



TOWNSHIP OF CLEARVIEW COMMITTEE OF ADJUSTMENT MEETING AGENDA

Wednesday, September 13, 2023

7:00 P.M.

Online via Zoom

1. CALL TO ORDER

Land Acknowledgement

I would like to begin our meeting by recognizing the First Nations, Metis and Inuit peoples of Canada as traditional stewards and caretakers of the land. We acknowledge that Clearview Township is located within the boundaries of Treaty 18, the traditional lands of the Anishinaabeg, Haudenosaunee, Tionontati, Wendat, and is the home of many First Nations, Metis, and Inuit peoples as part of an intricate nationhood that reaches across Turtle Island. At this time of truth and reconciliation, we welcome the opportunity to work together towards new understandings and new relationships and ask for guidance in all we do.

2. CONFIRMATION OF MINUTES

2.1 Minutes of the Committee of Adjustment meeting held on August 9th, 2023.

3. DISCLOSURE OF PECUNIARY INTEREST

4. APPLICATIONS

4.1 Consent File 23-B05 – 2056 Concession 8 South (Hamilton)

5. NEW BUSINESS

6. NEXT MEETING

Tentatively scheduled for Wednesday, October 11, 2023

7. ADJOURNMENT



Township of Clearview Committee of Adjustment Minutes

Meeting held via Zoom and broadcast on YouTube on August 9, 2023, commencing at 7:00 p.m.

Members Present:

Chuck Arrand, Chairman
Dan Fantin
Gord Zeggil
Marc Royal
Robert McArthur

Staff Present:

Rossalyn Workman, Community Planner
Nick Ainley, Community Planner
Christine Taggart, Secretary-Treasurer

1. Call to Order

The Chairman called the meeting to order at 7:00 p.m.

2. Minutes

2.1 Minutes of the Committee of Adjustment meeting held on July 12, 2023.

Moved by R. McArthur

That the minutes of the Committee of Adjustment meetings held July 12, 2023, be approved as circulated.

Carried.

3. Disclosure of Pecuniary Interest

4. Applications

Consent File 23-B04

111 George Street – 2408969 Ontario Inc.

The purpose and effect of the application is to sever one residential lot.

PROPOSED SEVERED LOT: 19.9 metres frontage overall, 884 square metres with dwelling and accessory building.

RETAINED LOT: 103.5 metres of frontage overall, 17,900 square metres vacant land.

The Chairman announced the application and asked the Secretary-Treasurer to summarize the application and any correspondence received.

The Secretary read the notice of application and advised that circulation of the applications was mailed on July 25, 2023, to the applicant, appropriate agencies, and property owners within 60 metres. The Secretary summarized the comments received by Hydro One and the Nottawasaga Valley Conservation Authority, having no concern or objection to the application.

The Chairman asked Planning Staff to provide any additional information. Ms. Workman advised Committee that the Zoning By-law Amendment was passed and no appeals received.

The Chairman asked the applicant if they had a presentation they would like to make. Ms. Loft provided a brief PowerPoint presentation explaining the purpose of the application.

The Chairman asked Committee if they had any questions or comments.

Member Zeggil asked Ms. Rossalyn if there is an allowance for a water hook up. Ms. Workman advised that the property already has a water hook up and they currently have a septic system. She further explained that the requirement for the development agreement is to ensure that once municipal sewage is available they would be required to extend the services and to hook up.

Member McArthur asked Ms. Loft to confirm that all four accessory structures will be removed. Ms. Loft confirmed that all four accessory structures will be removed.

It was then:

Moved by: G. Zeggil

That consent application 23-B04 be approved as applied for with the following conditions:

1. That the applicant meets all the requirements, financial and otherwise of the Municipality including servicing by-law charges and payment of the fee of \$150.00 per lot for each Certificate of Consent to be issued.
2. That the applicant provides a description of the land which may be registered under the requirements of the Registry Act or Land Titles Act as applicable, for each lot created.
3. That the applicant pays a minimum of \$7073.33 per newly created lot to the municipality or an amount equal to the 5% Parkland Contribution as required by the Planning Act as a requirement of the approval. Please note that the flat rate number is a minimum as it is adjusted annually in accordance with the Statistics Canada Quarterly, Construction Price Statistics, based on the twelve-month period ending September 30th.

4. That any mortgage on the property be discharged from any lands being severed and that the solicitor provide an undertaking in writing that this condition will be fulfilled.
5. That the applicant successfully applies to the municipality to amend the Zoning By-law to zone a portion of the subject lands from Development Area (DA) Zone to 'Residential Low-Density Exception' (RS2-10) Zone and 'Development Area Hold' (DA)(H26) Zone.
6. That the applicant be required to remove the four detached accessory buildings and any other structures that are located on the retained parcel. There are four detached accessory structures that are shown on the sketch by Martin Knisley project number 91-65-9 dated December 7, 2022. It is possible that the owner may need to obtain a demolition permit from the Township of Clearview Building Department to remove these buildings and structures.
7. That prior to stamping the deeds, the applicant enters into and register on the severed lot, a Development Agreement pursuant to Section 51(26) and (27) of the Planning Act and pay to the Township the \$2000.00 agreement fee plus the costs of the Township's solicitor. The agreement will cover the severance application (23-B04). The development agreement is intended to give a guidance to current and future owners of the obligations that will be required when the draft plan of subdivision on the adjacent lands is finalized. The following items are to be included in the terms of the Development Agreement to the Township satisfaction:
 - a. That the Owner of the lands is aware that when full municipal services are brought across the frontage of these lands, the owner will be required to connect into these services at no cost of the municipality, and,
 - b. That the Owner of the lands will be required to pay their reasonable efforts to extend the construction of George Street and any other frontage costs.

REASON FOR DECISION

The Committee believes that the request is desirable for the appropriate development and use of the lands.

Carried.

Minor Variance File 23-A13

5330 Concession 3 – Pacheco

PROPOSED MINOR VARIANCE: To request the approval of the Committee of Adjustment for relief from the Residential Large Lot (RS1) zone maximum gross floor area for accessory buildings 64 square metres to 84 square metres.

The effect of the application is to allow for the construction of a detached accessory building (garage), on the subject lands.

The Secretary read the notice of application and advised that circulation of the applications was mailed on July 25, 2023, to the applicant, appropriate agencies, and property owners within 60 metres. The Secretary advised that no comments were received.

The Chairman asked Planning Staff to provide any additional information. They had none.

The Chairman asked the applicant if they had a presentation they would like to make. They had none.

The Chairman asked Committee if they had any questions or comments. They had none.

It was then;

Moved by: R. McArthur

That minor variance application 23-A13 be approved as applied for.

REASON FOR DECISION

1. The proposal conforms to the Official Plan;
2. The proposal conforms to the general intent and purpose of the Zoning By-law;
3. The variance is minor in nature; and
4. The variance is desirable for the appropriate development of the lands.

Carried.

Minor Variance File 23-A14

7304 36/37 Sideroad – 2378814 Ontario Corporation

PROPOSED MINOR VARIANCE: To request the approval of the Committee of Adjustment for relief from the Rural (RU) zone maximum height for non-agricultural accessory buildings of 8 metres to 10 metres.

The effect of the application is to allow for conversion of an existing barn to a non-agricultural accessory building on the subject lands.

The Chairman announced the application and asked the Secretary-Treasurer to summarize the application and any correspondence received.

The Secretary read the notice of application and advised that circulation of the applications was mailed on July 25, 2023, to the applicant, appropriate agencies, and property owners within 60 metres. The Secretary advised that a letter of support was received from Trevor and Livia Jones.

The Chairman asked Planning Staff to provide any additional information. They had none.

The Chairman asked the applicant if they had a presentation they would like to make. They had none.

The Chairman asked Committee if they had any questions or comments.

Member Zeggil asked Mr. Ainley if the owners are still able to apply for a special event permit. Mr. Ainley confirmed that the owners could apply for a special event permit.

It was then;

Moved by: G. Zeggil

That minor variance application 23-A14 be approved subject to the following condition:

1. The applicant is advised that following conversion of the existing barn on the subject lands to a non-agricultural accessory building, use of the barn must remain accessory and incidental to the primary residential use of the subject lands. Use of the barn building for a primary and/or standalone use such as a public event venue is not permitted.

REASON FOR DECISION

1. The proposal conforms to the Official Plan;
2. The proposal conforms to the general intent and purpose of the Zoning By-law;
3. The variance is minor in nature; and
4. The variance is desirable for the appropriate development of the lands.

Carried.

5. New Business

None.

7. Next Meeting

Tentatively scheduled for Wednesday, September 13, 2023.

8. Adjournment

There being no further business, the Chairman adjourned the meeting at 7:23 pm.

Chuck Arrand, Chair

Christine Taggart, Secretary-Treasurer



CLEARVIEW

COMMITTEE OF ADJUSTMENT

File Number: 23-B05 (2023-046)

Meeting Date: September 13, 2023

Report From: Rossalyn Workman, Community Planner

Application: Consent for 2056 and 2100 Concession 8 South
Nottawasaga (Hamilton)

RECOMMENDATION:

Be it resolved, that Committee of Adjustment of the Township of Clearview hereby:

Approves consent 23-B05 pertaining to lands at 2056 and 2100 Concession 8 South Nottawasaga subject to the following conditions:

1. That the owner meet all the requirements, financial and otherwise of the Municipality including servicing by-law charges and payment of the fee of \$150.00 per lot for each Certificate of Consent to be issued.
2. That the owner's solicitor obtains a cancelation certificate from the Township and pay the required fee of \$150.00, to ensure that the severed (2056 Concession 8 South and merged lands 2100 Concession 8 South) and receiving parcel (2110 Concession 8 South) merge as one parcel. The solicitor shall provide an undertaking in writing that this condition will be fulfilled as well as merging the pin numbers to have only one pin number for the new parcel.
3. That the owner provides a description of the land which may be registered under the requirements of the Registry Act or Land Titles Act as applicable, for each lot created.
4. That any mortgage on the property be discharged from any lands being severed and for any lands to be added to a lot (2110 Concession 8 South) with a mortgage, that mortgage shall be extended onto the additional land and that the solicitor provide an undertaking in writing that this condition will be fulfilled.
5. That the property to be severed is conveyed into the same name as the owner of abutting land to the West and North, 2056 Concession 8 South and being assessed as Roll No. 432901001015000 and that the solicitor provide an undertaking in writing that this condition will be fulfilled as well merging the pin numbers to have only one pin number for the new parcel.
6. That the property to be merged and conveyed into the same name as the owner of abutting land to the East, 2100 Concession 8 South being assessed as Roll No.

432901001015200 and that the solicitor provide an undertaking in writing that this condition will be fulfilled as well merging the pin numbers to have only one pin number for the new parcel.

7. That the owner successfully applies to the municipality to amend the Zoning By-law 06-54, to zone a portion of the subject lands from 'Development Area' (DA) Zone and 'Rural' (RU) to 'Residential Hamlet' (RS) Zone and 'Environmental Protection Exception' (EP-9) Zone.

NOTES REGARDING CONSENT:

- As per Section 53(41) of the Planning Act, R.S.O., 1990, all conditions of this decision shall be fulfilled and the Certificate of Consent issued within two years of this date. If all of the conditions have been met and all the authorities concerned have so notified the Committee in writing, the Secretary-Treasurer is authorized to issue the Certificate of Consent.
- This consent is granted on the basis that Subsection (3 or 5) of Section 50 of the Planning Act, R.S.O., 1990, applies to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.

BACKGROUND:

Subject Lands

The property known as 2110 Concession 8 South has an existing house. The properties known as 2056 and 2100 Concession 8 South are surrounding the property with house known as 2110 Concession 8 South. The size of 2110 Concession 8 South is 0.399 ha, the size of 2100 Concession 8 South is 0.160 ha, and the size of 2056 Concession 8 South is 7.876 ha. The property known as 2056 Concession 8 South, is partially located within the settlement area of Glen Huron. Property 2110 and 2100 Concession 8 South are both located in the settlement area of Glen Huron.

The Proposal

The application is proposing to sever a portion of the land from 2056 Concession 8 South to be added to the abutting lands located at 2100 and 2110 Concession 8 South. The lands at 2100 Concession 8 South will be merged with 2110 Concession 8 South along with the severed lands from 2056 Concession 8 South. The proposed severed parcel is 17 m of frontage and 0.27 ha (.67 acres) of vacant lands, and the proposed land to be merged is 71 m frontage and 0.181 ha (.45 acres) vacant land. The retained lands will be 427 m of frontage overall, 8.2 ha (20 acres) with a dwelling and accessory building. The severed land and the land to be merged will result in 2110 Concession 8 being one lot having a total frontage of 154 m and lot area of .75 ha (1.85 acres). There is an existing house, accessory structures, septic, well and driveway, which are all proposed to be contained on one lot.

At the August 14, 2023 Council meeting a recommendation report regarding the rezoning application for the subject lands, and the draft zoning by-law was approved by Council. The zoning by-law will be provided to Council for approval at the September 11, 2023 Council meeting. Assuming approval and if no appeals are received, the by-law should be in effect in early October.

Existing Policy Framework

The subject lands are designated 'Residential', 'Escarpment – Protection Area' and 'Minor Urban Centre' within the Township of Clearview Official Plan (2001). The lands are zoned 'Residential Hamlet' (RS) Zone, 'Environmental Protection Exception' (EP-9) Zone and 'Hazard Land Overlay' (FP) within the Township of Clearview Zoning By-law 06-54, as amended. Exception No. 9 will recognize the existing driveway serving the residential dwelling. The lands are also within the Niagara Escarpment Plan Area with some lands in a 'Minor Urban Centre' and some lands within 'Escarpment Protection Area' and all lands are outside of Development Control Regulation but are governed by the Niagara Escarpment Plan (2017).

COMMENTS AND ANALYSIS:

In considering an application for Consent, a review of the Provincial Policy Statement, A Place to Grow, County and Local Official Plans must be undertaken. The proposed consents must be assessed for consistency, conformity and compliance.

Provincial Policy Statement

The application is fulfilling and is consistent with the PPS policies, which promotes the creation of healthy, livable, and safe communities. The PPS provides direction that settlement areas will be the focus of growth and development. These subject lands are located within the settlement area of Glen Huron, with an existing house, and contained within the Niagara Escarpment. The application proposes to correct several land use conflicts where the existing owner has developed and expanded his residential use outside of the boundary of his land ownership. The proposed consent/lot addition application will add land to the existing lot with the house to ensure there is one lot that contains all the associated components, driveway, well etc. The subject application does not facilitate any new development and will not result in a new lot.

The PPS requires that development be directed to areas outside of the hazardous lands. No new development is proposed as part consent application. The application will be an lot addition and a merging of an existing lot which will correct an encroachment with the subject lands known as 2056 Concession 8 South. The effects and the risks to public safety are minor and will be mitigated by the zoning of the lands with the slope hazard will be zoned to Environmental Protection (EP) to not allow any further development. The existing driveway for the subject lands is located in the Environmental Protection Exception (EP-9) Zone.

The NVCA are satisfied with the use of the Environmental Protection Exception (EP-9) Zoning on the lands, as well as the consideration to allow the existing driveway. This means that any potential development has been directed outside of the hazardous lands and will not occur on the lands proposed to be Residential Hamlet (RS), which is consistent with the PPS. No new hazards are being created and existing hazards are not be aggravated and no adverse environmental impacts will result.

The application will be consistent with the PPS and will promote the objective of focusing growth and development within a settlement area. The proposed lot additions, while not creating a new lot, will result in lot that is locally appropriate and in keeping with the surrounding lots in the area.

The proposal is consistent with the Provincial Policy Statement (2020) issued under the *Planning Act*.

Niagara Escarpment Plan

The subject lands are located within the Niagara Escarpment Plan Area and are partially located within the Minor Urban Centre of Glen Huron. The property is not within Development Control regulations of Niagara Escarpment Plan, meaning that a Development Permit is not needed. Lot additions, while not creating a new lot, are subject to the Township Official Plan policies and as long as those policies do not conflict with the Niagara Escarpment Plan. The proposed lot adjustment will not be contrary to the lot creation policies in the Official Plan. The lot addition land is primarily within the Minor Urban Centre of Glen Huron. There is no new development proposed and no new lot will be created. There is already an existing house, accessory structures and a driveway.

The proposed lot addition on the property will not conflict with the Niagara Escarpment Plan or the Township of Clearview Official Plan. A single detached house is a permitted use in the plan areas, and as the lands are outside of the Development Control Area no development permit is required.

The proposal is consistent with the Niagara Escarpment Plan (2017) issued under the *Planning Act*.

The Growth Plan

The proposal is in the built-up area of the community of Glen Huron a settlement area. There is an existing house, existing driveway, well, septic and accessory structures. The proposed lot addition and land merger will ensure that all components of this proposed residential lot are located on one lot. The application will recognize the existing situation and no new development is proposed. The proposed lot addition and land merging will promote complete communities, by ensuring that all components of the residential use are contained on one lot.

The proposal is consistent with the Growth Plan (2020) issued under the *Planning Act*.

County of Simcoe Official Plan

The proposal is in Glen Huron, which is considered a Settlement Area and in the Niagara Escarpment Plan Area (NEP) in the County of Simcoe Official Plan. Settlement areas are to be the focus of growth and development opportunities in the County. The County OP relies on the local OP and the Niagara Escarpment Plan to provide specific land use designations and in this case the lands are designated 'Residential', 'Minor Urban Centre' and 'Escarpment – Protection Area'. Section 3.10.1 states that development within the NEP area must meet the requirements of the Plan as well as the Township of Clearview Official Plan policies.

The proposed lot addition and land merging will not be creating a new lot, it will be undertaking a boundary adjustment or technical consent, which is permitted by the Township of Clearview Official plan and the Niagara Escarpment Plan. The application will ensure that all the lands being used for the residential use are contained on one lot. No new lot is being created, this is a boundary adjustment to ensure the residential use is contained on one lot.

The proposal is consistent with the County of Simcoe Official Plan (2016) issued under the *Planning Act*.

Clearview Township Official Plan

The subject lands are designated 'Residential', 'Escarpment – Protection Area', and some of the lands are located within the Settlement area of Glen Huron, which is designated 'Minor Urban Centre' within the 2001 Township Official Plan.

Section 5.0 Niagara Escarpment Plan within the Township Official Plan, states that all development within the area are subject to the Niagara Escarpment Plan and will be required to obtain a development permit when within the Development Control Area. The property is not within Development Control regulations of Niagara Escarpment Plan, meaning that a Development Permit is not needed.

Lot additions, while not creating a new lot, are subject to the Township Official Plan and as long as those policies do not conflict with the Niagara Escarpment Plan. The proposed lot adjustment does not conflict with the lot creation policies in the Official Plan. Section 9.3.5 Technical or Legal Consents permits boundary adjustments which do not result in a creation of a new lot. No new development is proposed and no new lot will result as part of the subject application. In fact, there will be a merging of a existing lot as a result of this application.

The proposal conforms to the 2001 Township Official Plan.

Clearview Zoning By-law

The subject lands will be zoned Residential Hamlet (RS) and Environmental Protection Exception (EP-9). The Zoning By-law will be approved by Council at the September 11, 2023 Council meeting. The exemption number nine will recognize an existing driveway for a residential dwelling.

The lands are also subject to the Hazard Land Overlay (FP), and a permit will be required from the Nottawasaga Valley Conservation Authority if any additional development is to occur on the lands. No new development is proposed on the subject lands and the lands subject to the hazard land slope have been zoned Environmental Protection Exception (EP-9) which does not permit any additional development. The subject lands are also subject to the Residential Hamlet (RS) Zone, where no new development is occurring but the lot additional applications comply with the zoning requirements.

The following table shows how the proposed new lot, retained lots and merged lands will conform to the lot area and frontage requirements of the respective zones:

Zoning Provisions – 2110 Concession 8 South (newly configured lot)	Residential Hamlet (RS)	Environmental Protection Exception (EP-9)
Minimum Lot Area requirement - 0.2 ha	Proposed 0.75 ha	No minimum
Minimum Lot Frontage requirement – 25 m	Proposed 154 m	No minimum

Zoning Provisions – 2056 Concession 8 South (retained)	Rural (RU)/Environmental Protection (EP)	Environmental Protection (EP)
Minimum Lot Area requirement - 0.4 ha	Proposed 7.6 ha	No minimum
Minimum Lot Frontage requirement – 45 m	Proposed 164 m	No minimum

Zoning Provisions – 2100 Concession 8 South (merged lands)	Environmental Protection Exception (EP-9)
Minimum Lot Area	No minimum
Minimum Lot Frontage	No minimum

The proposed severance and retained lands will comply with the zoning provisions as outlined in the table above.

The proposal conforms to the general intent and purpose of the Township's Zoning By-law.

Public & Agency Comments

Comment with no objection has been received from:

- Mary McCartney, Bell Canada
- Jasleen Kaur, Enbridge
- Scott McLeod, CBO Township of Clearview

The following the table of comments were received for the rezoning application, but are worth including in this report:

Agency	Comment
Davin Metheral, NVCA	<p>June 27, 2023</p> <p>The lands are subject to the Ontario Regulation 172/06 and a permit is required from the NVCA prior to any development. The lands to be rezoned are located within the regulated area due to the flood and slope erosion hazards. Due to the regulatory hazards NVCA Staff recommend that the land outside of the existing residential amenity space be restrictively zoned to ensure development is consistent with the natural hazard policies. Please provide copies of the draft by-law document for consideration including the schedules.</p> <p>Considering the comments above the NVCA stated that they had no objection to the application.</p> <p>Response:</p> <p>The lands are zoned to reflect potential hazard risk, since the lands are zoned with a Hazard Land Overlay (FP). This overlay signifies that any development will be required to obtain a permit from the Nottawasaga Valley Conservation Authority. The lands currently subject to the application are currently zoned 'Development Area' (DA) and 'Rural' (RU). The proposed zoning amendment will also consider zoning the lands Environmental Protection Exception (EP-9) Zone. This exception will recognize the existing driveway and reflect the existing natural hazard policy, that being a steep slope. A portion of the subject lands are already zoned Environmental Protection (EP), and these lands are located to the north and reflect the area of very steep slope and potential flood hazard. The lands proposed to be zoned Residential Hamlet (RS) Zone are outside of the natural hazard.</p> <p>Copy of these comments are attached in Appendix D.</p>
Sandy Dobbyn, Niagara Escarpment Commission	<p>February 7, 2023</p> <p>The comments state that the lands are within the Niagara Escarpment Plan area but is located within the Minor Urban Centre of Glen Huron. The property is not within a Development Control. Permitted uses include lot adjustments and are subject to the Township of Clearview Official Plan if those policies do not conflict with the Niagara Escarpment Plan. The proposed lot adjustment does not appear to the contrary to our lot creation policies.</p> <p>Response:</p> <p>None needed.</p> <p>Copy of these comments are attached in Appendix D.</p>

Comments can be found attached to this report as Schedule 'D'.

COMMUNICATION PLAN:

The Notice of Decision regarding this application will be distributed in accordance with the requirements of the Planning Act.

FINANCIAL IMPACT:

This proposal has no financial impact on the municipality.

REPORT SCHEDULES:

- Schedule A: Orthophoto
- Schedule B: Policy Framework
- Schedule C: Site Sketch
- Schedule D: Comments Received

PREPARED BY:

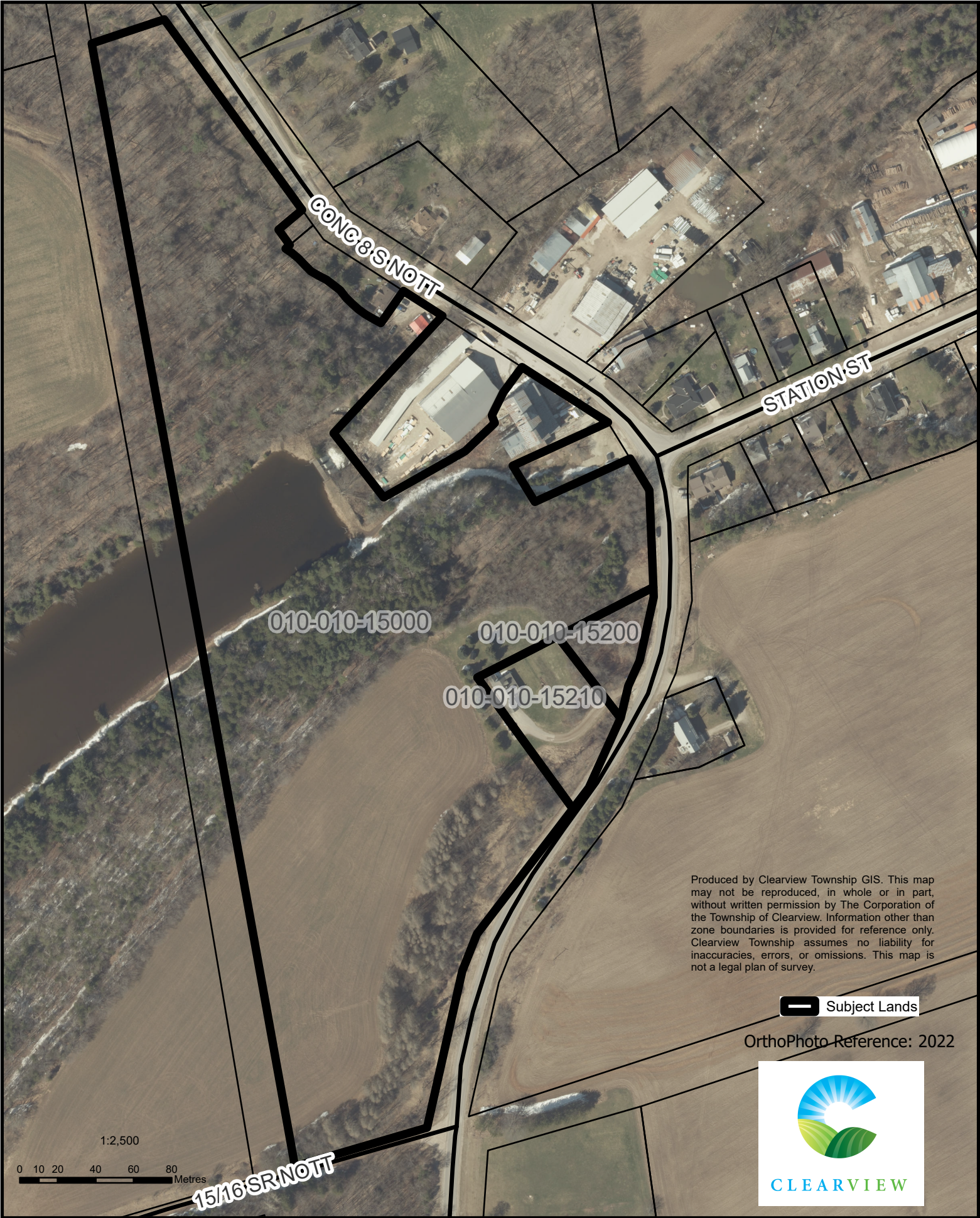
Rossalyn Workman, MURP, MCIP, RPP
Community Planner, Policy and Approvals

REVIEWED BY:


Amy Cann, M. PL., MCIP, RPP
Director of Community Services

Schedule A – Orthophoto

Schedule 'A': OrthoPhoto



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.

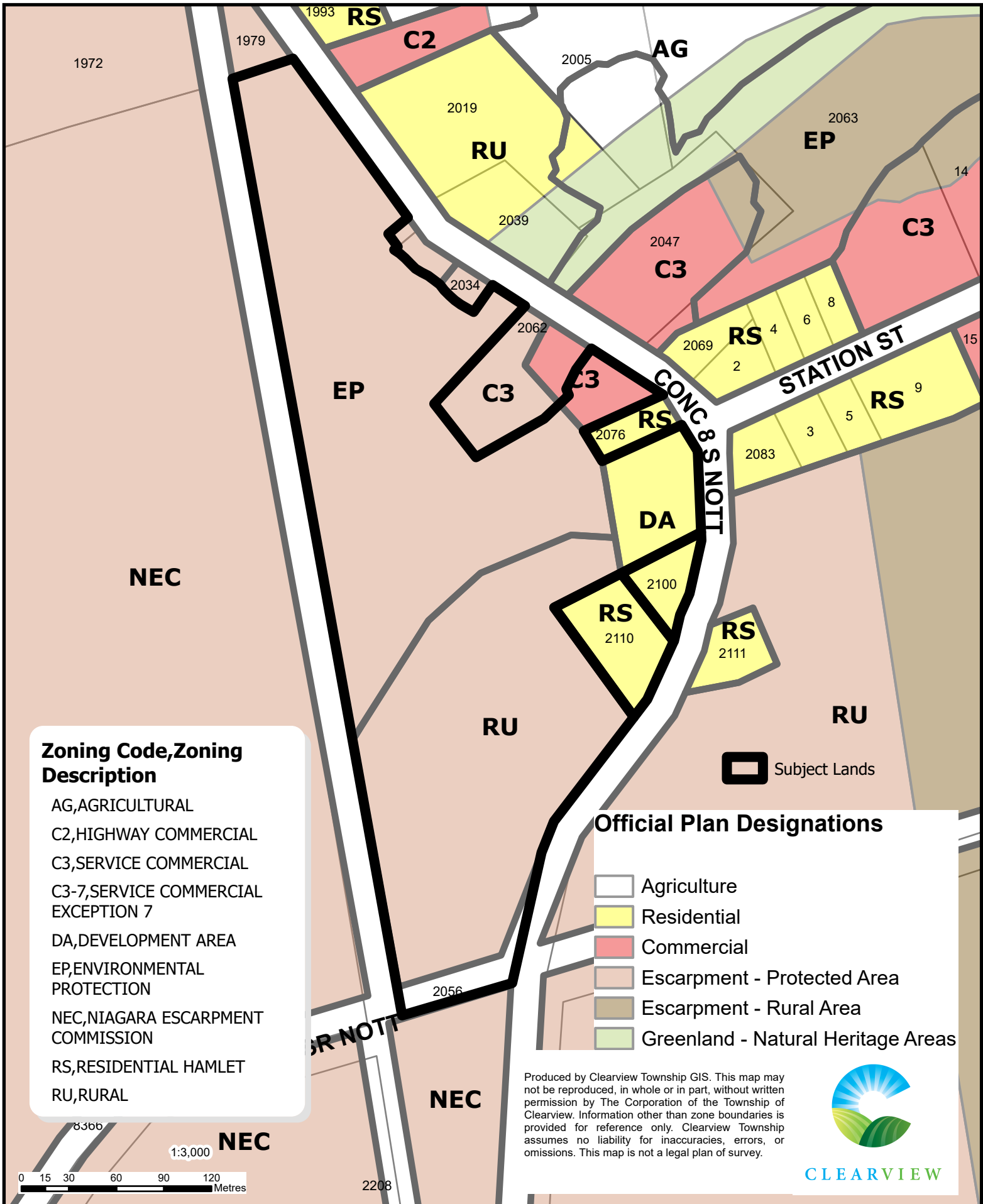
 Subject Lands

OrthoPhoto Reference: 2022



Schedule B – Policy Framework

Schedule 'B': Planning Policy



Schedule C – Site Sketch

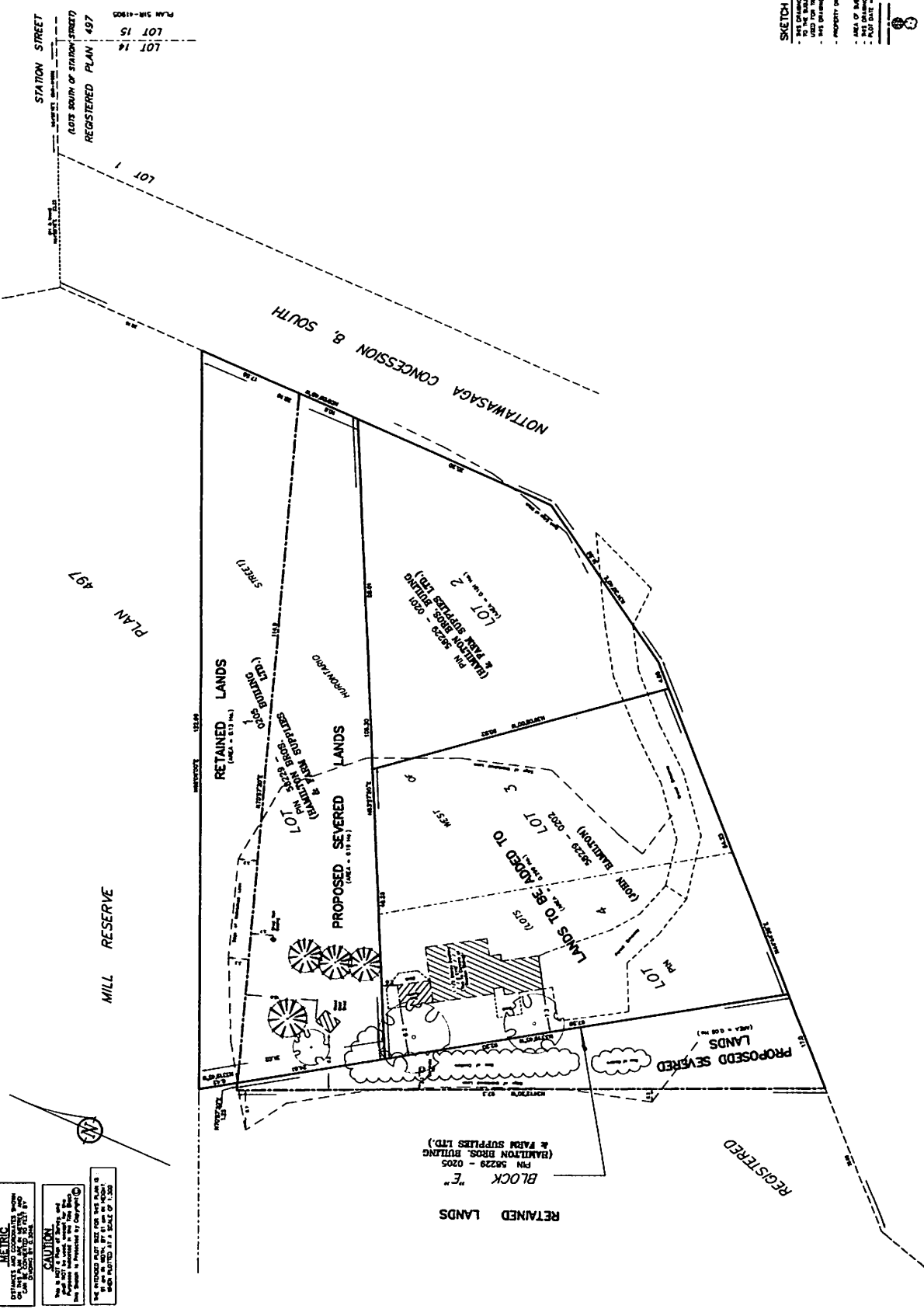
THIS REPORT HAS BEEN PREPARED FOR THE
OWNERS AND INTERESTED PARTIES
FOR PLANNING PURPOSES
THE AUTHOR ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES

**SKETCH SHOWING:
PROPOSED SEVERANCE -
2110 CONCESSION 8, SOUTH**
**LOTS 1, 2, 3 AND 4,
AND
(WEST OF HURONTARIO STREET)
PART OF BLOCK "E",
REGISTERED PLAN 315,
(GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA)
TOWNSHIP OF CLEARVIEW,
COUNTY OF SIMCOE.**
WINSEY LAND SURVEYING LTD.
2023

Scale = 1:300

SKETCH NOTES

- THE SKETCH HAS BEEN PREPARED TO ASSIST WITH PLANNING MATTERS RELATED TO THE SUBJECT PROPERTY (IT IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR THAT PURPOSE OR ANY OTHER PURPOSE)
- THE SKETCH HAS BEEN PREPARED FROM THE REGISTERED OFFICE RECORDS AND CURRENT SURVEY
- PROPERTY BOUNDARIES ILLUSTRATED HEREON HAVE BEEN COMPILED FROM THE REGISTERED OFFICE RECORDS
- AREA OF SUBJECT PROPERTY = SHOWN ON FACE OF PLAN
- THIS SKETCH REPRESENTS THE CURRENT SURVEY DATA AND CURRENT SURVEY
- THE SKETCH IS NOT A PLAN OF SURVEY
- CHANGES TO THE SKETCH SHALL BE MADE BY THE SURVEYOR
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METRIC
DISTANCES AND COORDINATES SHOWN
ON THIS PLAN ARE IN METERS
AND DECIMALS THEREOF
UNLESS OTHERWISE SPECIFIED
BY THE SURVEYOR

CAUTION
THIS SKETCH IS NOT A PLAN OF SURVEY
AND SHALL NOT BE USED FOR THAT PURPOSE
OR ANY OTHER PURPOSE

THE SKETCHED PLAN SET FOR THIS PLAN IS
A TRUE AND CORRECT COPY OF THE
ORIGINAL PLAN AS SUBMITTED TO THE
REGISTERED OFFICE

Project 23-64

Winsey Land Surveying Ltd.
P.O. Box 45
Durham, Ontario L4R 4K5
Phone (416) 444-1200
Fax (416) 444-1201

Project 23-64

Winsey Land Surveying Ltd.
P.O. Box 45
Durham, Ontario L4R 4K5
Phone (416) 444-1200
Fax (416) 444-1201

Schedule D – Comments Recieved

Rossalyn Workman

From: McCartney, Mary <mary.mccartney@bell.ca>
Sent: September 5, 2023 4:40 PM
To: Christine Taggart
Subject: RE: Notice of Public Hearing - Consent File 23-B05 - 2056 Concession 8 South 705-23-0626
Attachments: CN Hearing Notice - 23-B05_08-29-2023.pdf

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 Christine,

Bell Canada does not have any comments or concerns regarding this application.

Thank you,
Mary

Mary McCartney
Bell Canada - Right of Way Associate
Floor 2, 140 Bayfield St
Barrie, ON L4M 3B1
705-722-2219 or 1-888-497-8735

From: Christine Taggart <ctaggart@clearview.ca>
Sent: Friday, August 25, 2023 8:29 AM
To: Sasha Helmkey <shelmkey@clearview.ca>; Krista Pascoe <kpascoe@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Amy Cann <acann@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Baz Dokainish <bdokainish@clearview.ca>; Todd Patton <tpatton@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Mike Rawn <mrawn@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Jennifer Georgas <Jennifer.Georgas@rjburnside.com>; Terry Vachon <tvachon@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; Council <council@clearview.ca>; County of Simcoe <planning.notices@simcoe.ca>; Clee, Sandy <sclee@scdsb.on.ca>; Kirton, Katie <kkirton@scdsb.on.ca>; NVCA - Planning <planning@nvca.on.ca>; EPCOR - Jody Wilson <jwilson@epcor.com>; EPCOR - Ted Burrell <tburrell@epcor.com>; EPCOR - Mehta <MMehta@epcor.com>; EPCOR - Horne <ohorne@epcor.com>; Enbridge <municipalplanning@enbridge.com>; Rogers 1 <simcoecirculations@rci.rogers.com>; Rogers 2 <Newdevelopment@rci.rogers.com>; MPAC <LPUConsents@mpac.ca>; ROWCC <rowcentre@bell.ca>; CA - Circulations <ca.circulations@wsp.com>; Hydro One <landuseplanning@hydroone.com>; KaitlinH@curvelake.ca; consultation@curvelake.ca; dmowat@alderville.ca; consultation@alderville.ca; bfnchief@chimnissing.ca; consultations@chimnissing.ca; Chief Ted Williams <tedw@ramafirstnation.ca>; consultation@ramafirstnation.ca; Chief Donna Big Canoe <donna.bigcanoe@georginaisland.com>; natasha.charles@georginaisland.com; General Email <environmentoffice@saugeenoyibwaynation.ca>; General Email <administration@cnhw.qc.ca>; President Greg Garratt (Georgian Bay Métis Council <greggarratt63@gmail.com>; k.a.sandy-mckenzie@rogers.com
Cc: Chuck Arrand <clutchpet@gmail.com>; daniel fantin <fantin.works@hotmail.ca>; marcproyal@gmail.com; Gord Zeggil <zeggilfamily@hotmail.com>; Rossalyn Workman <rworkman@clearview.ca>; Marie Leroux <marieleroux24@hotmail.com>
Subject: [EXT]Notice of Public Hearing - Consent File 23-B05 - 2056 Concession 8 South

Good morning, please find attached a Notice of Public Hearing relating to Consent File 23-B05 pertaining to lands located at 2056 Concession 8 South.

Kind regards,

Christine Taggart, ACST

Planning & Development Technician

Secretary-Treasurer, Committee of Adjustment

ctaggart@clearview.ca

705-428-6230 ext. 238

Work Schedule: 8:00 am to 4:00 pm



[Find out more about Clearview's Official Plan Review](#)



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External Email: Please use caution when opening links and attachments / **Courriel externe:** Soyez prudent avec les liens et documents joints

Rossalyn Workman

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: August 28, 2023 12:29 PM
To: Christine Taggart
Subject: RE: Notice of Public Hearing - Consent File 23-B05 - 2056 Concession 8 South

Follow Up Flag: Follow up
Flag Status: Flagged

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Thank you for your circulation.

Enbridge Gas does not object to the proposed application however, we reserve the right to amend our development conditions.

It is the responsibility of the applicant to verify the existing gas servicing does not encroach on more than one property when subdividing or severing an existing land parcel. For more details contact ONTLands@enbridge.com.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Regards,

Jasleen Kaur

Municipal Planning Coordinator
Engineering

ENBRIDGE

TEL: 437-929-8083

500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

From: Christine Taggart <ctaggart@clearview.ca>

Sent: Friday, August 25, 2023 8:29 AM

To: Sasha Helmky <shelmky@clearview.ca>; Krista Pascoe <kpascoe@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Amy Cann <acann@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Baz Dokainish <bdokainish@clearview.ca>; Todd Patton <tpatton@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Mike Rawn <mrawn@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Jennifer Georgas <Jennifer.Georgas@rjburnside.com>; Terry Vachon <tvachon@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; Council <council@clearview.ca>; County of Simcoe <planning.notices@simcoe.ca>; Clee, Sandy <sclee@scdsb.on.ca>; Kirton, Katie <kkirton@scdsb.on.ca>; NVCA - Planning <planning@nvca.on.ca>; EPCOR - Jody Wilson <jwilson@epcor.com>; EPCOR - Ted Burrell <tburrell@epcor.com>; EPCOR - Mehta <MMehta@epcor.com>; EPCOR - Horne <ohorne@epcor.com>; Municipal Planning <MunicipalPlanning@enbridge.com>; Rogers 1 <simcoecirculations@rci.rogers.com>; Rogers 2 <Newdevelopment@rci.rogers.com>; MPAC <LPUConsents@mpac.ca>; Bell Canada (rowcenter@bell.ca) <rowcenter@bell.ca>; CA - Circulations <ca.circulations@wsp.com>; Hydro One <landuseplanning@hydroone.com>; KaitlinH@curvelake.ca; consultation@curvelake.ca; dmowat@alderville.ca; consultation@alderville.ca; bfnchief@chimnissing.ca; consultations@chimnissing.ca; Chief Ted Williams <tedw@ramafirstnation.ca>; consultation@ramafirstnation.ca; Chief Donna Big Canoe <donna.bigcanoe@georginaisland.com>; natasha.charles@georginaisland.com; General Email

<environmentoffice@saugeenojibwaynation.ca>; General Email <administration@cnhw.qc.ca>; President Greg Garratt (Georgian Bay Métis Council <greggarratt63@gmail.com>; k.a.sandy-mckenzie@rogers.com
Cc: Chuck Arrand <clutchpet@gmail.com>; daniel fantin <fantin.works@hotmail.ca>; marcproyal@gmail.com; Gord Zeggil <zeggilfamily@hotmail.com>; Rossalyn Workman <rworkman@clearview.ca>; Marie Leroux <marieroux24@hotmail.com>
Subject: [External] Notice of Public Hearing - Consent File 23-B05 - 2056 Concession 8 South

CAUTION! EXTERNAL SENDER

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?

DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good morning, please find attached a Notice of Public Hearing relating to Consent File 23-B05 pertaining to lands located at 2056 Concession 8 South.

Kind regards,

Christine Taggart, ACST

Planning & Development Technician

Secretary-Treasurer, Committee of Adjustment

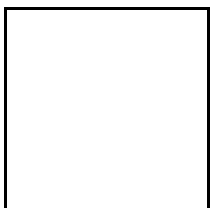
ctaggart@clearview.ca

705-428-6230 ext. 238

Work Schedule: 8:00 am to 4:00 pm



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CLEARVIEW

MEMORANDUM

DATE:	6 September 2023	Project No:	2023-009[23-B05]
STATUS:	<input type="checkbox"/> Draft <input checked="" type="checkbox"/> Final <input type="checkbox"/> Confidential <input type="checkbox"/> Internal Use Only		
TO:	Christine Taggart	DEPT:	Planning
FROM:	Scott McLeod, Chief Building Official	DEPT:	Building Department
RE:	2023-009[23-B05]		

The Building Department has reviewed the notices and based on our review the Building Department has no objection to proposed notices as presented.

Please do not hesitate to contact me should you require additional information regarding this matter.

Yours truly,

A Scott McLeod C.B.C.O, Dipl.M.M.,

BCIN 10151

Chief Building Official

Rossalyn Workman

From: Dobbyn, Sandy (MNRF) <Sandy.Dobbyn@ontario.ca>
Sent: February 7, 2023 11:32 AM
To: Marie Leroux; Christine Taggart; Tyler Mulhall; hamilton_houston@icloud.com; jhamilton1874@gmail.com
Subject: FW: John Hamilton - Proposed Lot Addition - 2110 Concession 8 South, Clearview
Attachments: B2-Pre-consultation-request-J.Hamilton.pdf; John Hamilton - Proposed Lot Addition Jan. 2023.pdf

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 all.

Regarding the pre-consultation for the John Hamilton property; this property is within the Niagara Escarpment Plan area, but is located within the Minor Urban Centre of Glen Huron. The property is not within Development Control. Permitted uses, including lot adjustments, are subject to the Township of Clearview Official Plan, as long as those policies do not conflict with the Niagara Escarpment Plan. The proposed lot adjustment does not appear to be contrary to our lot creation policies so I do not anticipate any concerns from the NEC perspective.

Any questions feel free to let me know.

Sandy

Sandy Dobbyn
Senior Planner | Niagara Escarpment Commission
1450 7th Ave. East | Owen Sound, ON | N4K 2Z1
Tel: 226-668-2781 | Website: www.escarpment.org



Niagara Escarpment Commission
An agency of the Government of Ontario

The NEC offices are now open to the public in a limited capacity. In order to ensure a safe and secure environment for staff and clients, the NEC **requires** that you make an appointment to meet with staff in person. Alternatively, the NEC will continue to provide services via telephone and email. Updates can be found on our website: <https://escarpment.org/covid-19-update/>

From: Sperling, Janet (MNRF) <Janet.Sperling@ontario.ca>
Sent: February 6, 2023 2:08 PM
To: Dobbyn, Sandy (MNRF) <Sandy.Dobbyn@ontario.ca>
Subject: FW: John Hamilton - Proposed Lot Addition - 2110 Concession 8 South, Clearview

Hi Sandy,

This found it's way into my inbox and should have been sent to you.

Janet

Janet Sperling
Senior Planner | Niagara Escarpment Commission
1450 7th Ave. East | Owen Sound, ON | N4K 2Z1
Phone: 226-668-5247 | Website: www.escarpment.org



As part of providing [accessible customer service](#), please let me know if you have any accommodation needs or require communication supports or alternate formats.

The NEC offices are now open to the public in a limited capacity. In order to ensure a safe and secure environment for staff and clients, the NEC **requires** that you make an appointment to meet with staff in person. Alternatively, the NEC will continue to provide services via telephone and email. Updates can be found on our website: <https://escarpment.org/covid-19-update/>.

From: Marie Leroux <marieleroux24@hotmail.com>
Sent: February 6, 2023 11:19 AM
To: Christine Taggart <ctaggart@clearview.ca>; Tyler Mulhall <tmulhall@nvca.on.ca>; Sperling, Janet (MNRF) <Janet.Sperling@ontario.ca>
Cc: Sherri Hamilton-Houston <hamilton_houston@icloud.com>; Jamie Hamilton <jhamilton1874@gmail.com>
Subject: John Hamilton - Proposed Lot Addition - 2110 Concession 8 South, Clearview

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good Morning,

Please find attached to this email the Township of Clearview "Pre-consultation Request Form" and the details for a proposed severance to add lands to John Hamilton's property located at 2110 Concession 8 South in Glen Huron, Township of Clearview. Roll No. 4329-010-010-152-10.

The subject property to be severed is adjacent to John Hamilton's lot and owned by Hamilton Bros. Building & Farm Supplies Ltd. being located at 2056 & 2100 Concession 8 South in Glen Huron, Township of Clearview. Roll No. 4329-010-010-150 and 4329-010-010-152.

The proposed lot addition would add lands from the Hamilton Bros. property to John Hamilton's lot so the dwelling's associated services, building, driveway, and yards are all together on one lot.

We are pre-consulting with the agencies (NEC, Township, and NVCA) to obtain their comments and to find out what applications and information is required for the proposed lot addition.

We look forward to receiving your comments. Please let me know if you need any additional information.

Have a great day,

Marie

Marie Leroux, RPP
Land Use Planner
Mountain Ridge Custom Homes Inc.
705-718-4313 cell



Nottawasaga Valley
Conservation Authority

June 27, 2023

SENT BY EMAIL

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

Attn: Ms. Rossalyn Workman
Community Planner
rworkman@clearview.ca

Dear Ms. Workman,

**RE: Proposed Zoning By-law Amendment
Town File No. 2023-033-ZB
2056, 2100 and 2110 Concession 8 South, Glen Huron
NVCA ID #47226**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of an application to rezone a portion of the subject lands from 'Development Area' (DA) and 'Rural' (RU) Zones to 'Residential Hamlet' (RS) Zone on the subject property.

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 172/06. 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.

Ontario Regulation 172/06

1. The property falls entirely within an area affected by Ontario Regulation 172/06 (the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation) where a permit is required from the NVCA under the Conservation Authorities Act prior to development.
2. The lands proposed to be rezoned are located within the regulated area due to flood and slope erosion hazards.

Based upon a review of the proposed site plan provided with the application NVCA staff offer the following regulatory comments:

Natural Hazard - Regulatory Comments

3. Based on the identified hazards, NVCA staff recommend that the lands outside of the existing residential amenity space be restrictively zoned to ensure development is consistent with the following natural hazard policies within the PPS.

SECTION 3.1.1 Development shall generally be directed to areas outside of (a) hazard lands adjacent to shorelines and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards OR (b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.

SECTION 3.1.2 Policies contained within the PPS prohibit development and site alteration within (a) dynamic beach hazard OR (c) times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard OR (d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

Land Use Planning

Please provide copies of all draft by-law documents, including schedules for NVCA to review and provide comment.

Conclusion

In consideration of the comments above, staff has no objection to the application.

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,

A handwritten signature in black ink, appearing to read "Davin Metheral". The signature is fluid and cursive, with the first name "Davin" and last name "Metheral" clearly distinguishable.

Davin Metheral