

Date Received: _____

Date Complete: _____

Project File No.: 2024-001



CLEARVIEW

ZONING BY-LAW & OFFICIAL PLAN AMENDMENTS APPLICATION FORM

1.0 OWNER & AGENT INFORMATION

Owner(s) Name: Stephens & Co Glencairn Ltd c/o Ed Stephens

Address: _____
 PO BOX Street Name & Number City Province Postal Code

Telephone: 705-994-3314

Mobile: _____

Email: wigasee@gmail.com

Agent Name & Firm: Mountain Ridge Custom Homes Inc. c/o Marie Leroux

Address: _____
 PO BOX Street Name & Number City Province Postal Code

Telephone: 705-466-6262

Mobile: 705-718-4313

Email: marieleroux24@hotmail.com

Please submit a list as a separate appendix of any additional individuals or firms that will be working on this application (e.g., Planners, Engineers, Surveyors, Solicitors) if you wish.

1.1 The primary contact for all matters relating to this application (pick one): ☐ Owner ☒ Agent

1.2 Please list below the holders of any mortgage, other charge, or encumbrance on the subject lands:

Mortgagee: _____

Address: _____
 PO BOX Street Name & Number City Province Postal Code

Telephone: _____

Email: _____

**Holder of any other
charge or encumbrance:** _____

Address: _____
 PO BOX Street Name & Number City Province Postal Code

Telephone: _____

Email: _____

2.0 APPLICATION TYPE & LOCATION DETAILS

2.1 Application Type:

- ☐ Official Plan Amendment ☒ Zoning By-law Amendment ☐ Temporary Use By-law
☐ Removal of a Holding Provision ☐ Deeming By-law

2.2 Subject Property

Legal Address: CON 4 N PT LOT 6 former Sunnidale

Municipal Address: 5840 COUNTY ROAD 9

Roll Number: 4329 040 00203201 PIN:

2.3 Easements and Restrictive Covenants:

Are there any easements, restrictive covenants, right-of-ways, or other registered agreements affecting the subject property? ☐ Yes ☒ No

If you answered **yes** above, please provide a description of each and its purpose:

3.0 PROPOSAL DETAILS

3.1 Current and Proposed Land Uses

Current uses: **Agricultural**
Length of time the current uses have occurred on the subject lands: 1900s
Proposed uses: **Agricultural**

3.2 Nature of the Amendment(s)

Current Official Plan Designation on the subject lands: Agricultural

Current Zoning on the subject lands: AG, EP, FP (Overlay)

Nature and extent of the amendment requested:
Rezoning required to prohibit residential uses on the retained farmland lot as required in the OP Section 11.9.8.18 for the proposed severance of a farm surplus dwelling lot.

Reason why the amendment is being requested:
The zoning amendment is required to implement the Official Plan policies for the proposed farm surplus dwelling lot severance.

How does the application conform to or meet the intent of the Official Plan:
The proposed consent to sever a farm surplus dwelling through a farm consolidation is permitted and the proposed zoning is required and will conform to the OP policy 11.9.8.18.

The retained farmland is to be consolidated with the farm located at 2976 3-4 Sideroad in Clearview. Please see the Planning Justification Report for full details on conformance.

Note: If the proposal is requesting to replace, delete, or change an Official Plan policy or schedule, the proposed text or schedule change/deletion/replacement must be attached hereto.

3.3 Settlement Area Boundaries & Areas of Employment

Does this application propose to implement an alteration to a settlement area boundary?

☐ Yes ☒ No

If you answered **yes** to the above, please provide details of the Official Plan Amendment that deals with this matter:

Does the application propose to remove land from an area of employment? ☐ Yes ☒ No

If you answered **yes** to the above, please provide details of the Official Plan Amendment that deals with this matter:

4.0 DETAILS OF THE SUBJECT LANDS

4.1 Frontage, Depth, and Area of the subject lands in metric units.

Frontage 650.71 m - Retained Lot 562.71 m

Depth 844.9 m - Retained 844.9 m

Area 43.64 ha - Retained Lot 43.09 ha

4.2 Is the subject land within an area with predetermined minimum and maximum height and/or density requirements? ☐ Yes ☒ No

4.3 Access to the subject lands will be gained by:

☐ Provincial Highway ☒ County Road ☐ Private Road ☐ Other
☐ Township Road (maintained year round) ☐ Township Road (maintained seasonally)

4.4 Sewage and Water Services:

Service Type	Sewage Service	Water Service
Municipal	<input type="checkbox"/>	<input type="checkbox"/>
Private – Communal	<input type="checkbox"/>	<input type="checkbox"/>
Private – Single	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>

4.5 If a private sewage system is being utilized, does it serve five (5) or more dwelling units or produce more than 4500 litres of effluent per day? ☐ Yes ☒ No

If a private water system is being utilized, does it serve five (5) or more dwelling units?

☐ Yes ☒ No

If you answered **yes** to either of the two questions above, please confirm that you have included a copy of a servicing options report and a hydrogeological report with this application:

☐ Attached ☐ Not attached

4.6 Storm drainage will be provided by:

☐ Municipal Sewers ☒ Ditches ☐ Swales ☐ Other

4.7 Past and present uses on and around the subject lands:

Does the subject land or any adjacent properties contain any known archaeological resources or areas of archaeological potential? ☐ Yes ☒ No

Has there ever been an industrial or commercial use, including a storage of gasoline or other fuels on the or adjacent to the subject property? ☐ Yes ☒ No

Has there ever been an underground storage tank on the subject lands? ☐ Yes ☒ No

Has the subject land or any lands within 500 metres ever been used for the storage/disposal of hazardous materials or waste? ☐ Yes ☒ No

Has there ever been an orchard on the subject lands? ☐ Yes ☒ No

Has there ever been a weapons or firing range on the subject lands? ☐ Yes ☒ No

Is there any reason to believe that subject lands have been contaminated by former uses on the subject land? ☐ Yes ☒ No

4.8 Minimum Distance Separation:

Does the proposed amendment involve the construction or enlargement of a livestock facility or manure storage facility? ☐ Yes ☒ No

Are there any livestock facilities or manure storage facilities in proximity of the subject lands?

- ☒ Yes, within 1000 metres of the subject lands
☐ Yes, within 2000 metres of the subject lands
☐ No, not within 2000 metres of the subject lands

Has a Nutrient Management Plan been submitted to the Ministry of Agriculture and Food as part of this proposal? ☐ Yes ☒ No

Has a Minimum Distance Separation Study been included as part of this application? ☐ Yes ☒ No **Not Required**

4.9 What types of uses are currently occurring within 500 metres of the subject lands?

North:	Agricultural
South:	Agricultural
East:	Wooded Lands
West:	Agricultural and Extractive Industrial

5.0 BUILDINGS & STRUCTURES

5.1 Details of the existing and proposed structures on the subject lands:

Building type:	Dwelling		
Existing or proposed:	Existing		
Intended Use:	Single Residential		
Date of construction:	2000		
Ground floor area (m²):	134 sq. m		
Gross floor area (m²):	134 sq. m		
Number of storeys:	1		
Front yard setback:	16.61 m		
Rear yard setback:	29.58 m Proposed Lot Line		
Side yard setback:	51.25 m		
Side yard setback:	16.33 m Proposed Lot Line		
Building height:	7 m+/-		

Note that a plan showing the dimensions of the subject lands and all existing and proposed buildings thereon must be submitted along with this application form.

6.0 PLANNING POLICY FRAMEWORK & OTHER APPROVALS

6.1 Has the subject land ever been the subject of an application for approval of any of the following:

- ☐ Consent ☐ Minor Variance ☐ Plan of Subdivision/Condominium
☐ Zoning By-law Amendment or Minister's Zoning Order ☐ Official Plan Amendment

If you checked any of the above, please complete the fields below for all **past and concurrent** applications.

Application type:

File No.:

Status:

Approval Authority considering the application:

Purpose and effect of the application:

Application type:

File No.:

Status:

Approval Authority considering the application:

Purpose and effect of the application:

Application type:

File No.:

Status:

Approval Authority considering the application:

Purpose and effect of the application:

6.2 Is the requested amendment consistent with the **Provincial Policy Statement**?

☒ Yes ☐ No

6.3 Does the requested amendment conform to the **Growth Plan for the Greater Golden Horseshoe**?

☐ Yes ☐ No

- 6.4** Is the subject land located within the **Niagara Escarpment Plan Area**? ☐ Yes ☒ No
 If you answered **yes**, does the requested amendment conform to the Niagara Escarpment Plan?
☐ Yes ☐ No
 If you answered **yes**, have you applied to the Niagara Escarpment Commission for a development permit?
☐ Yes ☐ No
- 6.5** What is the land use designation of the subject lands under the **County of Simcoe Official Plan**?
 Agricultural and Greenland
 Does the requested amendment conform to the County of Simcoe Official Plan?
☒ Yes ☐ No
 If you answered **no**, has an application for amendment to the County Official Plan been made?
☐ Yes ☐ No
- 6.6** Is the subject land located within the regulation limits of the **Nottawasaga Valley Conservation Authority (NVCA)**? ☒ Yes ☐ No
 Is a development permit required from the NVCA? ☐ Yes ☒ No
 If **yes**, have you applied to the NVCA for a development permit? ☐ Yes ☒ No

7.0 CHECKLIST OF SUBMISSION MATERIALS

Please use the space provided below to list all of the reports and plans that are included with your submission. Alternatively, a complete list of all materials can be attached to this application form.

Title	Date	Author
Planning Justification Report	12/19/2025	Marie Leroux, RPP, Mountain Ridge Custom Homes Inc.
Draft Zoning By-law	12/19/2025	Marie Leroux, RPP, Mountain Ridge Custom Homes Inc.
Severance Sketches	12/19/2025	Big League Blue Prints - Klayton Weston
MPAC Property Profile	11/11/2020	MPAC
Plan of Survey	09/21/2001	Doug McMaster, OLS

8.0 AGREEMENT OF THE OWNER AND AGENT

I/we, being the registered owners(s) of the subject lands, as identified herein, hereby agree that, notwithstanding that an applicant may make payments and deposits for the processing of this application on my behalf, I/we shall be **solely and fully responsible for paying all costs** the municipality may incur in the processing of this application. It is further agreed that such processing costs may also include fees for consultants or legal fees, Local Planning Appeal Tribunal costs, court costs or any other costs incurred by the municipality in processing this application. I/we further agree that such costs shall be paid promptly upon being invoiced by the Township, failing which, such costs, and interested and administration fees, may be collected by the Township by any lawful means, which may include recovering costs as taxes. I/we also acknowledge and agree that failure to pay all deposits and costs may result in processing delays or a refusal of this application.

In accordance with the provisions of the Planning Act, it is the policy of the Planning and Development Department to **provide public access** to all development applications and supporting documentation. In making or authorizing submission of this development application and supporting documentation, I/we, the owner hereby acknowledge the above-noted and provide my full consent in accordance with the provisions of applicable Provincial and Federal legislation that the information on this application and any and all supporting documentation provided by myself, the applicant, agents, consultants and solicitors, as well as commenting letters or reports issued by the municipality and other review agencies, will be part of the public record, may be published and distributed by the municipality in any form, and will also be fully available to the general public.

I/we acknowledge and agree that the approval to **make all information public** also constitutes a full release to the municipality of any copyright privileges and hereby undertake full responsibility for ensuring that such release is also obtained from my agents, consultants and solicitors.

I/we accordingly hereby **fully release the municipality**, and fully indemnify the municipality, from any responsibility or consequences arising from publishing or releasing the application and supporting and associated information as described above.

I/we acknowledge that the **posting of this sign** may be required to satisfy requirements of the Planning Act for public notification related to the processing of the application and I/we agree that it is the responsibility of the applicant to ensure the sign is securely posted on the subject lands so that it is visible and legible from a public highway at all times.


I/we further acknowledge that it is the responsibility of the applicant to provide the Township with a **dated photograph of the erected sign** and to remove the sign and return it to the Township upon completion of the notification period or at the written request of the Township. Whereas the Township has provided such signage for the applicant's convenience only, I/we indemnify the Township for any and all damages resulting from the posting of this sign.

I/we hereby authorize municipal staff and the municipality's agents to **enter the property** for the purposes of performing inspections, without further notice, related to the processing of this application and fully indemnify the municipality for any and all claims or damages arising or resulting from such access.

I/we hereby declare that I/we have read and understand the **Development Application Guideline** in its entirety.

I/we Stephens & Co Glencairn Ltd. - Ed Stephens and _____
Registered Owner Authorized Agent

hereby declare that I/we have read, understand, and agree with the entirety of the contents contained in Section 8.0 of this application.


Owner Signature

JAN 2 2026
Date

Agent Signature

Date

9.0 AUTHORIZATION

AUTHORIZATION OF OWNER

I/we Stephens & Co Glencairn L/Ed Stephens am/are the owner(s) of the subject lands, and
Registered Owner(s) Name
hereby authorize Mountain Ridge Custom Homes Inc./Marie Leroux to act as agent and make this
Agent Name
application on my/our behalf.

I/we Stephens & Co Glencairn Ltd./Ed Stephens hereby authorize and provide consent to
Registered Owner(s) Name
municipal and relevant external agency review staff to enter upon the subject lands during regular business hours over the time that this application is under review by the Township of Clearview.


Owner Signature

JAN 2 2026
Date

Owner Signature

*Owner's corporate seal or statement of
authority to bind*

DECLARATION

I Ed Stephens have completed this application submission and do solemnly declare that all the statements contained in this application and all supporting documentation submitted with or subsequent to this application are true, and I make this declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **Canada Evidence Act**.

Declared before me at the
TOWNSHIP OF CLEARVIEW in the
County/Region of SIMCOE, on
this 2 day of JAN, 2026.


Owner/Agent Signature

Owner/Agent Signature

Danielle Susannah Waters, a Commissioner,
etc., Province of Ontario, for the Corporation
of the Township of Clearview.
Expires June 2, 2028.



A Commissioner, etc.

*Owner's corporate seal or statement of
authority to bind*