

Date Received: _____

Date Complete: _____

Project File No.: _____

2026-0012



CLEARVIEW

ZONING BY-LAW & OFFICIAL PLAN AMENDMENTS APPLICATION FORM

1.0 OWNER & AGENT INFORMATION

Owner(s) Name: John Aarden

Address: 5455 Concession 9 Sunnidale Clearview Ont L0M 1S0
PO BOX Street Name & Number City Province Postal Code

Telephone: _____ Mobile: 705-627-7016

Email: jdaarden@icoud.com

Agent Name & Firm: Bart Chapman

Address: unit 11 7458 Hwy 26 Stayner Ont L0M 1S0
PO BOX Street Name & Number City Province Postal Code

Telephone: 705-428-3349 Mobile: 705-716-6679

Email: BartChapman@royalpage.ca

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: n/a

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

Telephone: _____ Email: _____

Holder of any other charge or encumbrance: n/a

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:	Concession 8, East Part Lot 4, Sunnidale		
Municipal Address:	5455 Concession 9 Sunnidale (Current)		
Roll Number:	432904000300800	PIN:	582090037

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:	Farmland
Length of time the current uses have occurred on the subject lands:	100* years
Proposed uses:	Farmland

3.2 Nature of the Amendment(s)

Current Official Plan Designation on the subject lands: Agricultural

Current Zoning on the subject lands: Agricultural

Nature and extent of the amendment requested: _____

To implement an Official Plan policy that permits the severance of a proposed Farm

Surplus Dwelling Lot per farm consolidation provided the Retained Farmland Lot is

rezoned to prohibit any residential uses.

Reason why the amendment is being requested: _____
To restrict the building of a future residence on the remnant parcel created by a surplus dwelling consent _____

How does the application conform to or meet the intent of the Official Plan: _____
as addressed in the planning justification report as submitted _____

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. RETAINED FARMLAND LOT

Frontage	261 M
Depth	1376 M
Area	39.07 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 type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input checked="" 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

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

North:	Farming
South:	Farming
East:	Farming
West:	Farming

5.0 BUILDINGS & STRUCTURES

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

Building type:	Barn		
Existing or proposed:	Existing		
Intended Use:	demolition		
Date of construction:	unknown		
Ground floor area (m²):	372		
Gross floor area (m²):	744		
Number of storeys:	2		
Front yard setback:	124		
Rear yard setback:	1000M+		
Side yard setback:	n/a		
Side yard setback:	n/a		
Building height:	15.2M		

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: <u>Serance</u> File No.: <u>unknow</u> Status: _____
Approval Authority considering the application: _____
Purpose and effect of the application: _____
Surplus dwelling severance simultaneous to this application

Application type: _____ File No.: _____ Status: _____
Approval Authority considering the application: _____
Purpose and effect of the application: _____

Application type: <input type="text"/> 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

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
Planing Justification Report	Feb 27 2026	Mountain Ridge Homes
Severance sketch	02/02/26	Klayton Weston, Big League Blueprints
GeoWarehouse Report	Oct 25 2025	Provided by Bart Chapman

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.


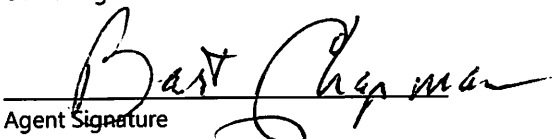
I/we accordingly hereby **fully release the municipality**, and fully indemnify the municipality, from any responsibility or consequences arising from publishing or releasing the application and supporting and associated information as described above.

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 <u>John Aarden</u>	and <u>Bart Chapman</u>
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	<u>MARCH 3/2026</u> Date
 Agent Signature	<u>03/03/2026</u> Date

9.0 AUTHORIZATION

AUTHORIZATION OF OWNER

I/we John Aarden am/are the owner(s) of the subject lands, and
Registered Owner(s) Name
hereby authorize BartChapman to act as agent and make this
Agent Name
application on my/our behalf.

I/we John Aarden 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.

[Signature]
Owner Signature

MARCH 3 / 2026
Date

Owner Signature

Owner's corporate seal or statement of authority to bind

DECLARATION

I Bart Chapman 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 3rd day of MARCH, 2026

[Signature]
Owner/Agent Signature

Owner/Agent Signature

[Signature]
A Commissioner, etc.

Owner's corporate seal or statement of authority to bind

EMMA COLEMAN, A COMMISSIONER
WHILE DEPUTY CLERK FOR THE CORPORATION
OF THE TOWNSHIP OF CLEARVIEW