 years.
3. Several original conditions are no longer valid or necessary.
4. New/updated conditions, in keeping with other recent Draft Plan extension requests, are required.
5. This Plan of Subdivision has significant external works and considerations that must be captured in conditions of approval, which require time to review and discuss.

Should you require anything further at this time, please advise.

Regards,

Patti Kennedy, C.E.T.
Manager of Engineering
Township of Clearview
(705) 428-6230 ext. 268
(705) 441-4083 (cell)
pkennedy@clearview.ca

CLEARVIEW TOWNSHIP
www.clearview.ca
705-428-6230
217 Gideon Street, Stayner ON
L0M 1S0

CONFIDENTIALITY NOTICE: This e-mail message (including attachments, if any) is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, proprietary, confidential and exempt from disclosure. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and permanently delete this email.