

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Subject: Webform submission from: Zoning By-law Review Comment Form > Content rows
Date: September 9, 2025 12:16:37 PM

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Submitted on Tue, 09/09/2025 - 12:16

Submitted by: Anonymous

Submitted values are:

Name

Shirley O'Reilly Joost

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

51 McKean Blvd. Nottawa

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

I'm just curious about the outcome

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Subject: Webform submission from: Zoning By-law Review Comment Form > Content rows
Date: September 10, 2025 10:54:36 AM

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Submitted on Wed, 09/10/2025 - 10:54

Submitted by: Anonymous

Submitted values are:

Name

Monique Lunardo

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

No

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

I am really excited that clearview is looking into additional small home bilaw to assist in affordable housing.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [REDACTED]
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review Questions - Stayner
Date: September 18, 2025 1:38:25 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

You don't often get email from krobbins@westonconsulting.com. [Learn why this is important](#)

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Good Afternoon,

I am reaching out regarding the Draft Zoning By-law, for lands along County Road 42 in Stayner. Are you able to advise of the source for the EP mapping? Is this based on Provincial or NVCA data?

Furthermore, there are lands along County Road 42 that are proposed to be zoned as Future Development; however, the Official Plan recently designated these as Industrial. Are you able to provide some information related to the objective of the FD zone for these lands?

I am also happy to set up a meeting to discuss the items above.

Thank you and looking forward to hearing from you.

KAYLY ROBBINS, MPL, MCIP, RPP
ASSOCIATE

MOBILE 519.200.1579
OFFICE 905.738.8080 X315
WWW.WESTONCONSULTING.COM



From: [REDACTED]
To: [Clearview Planning Team](#)
Subject: Zoning By-law Review
Date: September 16, 2025 2:20:46 PM

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Currently it would appear that there is no easy and efficient method in comparing the current zoning perimeters to the sweeping new proposed changes. The existing ZB Schedule map is of such poor quality and to flip between this map schedule and the much improved newly proposed zoning schedules lacks any real insight to proposed changes. I am aware of the GIS mapping and its disclaimer, however for a quick overview of current zones and other information, it works quite well and has been extensively used by planning staff in the past. My question is, why can't the draft zone bylaw maps be placed as an optional layer within the current Clearview township GIS mapping? This is not only a question, it is also my request to the Township.

Thank you

Frank Renz

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 19, 2025 8:51:40 AM

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Submitted on Sun, 10/19/2025 - 08:51

Submitted by: Anonymous

Submitted values are:

Name

Tracey Atkinson

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

Comments previously submitted via email. Response requested.

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

Please see previous email.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 19, 2025 7:38:59 AM

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.

Submitted on Sun, 10/19/2025 - 07:38

Submitted by: Anonymous

Submitted values are:

Name

Monica Branigan

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

No

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

AG home businesses and on-farm diversified use

Consider small farms in Clearview

- 32% of Clearview farms were 69 acres or less in 2016 *
- 30% of land in our prime agricultural area has low agricultural capability*
- farmers with smaller properties or less fertile soil are more likely to need alternative sources of income = OFDU and home businesses
- Official Plan: “intends for agricultural uses to be and remain the predominant land use within the ‘Agricultural’ designation, and intends for agricultural uses of all types, sizes, and intensities....to be promoted and protected”

Here's the problem

- supporting alternative sources of income supports agriculture to continue on small farms
- limits to home businesses do not support agriculture on small farms
- OFDUs permissions are treated the same as subdivision proposals rather than in an expedited fashion as recommended in Guidelines to Permitted Uses in Ontario's Prime Agricultural Areas

Home businesses on farms

- limited to gross floor area of 25% dwelling while live-work units are limited to 50%
- no longer a home business if outdoors or uses an accessory building (allowed in residential areas)
- bed and breakfast is considered an OFDU with more onerous permissions
- limit to three people at a time which may preclude home daycare

Why make it more difficult to operate a home business on a farm when these limits do not protect farmland?

On-farm diversified Use (OFDU)

- Strategic Plan includes an initiative for “zoning permissions” for on-farm diversified use as part of its Core Business- Agriculture Priority (which does not appear on the Strategic Plan Dashboard)
- Official Plan supports this initiative with more permissive requirements for OFDU which “may be permitted without an amendment to the Zoning Bylaw” and “may be permitted without site plan approval”

The reality

- all OFDUs require Site Plan Approval
- Site Plan Approval has the very same minimum completeness requirements as a proposal for a subdivision
- no distinguishing between small and large OFDU
- no distinguishing between prime agricultural land and land of poor agricultural capability

The process for OFDUs

1. Submit pre-submission consultation application

Cost \$1500 + \$2000 deposit for peer review

2. Meet the Development Team and “have their professional consultants engage with the Municipality to define Terms of Reference to scope, refine and direct inclusions in plans required for completeness.” *

3. Submit formal Site Plan Application with all studies requested

Cost: SPA: \$2500 + \$5000 deposit + surveyor, landscape architect fees + studies \$25-100,000

*Bylaw 24-65

Possible changes to support small farms

1. ease restrictions on AG home businesses
2. define small-scale OFDU in Zoning Bylaw
3. create an expedited process for small-scale and large scale OFDU
4. amend as needed Bylaws 24-64 and 24-65

Ease restrictions on AG home businesses

- Allowable gross floor area (GFA)
- increase up to 50 % of GFA of dwelling as per live-work units
- add clauses 3.3.3.21, 3.3.3.23 and 3.3.3.25 from Official Plan
- allow use of accessory building as in residential area without becoming OFDU (may require amendment to Official Plan)
- Do not limit to 3 at a time but rather to 8 per day (similar to a professional seeing 8 clients/day)
- Outdoor use
- add exception for home daycare for outdoor use
- add exception for outdoor passive uses where there is no reduction in prime agricultural land (Canada Land Inventory Class 1-3) available for farming

Define small-scale OFDU in the ZBL

- limit 8 per day- similar to professional with home business seeing 8 clients per day
- limit 20 hours a week or less
- lift gross floor area limit so long as 2% total coverage area met

- allow outdoor use if there is no reduction in prime agricultural land (Canada Land Inventory Class 1-3) available for farming

- projected annual income should be less than the cost of permissions

Create an expedited process for all OFDUs

- early site visit before SPA, required studies, and scale decided

- alternative sources of information accepted when appropriate

- establish reasonable thresholds for consultant studies

- no SPA for passive outdoor use when there is no reduction in prime agricultural land

(Canada Land Inventory Class 1-3) available for farming

- add farmer representative and Community Economic Development Officer to Development Team for OFDU

Bylaw amendment as needed

- Site Plan Control Regulations Bylaw 24-64

- section 4.7 “Site plan control shall apply to all the following, including, but not limited to (d) on-farm diversified uses,

- add “with the exception of small scale OFDU”

- Pre-submission Consultation and Completeness Requirements Bylaw 24-65/ Schedule B: Minimum Complete Application Requirements

- create a separate OFDU stream with reasonable requirements based on size and agricultural potential of the land

Your choice

1. make big changes

- encourage OFDU

- support farmers

- support vulnerable small farms

- align with Strategic and Official Plans

2. no real change

- farmers do their own thing

- support consulting industry

- small farms continue to disappear or become “cottages”*

- contradict Strategic and Official Plans

* Mayor Doug Measures

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Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 19, 2025 7:18:17 AM

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.

Submitted on Sun, 10/19/2025 - 07:18

Submitted by: Anonymous

Submitted values are:

Name

Earle and Susan Osburn

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

3699 McCarthy Drive and 3691 McCarthy Drive

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

The property located directly behind our 2 houses is zoned EP and has been since we moved here 36 years ago. Your plan is to change a huge area from County 10 and McCarthy Drive to Rural (hundreds of acres) which will encourage building more houses in the area. Throughout the years we have seen many wildlife behind us including a nesting ground for turtles, deer, coyotes, possums, foxes, hawks, bald eagles, owls (small tawny, barred and barn), and vultures. The list could go on and on. This is a wetland, marshy area that has many native species of plants and animals that work in unison with the spring run off as well as giving a protected habitat. We would like this area to be left as EP as flood plain is needed for climate mitigation. Changing it to Rural would give the means to disrupt thousands of species of plants and animals that have made this area its home for many years, and we hope for many more years to come.

Thank you.

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Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 18, 2025 7:21:13 AM

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Submitted on Sat, 10/18/2025 - 07:21

Submitted by: Anonymous

Submitted values are:

Name

Maria Fernandes

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

3251 12/13 Sunnidale S

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

Its my property j payed for it who gives you the right to make it protected

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Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 17, 2025 3:57:17 PM

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Submitted on Fri, 10/17/2025 - 15:57

Submitted by: Anonymous

Submitted values are:

Name

Laura Segal

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

No

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

There needs to be a much more simplified and reasonable process for OFDU for small scale farms. If the process does not offer the assurance of reasonableness, farmers are likely to operate without engaging the town.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 17, 2025 1:59:32 PM

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.

Submitted on Fri, 10/17/2025 - 13:59

Submitted by: Anonymous

Submitted values are:

Name

Frank Renz

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

1. 43 29 040 001 16901 0000, 3341 3/4 SD RD SUNNIDALE, CON 2 S PT LOT 4 S PT LOT 5
2. 43 29 040 001 17000 0000, 3413 3/4 SD RD SUNNIDALE, CON 2 PT LOTS 4 AND 5 RP 51R9622 PT PART 1

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

Difficult to provide any sort of logical comment to an agency that operates outside of any form of logic and normality, and when the level of insanity in this proposal is not fully understood. In reference ONLY to the extensive rezoning of Rural lands to EP within the entire municipality, specifically my property No. 2 above, 90% of the current RU zoning will be changed, including all of the lands that the house and driveway sit on. Your draft proposal will be aggressively appealed to the OLT along with all legal forms of compensation available. The obvious question is why? What wakes this portion of my property need environmental protection? There is barely a tree in this area of change, most of which are landscape trees planted by myself. Is it my lawn and driveway that need environmental protection?. Property No. 1 above falls under insanity and ignorance to a level that can't be fully comprehended. It

provides for undisputable evidence that what ever entity guided this proposal, did so based on zero real environmental concerns. This property and the proposed zoning change to EP1 completely disregards the findings of a recent, lengthy, and costly environmental impact study, one of which the NVCA also has their inept involvement in. In regards to this property, the combined ineptness of both Clearview Township and NVCA are already being appealed to the OLT. In short, it bewilders me and many area residents as to simply, why? This insanity needs to be stopped.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 17, 2025 12:38:47 PM

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.

Submitted on Fri, 10/17/2025 - 12:38

Submitted by: Anonymous

Submitted values are:

Name

Amy Bennett

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

7377 Hwy 26 Stayner ON / Roll Number 432902000206300.00

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

Under Commercial properties I request the zoning bylaw include the allowance for temporary trailers/mobile units during a renovation. Allowing retailers and restaurants to operate a temporary trailer or mobile unit keeps businesses open to serve the community and to keep employees employed. There should not be the requirement for a minor variance application to be completed - just submit for a temporary permit.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-

6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 17, 2025 10:09:46 AM

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.

Submitted on Fri, 10/17/2025 - 10:09

Submitted by: Anonymous

Submitted values are:

Name

Nancy Waters

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

R0913011

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

Thank you for making this document public and for allowing input.

This property has been classified as EP1.

Does this document allow for the possibility of parsing out less than 10% for some kind of structure or trails for personal use on this property.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 16, 2025 9:14:33 PM

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.

Submitted on Thu, 10/16/2025 - 21:14

Submitted by: Anonymous

Submitted values are:

Name

Melinda Magee

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

No

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

New zoning bylaws should never affect someone's property value especially when selling. Curious to know why these are being changed and who in the township.or outside of the township decided to do this?

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Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 16, 2025 6:51:53 PM

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.

Submitted on Thu, 10/16/2025 - 18:51

Submitted by: Anonymous

Submitted values are:

Name

Nathan Teremchuk

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

5512 Sunnidale Tosorontio Townline, New Lowell, Ontario

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

Dear Mayor and Council,

I am writing to formally express my deep concern and strong objection to the proposed rezoning of my property from RU (Rural Residential) to EP (Environmental Protection) under the Draft Comprehensive Zoning By-law currently under review.

When I purchased my property, it was zoned RU Residential—a designation that has been in place for decades. The proposed change to EP zoning would significantly and unfairly impact my rights and investment in the following ways:

1. Loss of Development Rights: EP zoning would severely restrict my ability to build, expand, or modify structures on my land, which I believe is a fundamental right of property ownership.
2. Reduced Property Value: The limitations imposed by EP zoning make land less desirable to potential buyers, thereby diminishing the market value and equity of my property.

3. Increased Regulatory Burden: Any future improvements or changes to my property would require costly environmental assessments and permits, placing an undue financial and administrative burden on me as a homeowner.

Additionally, I would like to highlight that my property does not possess the environmental characteristics typically associated with EP zoning. The land is largely bare, with only a few struggling trees due to poor soil quality. It does not contain significant natural features that would warrant an Environmental Protection designation. Applying such a restrictive zoning label to land that lacks ecological sensitivity seems arbitrary and unjustified.

This proposed change feels akin to a form of regulatory expropriation, stripping away the utility and value of my land without compensation. I urge Council to reconsider this rezoning initiative and maintain the current RU designation for my property.

I respectfully request that my concerns be formally recorded and considered during the public consultation process. I am prepared to participate in any upcoming meetings or provide further documentation to support my position.

Thank you for your attention to this matter.

Sincerely,
Nathan Teremchuk

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 16, 2025 4:55:51 PM

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.

Submitted on Thu, 10/16/2025 - 16:55

Submitted by: Anonymous

Submitted values are:

Name

Helena Nevill

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

6422 conc. 2 New Lowell

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

Our property is farmland, no fishing, and no endangered species.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 16, 2025 11:29:29 AM

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.

Submitted on Thu, 10/16/2025 - 11:29

Submitted by: Anonymous

Submitted values are:

Name

Nicole Teremchuk

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

5512 Sunnidale-Tosorontio Town Line
New Lowell, ON
L0M1N0
Roll No. 4329 040 00104015.0000

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

I OBJECT to the rezoning of my property as EP1; it should remain as RU. The designation as EP1, Natural Heritage -Woodland Feature is INACCURATE as my property is NOT treed. A look at the zoning map clearly shows this, which leads me to wonder how such a fraudulent designation could have been made? Please leave the zoning of my property as is, designated as RU. Thank you.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal

information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 15, 2025 6:22:45 PM

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.

Submitted on Wed, 10/15/2025 - 18:22

Submitted by: Anonymous

Submitted values are:

Name

Courtney Van Severen

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

Property address is 5659 county road 9 New Lowell

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

Firstly we don't really understand the need to change the zoning here. The reason has not been clearly stated apart from wildlife. We have a forest management plan in place and run a sugar bush. I understand the proposed zoning does not impact that. However, potential future use of the property will need an extra level of approval. We strongly oppose the proposed changes and prefer our zoning remains unchanged. Thank you.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-

6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 15, 2025 4:08:35 PM

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.

Submitted on Wed, 10/15/2025 - 16:08

Submitted by: Anonymous

Submitted values are:

Name

Emily Clarkson

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

No

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

N/A

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 14, 2025 12:04:38 PM

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.

Submitted on Tue, 10/14/2025 - 12:04

Submitted by: Anonymous

Submitted values are:

Name

John squire

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

5430 concession 2 sunnidale, New Lowell

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

I am opposed to the zoning bylaw being proposed for our property. I am concerned the blanket change to EP will affect our property value and minimize the future uses / changes that may be made on it.

I want to acknowledge the EP sub categories as a positive change. We obviously need to protect EP areas but also need to be aware that not all areas under this designation require the same restrictions.

With increased pressure/requirement to be more self sufficient I would like to see changes made to minimum property sizing requirements for small rural farming. We need to maximize property usage.

I have read and understand the following disclaimer: This information is collected under

the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 14, 2025 11:56:13 AM

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.

Submitted on Tue, 10/14/2025 - 11:56

Submitted by: Anonymous

Submitted values are:

Name

Lisa Moyer Squire

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

Concession 2, sunnidale, New Lowell

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

I am opposed to my property at 5430 concession 2, sunnidale New Lowell, becoming zoned EP1. The zoning remaining at mostly Rural is appropriate.

The Homesteader movement is a trend in which rural properties are using their acreage as a means to sustain their lives via small scale farming. I propose that Rural Properties are not held to the zoning bylaw in which a property of 4.99 acres or less is not able to house more than 4 chickens, as a livestock maximum. An acreage that consists only of grass is a terrible waste when it has the possibility of feeding people.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform

the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 2, 2025 4:00:58 PM

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.

Submitted on Thu, 10/02/2025 - 16:00

Submitted by: Anonymous

Submitted values are:

Name

Rachel Pollacco

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

9303 County Rd 91 Clearview, ON L0M 1H0

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

I am emailing with concerns about how the Zoning By-Law Review will affect my property (at 9303 County Road 91).

I purchased this property with the intention of building a future family home. I worked very hard to purchase this land, invested my savings into it, and have continued to save toward building. In reliance on the current zoning and regulations, I invested in architectural plans for this home. I also obtained a topographic survey of the potential building site, which was deemed most suitable by both a local builder and architect. This building site appears to be potentially compromised by the new zoning proposed in the Zoning By-Law Review.

Additionally, at the time of purchase, NVCA staff advised me that the property was "probably overregulated" and that the slope of the land had been "overestimated." I also received email confirmation the "home location appears to be acceptable given our policies and available knowledge of the site."

[REDACTED]

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 2, 2025 10:38:00 AM

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.

Submitted on Thu, 10/02/2025 - 10:37

Submitted by: Anonymous

Submitted values are:

Name

Patrick Bedford

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

6572 Highway 26, Stayner

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

I am an owner of 6572 Highway 26, Clearview. My property consists of 1.4 acres. It is flat with one dwelling and 3 accessory buildings. It is currently zoned AG but the proposed by-law would re-zone it to EP1.

I strongly oppose this rezoning.

There is no environmental feature on my property, so there is no reason to rezone as EP1. The Greenland mapping in the Official Plan has not changed since 2001 and it is only approximate. The Green land mapping should follow the creek but only for a short distance, like a 30 ft width, and arguably be on both sides of the creek. Currently in the draft zoning by-law, it is an arbitrary straight line on only one side of the creek.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the

Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 2, 2025 10:34:53 AM

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.

Submitted on Thu, 10/02/2025 - 10:34

Submitted by: Anonymous

Submitted values are:

Name

Lysanne Cholette

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

6572 Highway 26, Stayner

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

Dear Clearview Township Council:

My property is located at 6572 Highway 26, Clearview. It consists of approximately 1.4 acres with a single family dwelling and 3 accessory buildings.

My current zoning is AG, with the exception that there can be no livestock.

The draft by-law proposes to rezone my property to EP1.

I strongly object to this re-zoning.

The proposed rezoning is not appropriate to my property and would deprive me of a number of uses which I currently enjoy as of right in the AG zoning. It would also have a serious negative impact on my ability to use and eventually sell my property and significantly reduce the market value of my property.

For example, under the proposed by-law, it would not be permitted to build a dwelling on my property since my lot did not legally exist in 2016 but was created by severance around 2019. I could not demolish my house and build a new one.

Another example is that under the proposed by-law, a home business would only be permitted in a dwelling – accessory buildings are not included.

The proposed rezoning is not appropriate to my property because there is no feature on my property which gives rise to any environmental or natural heritage concern.

My property is flat, and other than the buildings, the driving areas are gravel and the rest is grass. It is completely fenced on 3 sides. There is no water feature. It is assessed by MPAC as fully Residential.

My property is not a woodland, not a valley land; there is no wildlife habitat, no endangered species habitat or fish habitat, nor is it near a stream, not in a flood plain, no ANSI, no wetland and not a linkage area.

The proposed EP1 zone in the draft zoning by-law copies the Greenland Schedule in the 2024 OP.

The 2024 OP, Schedule B - Land Use Plan and Schedule C – Natural Heritage System, depict an area in green which includes my Property and designates it as “Greenland”.

However, the Greenland Schedules in the 2024 OP are only meant to be a general guideline to where Greenlands may be located:

Sec 4.9 of the 2024 OP states that “The boundaries of the Greenlands designations, as shown on Schedule B to this Official Plan, should be considered approximate, with their precise location to be determined by the Township, ... Minor adjustments to the boundaries of any of the “Greenlands” designations, as determined through more detailed mapping ... will not require an amendment to this Official Plan, provided the overall intent of this Plan is maintained.”

That the mapping is only approximate is evident from the fact that the boundary of the green land area around my property is delineated as a straight line arbitrarily drawn with a ruler which does not follow any particular feature.

The 2001 OP included the same Greenland mapping and was similarly worded: sec 4.1 of the 2001 OP similarly stated that; “While reference can be made to Schedules A through A14 as an indication of the lands subject to the Greenland policies of this Plan, the precise location of these areas and associated policy requirements shall, in all cases, be determined in consultation with the appropriate approval Authority(s), (e.g. Township of Clearview, Nottawasaga Valley Conservation Authority/County of Clearview).”

Under the 2001 OP, the mapping Schedules also depicted my property as included in the Greenland. However, my property was correctly zoned AG, given that there are no features justifying any environmental zoning.

The exercise of the authority granted in the 2001 OP to refine the zoning mapping resulted in my property being zoned AG. The schedules in the 2001 and 2024 OP are identical in their depiction of Greenlands as they relate to my property.

Accordingly, I respectfully submit that the authority granted in the 2024 OP to refine the Greenland zoning mapping be exercised such that my property not be rezoned EP1 in the proposed by-law, but remain zoned AG.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township’s review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk’s Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk’s Department (705) 428-

6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 1, 2025 7:46:13 PM

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.

Submitted on Wed, 10/01/2025 - 19:46

Submitted by: Anonymous

Submitted values are:

Name

Michelle Puncheon

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

5319 sunnidale concession 5 New Lowell

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

I do not support the zoning label "Private Waste Management Facility" as it does not align with the previous WDAA designation and appears to significantly change the size, shape, and intent of the area. I request clarification and that further studies and public consultation occur before any zoning is finalized.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 1, 2025 5:54:03 PM

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.

Submitted on Wed, 10/01/2025 - 17:53

Submitted by: Anonymous

Submitted values are:

Name

Linda and Scott Dermott

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

4329-040-00222820-0000

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

We do not support the zoning label " Private Waste Management Facility " as it does not align with the previous WDAA designation and appears to significantly change the size ,shape and intent of the area . I request clarification and that further studies and public consultation occur before any zoning is finalized.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-

6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 30, 2025 8:03:51 PM

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.

Submitted on Tue, 09/30/2025 - 20:03

Submitted by: Anonymous

Submitted values are:

Name

Melissa Welke

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

No

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

I had a chance to attend the open house , however was unable to discuss a zoning change that would be beneficial to Clearview. I currently run a successful school program that benefits Clearview Meadows. I have been looking for a location for over a year for expanding my program. However my issue is C1 is not zoned for Childcare which currently in Stayner makes up most of the businesses downtown which for walking distance to the schools including True North Christian Academy would be a benefit to all. I constantly am turning parents away or adding them to my very long wait list. I have listened to the concerns of parents as current school hours make it difficult to maintain a full time job without having to rely on others which sometimes is not consistent for them. Other towns surrounding Clearview allow childcare to operate in commercial, which as our area grows we will need the flexibility for different childcare programs just not full time care. I would be happy to discuss this further about the current zoning concerns.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform

the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 30, 2025 9:34:59 AM

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.

Submitted on Tue, 09/30/2025 - 09:34

Submitted by: Anonymous

Submitted values are:

Name

Stephen Main

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

3811 Concession 12 Sunnidale Road, Roll Number 432904000321001

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

To: Clearview Township Planning Department

Subject: Formal Objection to EP1 Zoning Designation – 3811 Concession 12 Sunnidale Rd
Roll Number 432904000321001

Date: Sept 30th, 2025

Dear Planning Staff and Members of Council,

We are writing to formally object to the proposed designation of my whole property as Environmental Protection One (EP1) under the Draft Zoning By-law (PB-033-2025 Appendix A). Eliminating the current mixed Rural/EP designation imposes significant restrictions that are inconsistent with the property's current use, its historical function, and its development potential under the existing Rural (RU) zoning in the ~2.5 acres fronting on to Concession 12.

1. Inconsistency with Existing Use and Permissions

Under the current by-law (Section 3.0 Zones), the northerly ~2.5 acres (~8%) of the property is thoughtfully zoned Rural (RU), which permits the following uses that we have plans for:

- * Agricultural operations (e.g. maple syrup production, plant nursery, apiary/bees)
- * Accessory buildings and structures (e.g. another greenhouse or poly tunnel, and a driveshed/equipment storage barn)
- * Accessory dwelling unit (e.g. for multi generational living)
- * Accessory farm produce road-side retail stand (seasonal)
- * Accessory farm cidery (seasonal)
- * Temporary seasonal outdoor attractions (e.g. Nature walks, Plein Air Painting workshops)
- * Home occupations and small-scale rural businesses (e.g. existing Art Studio, including workshops)

As confirmed at the Open House on September 24th with your project team, the proposed EP1 zone would prohibit these uses that we specifically considered when purchasing the property in 2021 as we became full time Clearview residents with future goals to age in place, support rural entrepreneurship, and be good stewards of the ~92% (27+acres) of our property that are currently environmentally protected- including a portion that is provincially significant wetlands.

2. Impact on Property Rights and Value

The EP1 designation would:

- * Prohibit accessory dwelling unit
- * Restrict accessory buildings and rural economic activities. For example Under EP1 OFDU's are prohibited, and only Home Businesses are allowed - and there are very strict and limiting definitions for storage (interior only, 4 square meters- smaller than an average hallway closet), and 3 customers (most cars hold 5-6 passengers when they stop by) or for only one commercial registered vehicle

These limitations materially reduce the property's value and utility, with no transition provisions. This raises concerns under Section 1.1.1 of the Provincial Policy Statement (PPS), which supports healthy, livable, and safe communities through appropriate development.

3. Conflict with Strategic Planning Objectives

The Clearview Official Plan encourages rural diversification, housing flexibility, and agricultural viability. The application of the EP1 zone contradicts these goals by:

- * Blocking on-farm diversified uses
- * Preventing housing intensification
- * Discouraging rural entrepreneurship

This undermines the township's ability to meet housing targets and support rural resilience.

We respectfully request that the EP1 designation be removed from the northern portion of the property currently zoned as RU, and replaced with the newly revised Rural (RU) zoning.

Thank you for considering this objection. We are committed to working collaboratively with the township to ensure that planning decisions are evidence-based, equitable, and aligned with long-term community goals.

Sincerely,

Stephen Main & Marija Bacic Main
3811 Concession 12 Sunnidale Road, Stayner, L0M 1S0
stephenmain11@gmail.com

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 29, 2025 6:08:21 PM

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.

Submitted on Mon, 09/29/2025 - 18:08

Submitted by: Anonymous

Submitted values are:

Name

Jeremy & Melissa Cubitt

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

2371 county rd 42 Stayner

6548 12/13 side road Stayner

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

This land has been farmed for many generations and is agricultural land. We don't see a reason why this should ever be EP zoned. We appose this proposal.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 29, 2025 3:00:55 PM

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.

Submitted on Mon, 09/29/2025 - 15:00

Submitted by: Anonymous

Submitted values are:

Name

Karen Pratt

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

The roll numbers impacted are: 432904000222900, 432904000222905, 432904000222901, 432904000222910, 432904000222824, 432904000222822, 432904000222820, 432904000222801, 432904000222800, 432904000222804, 432904000222802, 432904000222800, 432904000223002

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

I do not support the zoning label "Private Waste Management Facility" as it does not align with the previous WDAA designation and appears to significantly change the size, shape, and intent of the area. I request clarification and that further studies and public consultation occur before any zoning is finalized.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal

information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 28, 2025 12:06:56 PM

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Submitted on Sun, 09/28/2025 - 12:06

Submitted by: Anonymous

Submitted values are:

Name

Frank and Nellie Curran

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

5485 Conc 2, Sunn

432904000118600.0000

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

We oppose to changing zoning to this property. We requested rural on original plan and wish it to remain the same. We wish to do some agricultural on this eight acres. This zoning would only cause our property to lose its value, causing stress and anxiety.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-

6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 27, 2025 7:21:59 PM

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Submitted on Sat, 09/27/2025 - 19:21

Submitted by: Anonymous

Submitted values are:

Name

Korbin Purchase

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

2459 9/10 Sideroad Sunnidale, New Lowell, Ontario, L0M1N0

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

Hello,

My name is Korbin Purchase. My family and I have lived in New Lowell for about 3 years and we chose New Lowell because we love the area, but also because we wanted more land we could use to build our future. We have plans to use the property in a healthy way that would enrich our lives but also bring more value to the town. Plans that the current proposed new zoning would destroy.

Under the proposed zoning changes our home which my family and I purchased about 3 years ago as a rural property would now be set on environmentally protected property. It seems to me that whoever is making these zoning changes is not looking closely enough to the specifics of the properties and simply looking at a map and drawing lines with a ruler.

There is absolutely no reason that any EP zoning could not simply surround our property rather than cutting across it. The property directly beside ours (to the south) is set to be surrounded by EP rather than drawing a line directly across the middle of it like our property.

The way the proposed line is drawn would place our physical house and shop on EP rather than rural land as it is currently zoned, and how we purchased it. Again, there is zero reason to do it this way. There is nothing on my property that differs on the side of the line you want to zone as EP from the side you wish to keep as Rural. Aside from some trees that are decorative, almost my entire property is cleared. There is nothing there to "protect".

The proposed rezoning I can only see as an error. No person standing on the property would logically conclude that this it needs to be set as EP. It seems as though whoever is drawing the line simply took a ruler from the back of the 2 properties to the south of our property and just drew a line without actually checking where any structures were actually built or what the current state of the property is. There is forest behind our property but not ON our property.

The property has been set as rural for 40 or 50 years. I am not sure what the point would be of suddenly making 2/3rds of the property worthless EP land.

This would effectively punish my family simply for choosing New Lowell to call our home; as our property would instantly and permanently become worthless to any prospective buyer in the future. The property value would simply never recover from this and my family would be left holding the bag. I cannot believe that the township of Clearview would knowingly and willfully hurt their tax paying residents.

I respectfully and hopefully request you do not make these proposed changes to our property. In my opinion there is no need to make any changes to our property at all. However, at the very least, it should be set to surround our property rather than cutting straight across it. The proposal as it currently stands simply makes no sense at all. I would gladly have a counsel member come and visit our property to see in a real world situation what the township is proposing and how little sense it actually makes. I genuinely believe this is simply an oversight that can and should be corrected before proceeding.

Thank you,
Korbin

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 26, 2025 6:29:15 PM

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Submitted on Fri, 09/26/2025 - 18:29

Submitted by: Anonymous

Submitted values are:

Name

zandile malaza

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

5492 Sunnidale Tosorontio Townline
New Lowell, ON, L0M 1N0

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

How do I appeal for EP1 the property is on one acre as the entire property has been protected including the house? We would like to extend the house in the future so protecting the entire property makes it impossible for our future plans.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 25, 2025 7:15:50 PM

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Submitted on Thu, 09/25/2025 - 19:15

Submitted by: Anonymous

Submitted values are:

Name

Kathryn Hannan

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

2443 9/10 Sideroad Sunnidale and 2459 9/10 Sideroad Sunnidale

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

The RU zoning for these properties needs to be maintained at the existing line. The area was planted in trees and a number of years ago and those trees are reaching maturity and will have to be harvested. It makes no sense to force the property owner to have to have a study done or have it rezoned to revert back to RU acceptable uses.

As well the houses that exist in this area should also continue be in the RU zone as the EP would restrict the uses that have been historically done at these dwellings.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the

Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 25, 2025 2:38:46 PM

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Submitted on Thu, 09/25/2025 - 14:38

Submitted by: Anonymous

Submitted values are:

Name

JAMES FRASER

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

5542 Concession 2 Sunnidale Clearview

Roll#432904000126880

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

Re: Zoning Changes from Rural to EP " Definitely Apposed". Have property values been considered in this potential decision to change my property from Rural to EP. As I am in the understanding that property values will drop due to this change. No potential buyers can add buildings etc therefore less potential sale value. If property drops in potential sale value or sale potential how is the Township of Clearview going to compensate for this to the owners.

Irene Fraser

Per: James Fraser

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the

Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 25, 2025 2:25:34 PM

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Submitted on Thu, 09/25/2025 - 14:25

Submitted by: Anonymous

Submitted values are:

Name

Christopher Vanderkruys

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

My property is 9840 County Road 10 Brentwood as well as the adjacent lands behind me and to the north I feel that the flood zone is greater then needed as I have lived here for over 60 years and water does come up (during heavy rain or controlled by land owner to the west) but mainly due to the lands 3379 12/13 sideroad created a burm on the drainage ditch and also a complete blockage of waterflow to irrigate his property with commercial water sprayers. This shows that the concern of the waterflow is a manmade issue not a natural heritage.

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

I feel that the flood zone could be reduced within this area in Brentwood to satisfy local landowners for the future

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the

Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 25, 2025 11:20:58 AM

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Submitted on Thu, 09/25/2025 - 11:20

Submitted by: Anonymous

Submitted values are:

Name

Deb Bronee

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

2585 9/10 Sideroad Sunnidale

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

With respect to the Industrial Waste Disposal zoning. This site is on the very low end of waste disposal. There was a household disposal site here for approximately 2 years but it was closed due to the high water table. By calling it industrial waste I believe that it can create a reason to sensationalize the waste that is actually there. In a time where there are exceptions to other zoning by area, maybe we should use this opportunity to describe how the 9 waste sites in the Township were actually used.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56

as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 25, 2025 11:01:11 AM

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.

Submitted on Thu, 09/25/2025 - 11:00

Submitted by: Anonymous

Submitted values are:

Name

Deb Bronee

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

2443 9/10 Sideroad Sunnidale

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

I would like to comment on the change being proposed whereby the current RU zone is being changed to EP. As I discussed with Colin the current RU zone contains a dwelling and trees that were planted and will need to be harvested in the next 10 years. By changing this area to EP if when the trees are harvested, the property owner would like to revert to a more RU use they will be required to jump through hoops to change the area back to RU. I would like to see the zoning to remain as it is.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the

Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 24, 2025 8:43:24 PM

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Submitted on Wed, 09/24/2025 - 20:43

Submitted by: Anonymous

Submitted values are:

Name

Kris Sutton

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

3842 Hogback Road New Lowell, L0M1N0

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

I am opposed to my property being re-zoned as EP1. I do not have national heritage landmarks on my property and the change from rural to EP1 drastically limits or eliminates my ability to use my property. It is in my family's plans to be able to support our children into adulthood with a place to live while the rest of the housing market is wildly unaffordable to them, and to potentially support our parents with housing as well. This would require an A.R.U. Zoning our area as EP1 would prevent this from being an option for us. I would like to see the zoning stay the way it is with my property rural and overlaid with NVCA if required (currently part of my property has this) I feel that my area has been blanketed without warrant as EP1 and this should not be the case EP(1,2,3) should only be for areas that truly have heritage landmarks and not a sweeping area that blocks progress. The Ontario planning act states that an A.R.U. is permitted (not exact wording). As well the provincial government has made amendments to acts to make it easier to build additional housing to support the housing crisis in Ontario. Simcoe county also offers credits to build additional housing. This change in zoning is

contradictory to both the planning act and the programs in place to build affordable housing.

A secondary recommendation is include ARU in table 12.1 for EP zone permitted uses, this would give anyone in any EP zone the ability to have a study completed and still be able to build, this is not ideal but the current verbiage and table setup prevents this completely. ARU is included in table 6.1 for rural permitted uses. A property that does not have any national heritage landmarks should not have to have the same restrictions as property's that have landmarks.

Thank you for reviewing my comments and concerns and I look forward to seeing the changes to the zoning in my area.

Kris Sutton

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 24, 2025 8:35:34 PM

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Submitted on Wed, 09/24/2025 - 20:35

Submitted by: Anonymous

Submitted values are:

Name

Jeremy Cober

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

432904000216300, along with a few other properties along County Rd 9, County Rd 10 and 12/13 Sideroad east of New Lowell

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

These properties have been included in the FD zoning, and should be in residential zoning.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 24, 2025 8:30:02 PM

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Submitted on Wed, 09/24/2025 - 20:29

Submitted by: Anonymous

Submitted values are:

Name

Jeremy Cober

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

No

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

432904000222801

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

Why is this land and surrounding residential properties zoned as waste management area. Please fix this area, and move back to rural.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 24, 2025 5:34:29 PM

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.

Submitted on Wed, 09/24/2025 - 17:34

Submitted by: Anonymous

Submitted values are:

Name

Matthias + Catherine Marti

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

7724 County Rd. 9

Creemore

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

We strongly oppose the following changes on our property:

- Zoning change of lower portion from Residential to Rural
- Changing the settlement area to exclude our property
- Creating Environmental protection zoning on large portions of our property
- Extending the flood risk zoning up the hill and at the bottom part.

These changes make no sense and are devaluating our property. We were promised to not have the settlement area changed during the official plan process. Why is that done now. Also the zoning change of the lower half of the property from residential to rural is illogical. That part would make an ideal extension of the county Rd. 9 buildings, especially when there is a shortage of building lots in Creemore and the federal and provincial government are pushing to create more housing.

We also oppose the process of this bylaw change. How can you propose sweeping changes of zoning bylaws without contacting the affected landowners.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 23, 2025 9:23:05 PM

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.

Submitted on Tue, 09/23/2025 - 21:22

Submitted by: Anonymous

Submitted values are:

Name

Brittany Woodman

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

5870 Sunnidale Concession Rd. 2, New Lowell

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

These changes stand to significantly impact landowners' rights, the value and use of their property, and the long-standing character of our rural community.

Re-zoning land has significant impacts to myself and my neighbours such as but not limited to:

1. Restricts Property Rights: Limiting the ability to build, renovate, or make reasonable use of privately-owned land—without due process or compensation—sets a troubling precedent. Property owners who have maintained their land responsibly should not be penalized without clear justification.
2. Lacks Transparency: There has been insufficient disclosure about the scientific or environmental criteria used to determine which properties are being rezoned. Without public access to the data and rationale, this process appears arbitrary and opaque.
3. Devalues Land and Creates Financial Hardship: Many residents have invested in rural

properties with the expectation of being able to build, expand, or improve their homes. These changes could drastically lower property values and create financial uncertainty for families and local businesses.

4. Fails to Consider Individual Circumstances: Environmental protection should be implemented based on site-specific assessments—not sweeping changes that ignore how individual parcels of land are used, maintained, or developed.

5. Contradicts Principles of Fair Governance: Significant by-law amendments that affect land use rights must be subject to public meetings, impact assessments, and stakeholder engagement. A top-down approach undermines trust in local governance.

Additionally, even if my property is not directly affected by these zoning changes, the impact on neighboring parcels will significantly reduce the overall value, appeal, and utility of my land. Property value is inherently connected to the surrounding area. If adjacent properties are restricted from being maintained, developed, or improved, this diminishes the attractiveness of the neighborhood as a whole, discourages investment, and reduces resale potential. It also limits future options for collaboration with neighbors, shared infrastructure, or subdivision potential—further devaluing what many of us have worked hard to build. In this sense, the negative economic impact is not isolated, and it is unfair to assume unaffected properties will remain untouched financially or functionally.

For these reasons I am strongly against re-zoning!

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 23, 2025 7:51:23 PM

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.

Submitted on Tue, 09/23/2025 - 19:51

Submitted by: Anonymous

Submitted values are:

Name

STEVEN GREEN

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

6155 Concession 2 Rd Sunnidale, New Lowell - Roll 432904000116800

6174 Concession 2 Rd Sunnidale, New Lowell - Roll 432904000125515

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

My concern is in relation to the changing of the zoning to EP3 on my current property. I am currently in the process of preparing for an application to build a house and associated accessory garage on 6155 Concession 2 Rd Sunnidale. I just purchased this property in 2025. I have a geotechnical report and engineering drawings prepared. I applied for the entrance permit and have installed a proper entrance in accordance with the townships specifications. Changing the zoning to "EP3

ENVIRONMENTAL PROTECTION WETLAND AREA" would prevent me from constructing my home and accessory garage next year. This would also significantly devalue the property if I were to sell it since no one could build anything on it. With respect to my property at 6174 Concession 2 Sunnidale, changing the zoning to EP1 would also prevent me from building an accessory garage structure. These 2 properties were both previously allowed to have a primary residence and accessory buildings on them under the old zoning by-law. We

wish to request exemptions to these to properties.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 22, 2025 10:48:13 AM

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.

Submitted on Mon, 09/22/2025 - 10:48

Submitted by: Anonymous

Submitted values are:

Name

Alfiya Kakal

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

4769 Highway 26

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

The Draft Zoning By-law designates a portion of the lands as 'Agricultural'. The Agricultural zoning is not in line with the Township OP designation (Mineral Aggregate Resource) or County of Simcoe Land Use designation (Rural). We request and recommend that an alternative zoning be considered.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 21, 2025 4:41:48 PM

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.

Submitted on Sun, 09/21/2025 - 16:41

Submitted by: Anonymous

Submitted values are:

Name

Gwen Allen

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

6181 Concession 2 Sunnidale

CON 2PT Lot 4 RP51R17814 PART 1 REG 10.13AC 400.00FR D

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

Please accept this as opposition to the new zoning by-law as it applies to the formentioned property. This property does not contain any of the features required for this designation, this has been cleared farm land for more than 80 years.

Definition:

Natural Heritage Features: These include diverse areas such as significant wetlands, woodlands, fish habitat, and habitat of endangered and threatened species, as well as natural and scientific areas of interest.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal

information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 20, 2025 1:17:36 PM

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.

Submitted on Sat, 09/20/2025 - 13:17

Submitted by: Anonymous

Submitted values are:

Name

Darrin White

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

6164 Conc Rd 2 Sunnidale

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

We are opposed to the changing of designation of any part of our property from Rural to Environmentally Protected. We feel this change will greatly affect our investment that we have made in this property. When we made the purchase, we agreed on the changing of designation from Rural to EP for the back half of the property. If it had been designated as per your proposal, we would not have made the purchase.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-

6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 19, 2025 1:12:28 PM

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.

Submitted on Fri, 09/19/2025 - 13:12

Submitted by: Anonymous

Submitted values are:

Name

Jennifer Ferguson-Meijs

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

5786 Sunnidale Concession 2, New Lowell

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

I strongly oppose any changes to our zoning.

Our house was just built in 2022.

Looking at the map more than half our house is environmentally protected and our building at front of property which was permitted to be built around 2020 and 2021 is also affected. Most of our yard immediately surrounding our home is also EP land in this new zoning bylaw. This is unacceptable!

How could you allow us to build on property you were planning to restrict the ability to live on?

This zoning change can NOT be approved and isn't acceptable

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform

the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 19, 2025 12:50:52 PM

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.

Submitted on Fri, 09/19/2025 - 12:50

Submitted by: Anonymous

Submitted values are:

Name

Jennifer Ferguson-Meijs

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

5786 Sunnidale Concession 2, New Lowell L0M 1N0

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

I'm having a difficult time trying to find what zoning changes are pertaining to my property but from what I can see it would appear that the majority of my property is being changed to environmentally protected land.

Our house was just built on this property in 2022 which would appear to be when all these changes were being proposed yet we were uninformed that our property could be this grievously affected. As I stated I could be incorrect as I'm having a hard time trying to find out how to look specifically at my property online.

I definitely oppose any changes that restrict the land usage, especially when this is a newly developed piece of property which we were permitted to build upon.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the

Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 19, 2025 12:14:38 PM

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.

Submitted on Fri, 09/19/2025 - 12:14

Submitted by: Anonymous

Submitted values are:

Name

Thomas Cavin Armitstead

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

No

If yes, please identify the property by address or roll number:

wife and I potentially considering moving to the area and are interested in this information

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

we are particularly interested in any changes made to the construction of sheds on an owners property

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 18, 2025 6:10:10 PM

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.

Submitted on Thu, 09/18/2025 - 18:09

Submitted by: Anonymous

Submitted values are:

Name

Leona Calbeck

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

3626 HOGBACK RD NEW LOWELL ON, L0M1N0

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

Leona Calbeck

3626 HOGBACK RD NEW LOWELL ON L0M 1N0

SEPTEMBER 18, 2025

To: [Council/Clerk/Planning Department of Township of Clearview]

Re: Opposition to Proposed Zoning Change from Rural (RU) to Environmental Protection 1 (EP1)

Dear [Mayor/Planner/Clerk],

I am writing to formally oppose the proposed rezoning of my property located at 3626 HOGBACK RD NEW LOWELL ON, L0M 1N0 from its current Rural (RU) designation to Environmental Protection – Natural Heritage (EP1).

While I respect the Township's responsibility to protect natural heritage features, this proposed rezoning would have serious negative impacts on my property value, my family's use and enjoyment of the land, and my long-term ability to maintain and improve the property.

1. Property Value Impacts

Reduced Market Value: Rural (RU) zoning allows for a wide range of uses (residential dwelling, home business, agriculture, accessory buildings, etc.). By contrast, EP1 zoning prohibits most development and imposes restrictive setbacks from natural features (120m from Primary, 50m from Secondary). Buyers value flexibility and future potential; removing that flexibility directly reduces property value.

Perception of Constraint: Even if some limited uses are technically permitted, the "Environmental Protection" label stigmatizes properties, creating the perception that they are heavily restricted or unbuildable, which diminishes buyer interest and reduces resale value.

2. Restrictions on Reasonable Use

Current Rural Zoning Flexibility: Under Rural zoning, I can reasonably maintain my dwelling, construct accessory buildings, operate small-scale home-based businesses, and enjoy the property as intended.

EP1 Limits: Table 12.1 and 12.2 (attached) show that EP1 zoning eliminates or severely restricts:

New dwellings (only permitted if legally existing prior to May 9, 2016).

Accessory structures unless tied to conservation or flood control.

Expansion or replacement of existing buildings without costly Environmental Impact Studies.

Normal agricultural and recreational uses that are allowed in Rural zoning.

These restrictions effectively "freeze" my property, stripping away uses I have reasonably relied upon when purchasing and maintaining it.

3. Unnecessary Duplication of Protections

Existing legislation already protects sensitive features: Provincial Policy Statement, Conservation Authority regulations, and site-specific permits under the Planning Act and Environmental Protection Act. Adding EP1 zoning is duplicative and unnecessarily punitive.

Environmental concerns can be addressed through site-specific studies (e.g., Environmental Impact Studies) when development is actually proposed—rather than a blanket rezoning that pre-emptively removes property rights.

4. Fairness and Proportionality

Rezoning private land to EP1 without compensation effectively transfers value from the property owner to the public.

This constitutes a de facto expropriation of rights without due process or compensation. If the Township wishes to preserve lands exclusively for natural heritage protection, acquisition—not unilateral rezoning—should be the appropriate mechanism.

5. Request

Given the above, I respectfully request that Council:

1. Reject the proposed rezoning of my property to EP1 and retain its current Rural designation.
2. Alternatively, consider site-specific protections targeted only to genuine environmental features (e.g., wetlands, floodplains) rather than applying broad EP1 zoning to the entirety of my property.

Conclusion

My property is my family's home and investment. Rezoning to EP1 would unfairly strip away reasonable use, harm resale value, and duplicate protections already in place. I ask that Council protect both the environment and the rights of existing landowners by rejecting this rezoning.

Thank you for your consideration.

Sincerely,
Leona Calbeck

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 17, 2025 11:13:11 PM

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.

Submitted on Wed, 09/17/2025 - 23:13

Submitted by: Anonymous

Submitted values are:

Name

Amanda Hashimoto

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

2902 3/4 sunnidale sideroad

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

I want to understand clearly how this affects my home and my property and my future.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 16, 2025 5:59:52 PM

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.

Submitted on Tue, 09/16/2025 - 17:59

Submitted by: Anonymous

Submitted values are:

Name

BRITTANY & PHILLIP MACDONALD

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

3626 HOGBACK RD NEW LOWELL ON, L0M1N0

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

Draft Opposition Letter to EP1 Rezoning

Brittany & Phil MacDonald
3626 HOGBACK RD NEW LOWELL ON L0M1N0
SEPTEMBER 16TH 2025

To: [Council/Clerk/Planning Department of Township of Clearview]

Re: Opposition to Proposed Zoning Change from Rural (RU) to Environmental Protection 1 (EP1)

Dear [Mayor/Planner/Clerk],

I am writing to formally oppose the proposed rezoning of my property located at [insert property description/roll number] from its current Rural (RU) designation to Environmental Protection – Natural Heritage (EP1).

While I respect the Township's responsibility to protect natural heritage features, this proposed rezoning would have serious negative impacts on my property value, my family's use and enjoyment of the land, and my long-term ability to maintain and improve the property.

1. Property Value Impacts

Reduced Market Value: Rural (RU) zoning allows for a wide range of uses (residential dwelling, home business, agriculture, accessory buildings, etc.). By contrast, EP1 zoning prohibits most development and imposes restrictive setbacks from natural features (120m from Primary, 50m from Secondary). Buyers value flexibility and future potential; removing that flexibility directly reduces property value.

Perception of Constraint: Even if some limited uses are technically permitted, the "Environmental Protection" label stigmatizes properties, creating the perception that they are heavily restricted or unbuildable, which diminishes buyer interest and reduces resale value.

2. Restrictions on Reasonable Use

Current Rural Zoning Flexibility: Under Rural zoning, I can reasonably maintain my dwelling, construct accessory buildings, operate small-scale home-based businesses, and enjoy the property as intended.

EP1 Limits: Table 12.1 and 12.2 (attached) show that EP1 zoning eliminates or severely restricts:

New dwellings (only permitted if legally existing prior to May 9, 2016).

Accessory structures unless tied to conservation or flood control.

Expansion or replacement of existing buildings without costly Environmental Impact Studies.

Normal agricultural and recreational uses that are allowed in Rural zoning.

These restrictions effectively "freeze" my property, stripping away uses I have reasonably relied upon when purchasing and maintaining it.

3. Unnecessary Duplication of Protections

Existing legislation already protects sensitive features: Provincial Policy Statement, Conservation Authority regulations, and site-specific permits under the Planning Act and Environmental Protection Act. Adding EP1 zoning is duplicative and unnecessarily punitive.

Environmental concerns can be addressed through site-specific studies (e.g., Environmental Impact Studies) when development is actually proposed—rather than a blanket rezoning that pre-emptively removes property rights.

4. Fairness and Proportionality

Rezoning private land to EP1 without compensation effectively transfers value from the property owner to the public.

This constitutes a de facto expropriation of rights without due process or compensation. If the Township wishes to preserve lands exclusively for natural heritage protection, acquisition—not unilateral rezoning—should be the appropriate mechanism.

5. Request

Given the above, I respectfully request that Council:

1. Reject the proposed rezoning of my property to EP1 and retain its current Rural designation.
2. Alternatively, consider site-specific protections targeted only to genuine environmental features (e.g., wetlands, floodplains) rather than applying broad EP1 zoning to the entirety of my property.

Conclusion

My property is my family's home and investment. Rezoning to EP1 would unfairly strip away reasonable use, harm resale value, and duplicate protections already in place. I ask that Council protect both the environment and the rights of existing landowners by rejecting this rezoning.

Thank you for your consideration.

Sincerely,
Brittany & Phil MacDonald

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 16, 2025 4:54:11 PM

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.

Submitted on Tue, 09/16/2025 - 16:54

Submitted by: Anonymous

Submitted values are:

Name

Jeremy

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

10564 County Road 10

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

Parts of our property that are active farmland have been re-zoned as EP1.

The EP limit previously extended only to the edge of the forest land, which made sense. Now it extends to include part of the farmland and also includes our house (10 yrs old) and old barn location. It is noted that our house (10 years old) complied with the required setbacks and from the creeks required by NVCA at the time, and was found to be outside of the flood plain based on a flood study completed. As the house and surrounding property is now EP-1 this would restrict us from constructing a new barn or greenhouse. It would also require us to complete another study in order to prove (again) that any proposed building would be outside of the flood plain, causing additional expense.

The forest has been re-zoned from EP to EP1 and EP2. We periodically perform agro-forestry to harvest trees for commercial purpose. Under the new zones, this would not be permitted in the EP2 areas, which has an impact to the viability of future harvest.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 15, 2025 4:48:09 PM

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Submitted on Mon, 09/15/2025 - 16:48

Submitted by: Anonymous

Submitted values are:

Name

Jay Hewitt

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

No

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

Enough of the taking away from us. You already tax us through the roof and now want to control us even more. Thought the government was trying to make it easier for people to build?

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 15, 2025 11:30:27 AM

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.

Submitted on Mon, 09/15/2025 - 11:30

Submitted by: Anonymous

Submitted values are:

Name

Michael Wynia

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

8 Edgewood Crescent

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

The following is an initial submission of comments and I may provide additional comments as the matter progresses.

From a quick review it appears that the Township is are changing the provisions (the standards and regulations of a zone) that apply to most of the residential areas in New Lowell (RS1). For example, the minimum lot frontage requirement is increasing, the minimum lot area is increasing, the minimum front yard is increasing, the minimum rear yard is increasing, the minimum interior side yard is increasing, and the minimum exterior side yard is increasing.

It is unclear why these much more restrictive provisions are required. The current adopted by-law has been in force since 2006 and, to my knowledge, it is not apparent that current provisions have caused any land use planning issues or concerns and that they are in anyway inappropriate in regard to good land use planning or consistency with the PPS 2024 and

conformity with the OP.

The proposed revisions would unreasonably restrict development potential on the lots and make it more difficult to accommodate an additional dwelling unit at a time when many families may need such a unit to accommodate family members or assist in paying mortgages etc. There are sufficient provisions in place to determine the appropriateness of an additional dwelling unit and increasing minimum provisions to restrict the building envelope is not necessary.

Establishing title problems related to legal non-conforming status and/or requiring an increase in the number of variances is not efficient land use planning and does not make the best use of residentially designated and zoned lands.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 12, 2025 8:03:50 PM

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Submitted on Fri, 09/12/2025 - 20:03

Submitted by: Anonymous

Submitted values are:

Name

Morgan Chapman

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

1351 centreline rd, stayner, on 10m1s0

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

I would like to sever off 5 acres, and build a house on the property. The area where we would like to build the house is already cleared, and we would have no reason to take down anymore trees to build. I've reached out asking if this is possible and was told it is not because the back acreage of the property is part of the NVCA but we would not be touching any of that part of the land.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-

6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: September 12, 2025 4:09:50 PM

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.

Submitted on Fri, 09/12/2025 - 16:09

Submitted by: Anonymous

Submitted values are:

Name

Kayla Enslow

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

No

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

It would be appreciated to consider expanding the zoning to allow for childcare in commercial spaces. There is limited childcare available in Stayner and my family has been greatly impacted by this. I work in Collingwood and have to drive to Angus for childcare. It is very inconvenient and unfortunately the thought of relocating is very much on our mind due to this. Please consider expanding the zoning so that way the many families raising children who live in Stayner, can continue living here

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 19, 2025 3:40:21 PM

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Submitted on Sun, 10/19/2025 - 15:40

Submitted by: Anonymous

Submitted values are:

Name

Reid Hannon

Email Address

[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

5472 Sunnidale Tosorontio Townline, New Lowell

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

We are very concerned with the proposed expansion of the EP zoning on our property.

When we purchased our undeveloped land in 2016 we were well aware of the existing EP zone and where it was located. We took this into careful consideration when building our home to provide adequate space for the future for any additional projects: like a pool, accessory building or even possibly a accessory residential unit for our children.

The proposed change to the EP zone on our property would now not allow any of these plans to be possible. We are concerned about the negative impact this will have on the value of our property, as well as the ability to try and provide additional living spaces for future generations (which is supposed to be a very important thing to the township)

I also don't understand the rational behind the change to our land and nobody at the first public

meeting was really able to explain specifically what environmental factors required the change. Where the current EP zone is, is completely understandable and we were accepting of that when we purchased the property. But to move the line up to the front of our property makes no sense. The area where our house was built has been elevated over 5 feet from the original grade and is not treed anymore (and yet somehow it is to be deemed an EP zone) I have had a GIS Specialist look at our property and he say's there are no factors that should dictate a change to our current zoning based on all of the geographical / environmental data.

Based on all of this we ask that the current EP zoning area stays as it is (and does not change to the proposal)

Thank you for your consideration.

Reid & Michelle Hannon

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [Township of Clearview](#)
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: Zoning By-law Review: Comment Submitted
Date: October 22, 2025 11:16:27 AM

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.

Submitted on Wed, 10/22/2025 - 11:16

Submitted by: Anonymous

Submitted values are:

Name

Nicole Mead

Email Address

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

Is this comment related to one or more specific properties?

Yes

If yes, please identify the property by address or roll number:

5776 Sunnidale tosorontio townline

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full in the space provided below:

The rezoning map is not user friendly at all.

You can't even zoom in and see the legends. Nothing is labelled to even find my location of my home. I don't even know if I'm being rezoned because the map is impossible to read.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Yes

From: [REDACTED]
To: [Clearview Planning Team](#)
Subject: Draft Zoning By-law Comments - 249 Kathleen Crescent
Date: September 17, 2025 1:40:17 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Dear Planning Department,

We are writing to formally provide comments regarding the proposed rezoning of our property, 249 Kathleen Crescent, Stayner, from a Residential Low Density (RS2) zone to an Environmental Protection 2 (EP2) zone.

We do not support this proposed rezoning. Our property was established through a registered plan of subdivision process, which included the necessary technical studies to determine appropriate building envelopes and support the residential use of the land. Rezoning to an Environmental Protection zone would contradict the approvals already in place, impose additional restrictions on our property rights, and negatively impact its use and value.

For these reasons, we respectfully request that our property remain zoned as Residential, and that this objection be recorded as part of the review and decision-making process.

Thank you for your consideration of our concerns.

Sincerely,

Christine and Jarrod Taggart
249 Kathleen Crescent, Stayner

From: [REDACTED]
To: [Clearview Planning Team](#)
Subject: Formal Opposition to Proposed Zoning Change from Rural (RU) to Environmental Protection 1 (EP1)
Date: September 24, 2025 9:18:57 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

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.

Phil MacDonald, Brittany MacDonald, Leona Calbeck
3626 Hogback Rd. New Lowell, ON
L0M 1N0

To: Council/Clerk/Planning Department of Township of Clearview and anyone else it may concern

Dear Mayor/Planner/Clerk,

I am writing to formally oppose the proposed rezoning of my property located at 3626 Hogback Rd New Lowell, ON L0M1N0 from its current Rural (RU) designation to Environmental Protection – Natural Heritage (EP1).

While I respect the Township's responsibility to protect natural heritage features, this proposed rezoning would have serious negative impacts on my property value, my family's use and enjoyment of the land, and my long-term ability to maintain and improve the property.

1. Property Value Impacts

Reduced Market Value: Rural (RU) zoning allows for a wide range of uses (residential dwelling, home business, agriculture, accessory buildings, etc.). By contrast, EP1 zoning prohibits most development and imposes restrictive setbacks from natural features (120m from Primary, 50m from Secondary). Buyers value flexibility and future potential; removing that flexibility directly reduces property value.

Perception of Constraint: Even if some limited uses are technically permitted, the "Environmental Protection" label stigmatizes properties, creating the perception that they are heavily restricted or unbuildable, which diminishes buyer interest and reduces resale value.

2. Restrictions on Reasonable Use

Current Rural Zoning Flexibility: Under Rural zoning, I can reasonably maintain my dwelling, construct accessory buildings, operate small-scale home-based businesses, and enjoy the property as intended.

EP1 Limits: Table 12.1 and 12.2 (attached) show that EP1 zoning eliminates or severely restricts:

New dwellings (only permitted if legally existing prior to May 9, 2016).

Accessory structures unless tied to conservation or flood control.

Expansion or replacement of existing buildings without costly Environmental Impact Studies.

Normal agricultural and recreational uses that are allowed in Rural zoning.

These restrictions effectively “freeze” my property, stripping away uses I have reasonably relied upon when purchasing and maintaining it.

3. Unnecessary Duplication of Protections

Existing legislation already protects sensitive features: Provincial Policy Statement, Conservation Authority regulations, and site-specific permits under the Planning Act and Environmental Protection Act. Adding EP1 zoning is duplicative and unnecessarily punitive.

Environmental concerns can be addressed through site-specific studies (e.g., Environmental Impact Studies) when development is actually proposed—rather than a blanket rezoning that pre-emptively removes property rights.

4. Fairness and Proportionality

Rezoning private land to EP1 without compensation effectively transfers value from the property owner to the public.

This constitutes a de facto expropriation of rights without due process or compensation. If the Township wishes to preserve lands exclusively for natural heritage protection, acquisition—not unilateral rezoning—should be the appropriate mechanism.

5. Request

Given the above, I respectfully request that Council:

1. Reject the proposed rezoning of the property to EP1 and retain its current Rural designation.
2. Alternatively, consider site-specific protections targeted only to genuine environmental features (e.g., wetlands, floodplains) rather than applying broad EP1 zoning to the entirety of my property. However the property is less than an acre and no such features exist further confounding the need for such zoning to begin with

In conclusion this property is our family’s home and investment. Rezoning to EP1 would unfairly strip away reasonable use, harm resale value, and duplicate protections already in place. I ask that Council protect both the environment and the rights of existing landowners by rejecting this rezoning.

Thank you for your consideration.

Sincerely,

Phil MacDonald - [REDACTED]
[REDACTED]

Brittany MacDonald - [REDACTED]
[REDACTED]

Leona Calbeck - [REDACTED]
[REDACTED]

From: David Scarsellone [REDACTED]
Sent: October 1, 2025 11:04 AM
To: Nick Ainley <nainley@clearview.ca>
Cc: James Hunter [REDACTED]
Subject: Future Development (FD) Zone

You don't often get email from [REDACTED] [Learn why this is important](#)

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.

Hello Nick,

My name is David Scarsellone, and I am a Junior Planner with Morgan Planning & Development. One of our clients owns various properties in Clearview, including **29 Wyant Road** in Stayner. We have been retained to conduct an impact assessment of the Draft Zoning By-law on each of their properties.

29 Wyant Road is proposed to be zoned 'Future Development (FD)' in the Draft Zoning By-law. In the FD zone, the Draft ZBL states that permitted uses are limited to 'Any use that legally existed on the lot on the effective date of this by-law'. Does this essentially freeze development in this zone when the draft ZBL is brought into effect? Are permitted uses in the current zoning by-law still permitted in the FD zone? Is there an application path that can be taken to permit the uses currently permitted by the in-effect Zoning By-law?

Any information is very much appreciated.

Thanks,

MORGAN Planning & Development Inc.

David Scarsellone, BES (Hons. Pl)
[REDACTED]

From: Bart Chapman
Sent: October 10, 2025 10:55 AM
To: Rossalyn Workman
Subject: Zoning By-Law

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.

Hi Rossalyn

Please find the letter of objection to the zonings on Kathleen Crescent attached.

Please acknowledge receipt.

Thanks

Bart Chapman, Broker

FSRA #M08005045

Royal LePage Locations North, Brokerage

E&B Chapman R.E. Ltd

#93474

11-7458 Hwy 26

Stayner, Ont

LOM 1S0



LETTER OF OBJECTION

Township of Clearview
217 Gideon Street
Stayner, Ont
L0M 1S0

Attention: Planning Department

Re: Draft Zoning By-Law

Please be advised that we the undersigned, object to the proposed zoning change to our properties from the current RS2 zone to the proposed EP2 zone.

We feel this is wrong as refined flood lining and building elevations were addressed and defined through proper studies when the subdivision was created in 1999. Thus, the current RS2 zone that exists today.

We strongly feel that the failure of your planning consultants not to have acknowledged this is careless at best.

Please advise that this will be addressed prior to the passing of this By-Law.

With strong concern,

Bart and Brenda Chapman 253 Kathleen Cresc.

DocuSigned by:
Bart Chapman
Signed by: 439648D2A03B44F...

Gary and Carol Van Niekerk 251 Kathleen Cresc.

Carol Van Niekerk
Signed by: 37CAFC3ECC914F2...

Jarrod and Christine Taggart 249 Kathleen Cresc.

Christine Taggart
Signed by: 22D40EBC0E084B8...

Nathan and Amanda Westendorp 247 Kathleen Cresc.

Amanda Westendorp
Signed by: DA437D71F7BA471...

Doug Lowe and Lorna Howlett-Lowe 245 Kathleen Cresc.

Doug Lowe
Signed by: 10F69E9889B74D0...

Christine and Gerard Money Penny 243 Kathleen Cresc.

J.M. Money Penny
Signed by: E64B42FF28F24AC...

~~Amanda Diana~~ Garbutt 241 Kathleen Cresc.

AG

Amanda Garbutt
Signed by: 798B7D0D6077476...

Ken and Angela Rolling 239 Kathleen Cresc.

Ken Rolling
Signed by: 2F1CCE4A56A64E1...

Andy and Shelley Lafreniere 237 Kathleen Cresc.

Andy Lafreniere
Signed by: 0C1056ECAA4C4AA...

John and Arlene Thompson 227 Dominion Dr.

From: [REDACTED]
To: [Clearview Planning Team](#)
Subject: Questions- request for analysis/consultation on Draft Bylaw impact.
Date: September 13, 2025 9:18:45 PM

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.

Hello,

I am the owner of 3811 Concession 12 Sunnidale Road, Stayner L0M 1S0 roll number 432904000321001

Property is multiple zoning- but my focus is on the current RU area that will now be EP1

It appears this new bylaw will assist with some of the constraints we've been exploring over the last 2 years for the size of accessory barn and ADU.

EP1 appears to streamline NVCA regulations. We love the wetlands and have been aware of thru the interactive maps (including when we bought the property)

But after a couple of read throughs, the rezoning to EP1 appears to substantially interfere with key uses we considered when moving to Clearview:
I may have interpreted it incorrectly, can you help me confirm.

To start the conversation, here are the 5 most important uses for our Family from the current bylaw that seem to be impacted and not allowed in future:

- Plant Nursery, Produce Farm
- Accessory dwelling unit
- Accessory Farm produce sales outlet, retail stand
- Home Industry
- Temporary agricultural fair or exhibition

And the setbacks seem to enforce AG related values instead of RU- the interior sideyard and front yard are my focus.

Finally, the neighbouring property at 3829 Conc 12 is now EP1-4 can i get the proposed terms on that (They are currently a modified AGI, but are broadly noncompliant and Clearview Bylaw has been heavily involved after some other neighbours reported their retail store, outdoor storage, kennel and other activities)

Thanks
Stephen Main

From: [REDACTED]
To: Colin Ens Funk
Subject: RE: Draft Zoning By-Law
Date: September 24, 2025 12:31:44 PM
Attachments: [image001.png](#)

Sorry about that!

My address is 3176 9/10 Sideroad Sunnidale in New Lowell

Thank you,

Fawne Breedon

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

www.clearview.ca

Please note that my office hours are Monday to Thursday 8:00am to 5:15pm.

From: Colin Ens Funk
Sent: September 24, 2025 12:30 PM
To: Fawne Breedon
Subject: RE: Draft Zoning By-Law

Hi Fawne, thank you. I have noted that, and I appreciate the clarity!

Could you remind me what your address is? It did not come through in the email Rossalyn sent.

Colin

Colin Ens Funk, BES (they/them)
Planning and Development Technician
Township of Clearview
705-428-6230 ext. 238
censfunk@clearview.ca

Clearview has released a new Draft Zoning By-law. Learn more, find the Open House dates, and submit your comments on the [Zoning By-law Review webpage](#).



From: Fawne Breedon [REDACTED]
Sent: September 24, 2025 11:20 AM
To: Colin Ens Funk <censfunk@clearview.ca>

Subject: RE: Draft Zoning By-Law

Hi Colin,

Just to be clear, I would also like to be added to the list of names as “opposed” to the zoning change in my area.

Thank you,

Fawne Breedon



www.clearview.ca

Please note that my office hours are Monday to Thursday 8:00am to 5:15pm.

From: Rossalyn Workman <rworkman@clearview.ca>

Sent: September 24, 2025 10:57 AM

To: Fawne Breedon [REDACTED]

Cc: Colin Ens Funk <censfunk@clearview.ca>

Subject: RE: Draft Zoning By-Law

Hi Fawne

Thanks for your questions, currently the zoning text and mapping is considered draft and is out for review by the public and the agencies. You ask very good questions.

I’m going to ask Colin to include your questions to be reviewed and answered by our consultants MHBC Planning in a subsequent report/correspondence.

Colin can you please include Fawne’s name and email address to receive additional notifications regarding the Zoning By-law Process.

Thanks Rossalyn

Rossalyn Workman MURP, Dipl.MM, MCIP, RPP (she/her)

Manager of Planning

Township of Clearview

705-428-6230 ext. 248

rworkman@clearview.ca

My office hours are 8:30am to 4:30am Monday to Friday.

Clearview has released a new Draft Zoning By-law. Learn more, find the Open House dates, and submit your comments on the [Zoning By-law Review webpage](#).



From: Fawne Breedon [REDACTED]

Sent: September 24, 2025 9:28 AM

To: Rossalyn Workman <rworkman@clearview.ca>

Subject: Draft Zoning By-Law

Good Morning Rossalyn,

I'm hoping that you could help me out and answer a few questions regarding the draft by-law. My home is highlighted in the attached and seems to be changing from Rural to "Environmental Protection – Natural Heritage" and to be honest I'm not entirely sure what that means in layman's terms.

Also:

- Does rezoning rural to EP typically change housing insurance at all (coverage, cost etc)?
- Will the zoning change effect property taxes?
- What does the change mean for housing/property modifications?
- Addition to house, adding a separate building/garage, landscaping, septic
- Why is there a small "rural island" across from us (to the east) - and there are others - what is the reasoning behind this?

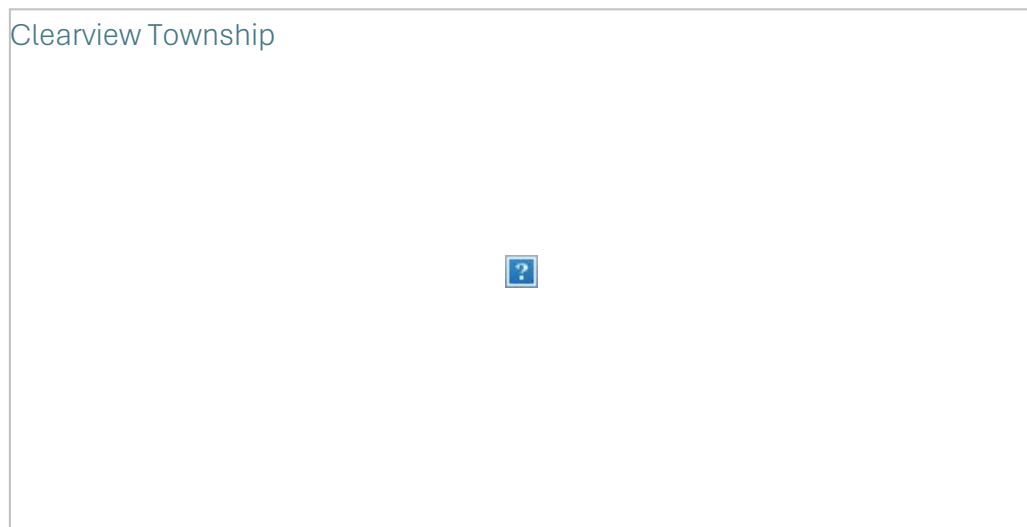
Thank you for your help on this!!!

Fawne Breedon

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

www.clearview.ca

Please note that my office hours are Monday to Thursday 8:00am to 5:15pm.



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Colin Ens Funk

From: Rachel Pollacco <[REDACTED]>
Sent: October 20, 2025 11:06 AM
To: Clearview Planning Team
Subject: Re: Followup: Zoning By-Law Review Concerns - 9303 County Rd 91

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Hi Colin,

Thank you again for taking the time to meet with me this morning. It was very helpful to review the maps together and discuss the issue in person.

As discussed, there appear to be inconsistencies between the mapping and the Official Plan. For example, the *Woodlands and Wetlands* map clearly shows there are no trees in the area where I hope to build my future family home (I will refer to this as the “cleared area”), yet the *Proposed Zoning* map includes much of this space within the EP1 Zone. In addition, the map identifies the immediate surrounding areas as “Other Woodlands,” not “Significant Woodlands.”

While I fully understand and appreciate the importance of protecting natural heritage features, I do not see a clear rationale for designating this particular area for protection given that there are no significant features to preserve. This location is the most suitable for construction and also the only site that avoids disturbing the surrounding forest. There is also an existing driveway from County Rd 91 that leads directly to the cleared area. This driveway is already wide enough for construction vehicles, and the cleared area itself is large enough to accommodate construction without removing any trees.

I understand that EP1 zoning does not necessarily prohibit future development, but it does introduce significant barriers that I am hoping to avoid; particularly if there is no specific reason to apply them in this case.

Accordingly, would the Township consider revisiting the proposed EP1 boundaries?

Specifically:

- **Could the EP1 zoning be focused more directly on Wetlands and Significant Woodlands?**
- **At the very least, could the Township consider excluding the treeless portion (the “cleared area”) and the existing driveway (if relevant) from the EP1 Zone?**

On a personal note, I feel it is a little unfair that the majority of the property is proposed to be rezoned from Rural to Environmentally Protected, as this represents a significant and restrictive change. While our goals align in that I also want to see the natural features of the property preserved, I hope we can arrive at a more balanced and practical outcome.

Thank you for your time and consideration. Please keep me informed on the progress of this review, and let me know if I can provide any further information to assist.

Kind regards,
Rachel Pollacco

P.S. I have attached the NVCA mapping that shows their “Regulated Extent” for your reference (below). It was interesting to learn that the NVCA has chosen to deregulate a large portion of the property that was previously under their purview, though I cannot seem to locate that layer on the map myself.

From: [REDACTED]
To: [Clearview Planning Team](#)
Subject: Zoning By-Law Review: Information Request
Date: October 2, 2025 4:11:43 PM

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Good Afternoon,

I also submitted the following via the Township's webform, but I wanted to ensure it is received in a timely manner.

I am emailing with concerns about how the Zoning By-Law Review will affect my property (at 9303 County Road 91).

I purchased this property with the intention of building a future family home. I worked very hard to purchase this land, invested my savings into it, and have continued to save toward building. In reliance on the current zoning and regulations, I invested in architectural plans for this home. I also obtained a topographic survey of the potential building site, which was deemed most suitable by both a local builder and architect. This building site appears to be potentially compromised by the new zoning proposed in the Zoning By-Law Review.

Additionally, at the time of purchase, NVCA staff advised me that the property was "probably overregulated" and that the slope of the land had been "overestimated." I also received email confirmation the "home location appears to be acceptable given our policies and available knowledge of the site."

I also want to note that I am a person with a disability under the Ontario Human Rights Code (Autism Spectrum Disorder, Level 1, formerly Asperger's Syndrome). Participating in public meetings is a challenge for me, and I want to ensure I am provided with a fair and accessible opportunity to participate in the planning process going forward.

Accordingly, I respectfully request:

1. Clarification of how the proposed Environmentally Protected boundaries were determined.
2. Copies of any supporting documents, mapping, and rationale used in developing the proposed zoning changes.
3. A webmap including the draft zoning layer, or a map showing the draft zoning overlaid on aerial imagery with measurements, so that the actual boundaries are clear.

The PDF map currently available splits my property between two pages and does not clearly show what portion will remain zoned Rural. Without accurate mapping, it is very difficult to assess the real impact of this proposal.

Thank you for your attention to this matter. I look forward to your clarification and to working toward a balanced outcome that both protects the environment and allows for fair and reasonable use of my property.

- Rachel

From: [Rossalyn Workman](#)
To: [REDACTED]
Cc: [Clearview Planning Team](#)
Subject: RE: New By-Law
Date: September 30, 2025 1:44:28 PM
Attachments: [image001.png](#)

Hi Bart
Thanks for your comments. We will review with the Planning Consultants.
Thanks Rossalyn

Rossalyn Workman MURP, Dipl.MM, MCIP, RPP (she/her)
Manager of Planning
Township of Clearview
705-428-6230 ext. 248
rworkman@clearview.ca

My office hours are 8:30am to 4:30am Monday to Friday.

Clearview has released a new Draft Zoning By-law. Learn more, find the Open House dates, and submit your comments on the [Zoning By-law Review webpage](#).



From: Bart Chapman [REDACTED]
Sent: September 29, 2025 3:59 PM
To: Rossalyn Workman <rworkman@clearview.ca>
Subject: Re: New By-Law

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OK as long as they get a buildable zoning and the ability to sever into 50 foot frontage.

Bart Chapman, Broker
FSRA #M08005045
Royal LePage Locations North, Brokerage
E&B Chapman R.E. Ltd
#93474
11-7458 Hwy 26
Stayner, Ont

LOM 1S0



On Mon, Sep 29, 2025 at 1:27 PM Rossalyn Workman <rworkman@clearview.ca> wrote:

Hi Bart
I'm not that familiar with the new zoning categories just yet, so I can't say.
Thanks Rossalyn

Rossalyn Workman MURP, Dipl.MM, MCIP, RPP (she/her)
Manager of Planning
Township of Clearview
705-428-6230 ext. 248
rworkman@clearview.ca

My office hours are 8:30am to 4:30am Monday to Friday.

Clearview has released a new Draft Zoning By-law. Learn more, find the Open House dates, and submit your comments on the [Zoning By-law Review webpage](#).



From: Bart Chapman [REDACTED]
Sent: September 29, 2025 12:07 PM
To: Rossalyn Workman <rworkman@clearview.ca>
Subject: Re: New By-Law

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Thanks for your response Rossalyn.

So just to clarify what zone will these lots be under when corrected?

Bart Chapman, Broker
FSRA #M08005045

Royal LePage Locations North, Brokerage

E&B Chapman R.E. Ltd

#93474

11-7458 Hwy 26

Stayner, Ont

L0M 1S0



On Mon, Sep 29, 2025 at 11:41 AM Rossalyn Workman <rworkman@clearview.ca> wrote:

Hi Bart

Thanks for your comments.

We add them to our overall comment sheet.

It looks like the zoning is reflecting the Official Plan mapping, which also needs to be corrected to reflect the reality of the land uses occurring on these lands.

Thank you again for the heads up.

Thanks Rossalyn

Rossalyn Workman MURP, Dipl.MM, MCIP, RPP (she/her)

Manager of Planning

Township of Clearview

705-428-6230 ext. 248

rworkman@clearview.ca

My office hours are 8:30am to 4:30am Monday to Friday.

Clearview has released a new Draft Zoning By-law. Learn more, find the Open House dates, and submit your comments on the [Zoning By-law Review webpage](#).



From: Bart Chapman [REDACTED]

Sent: September 26, 2025 4:52 PM

To: Rossalyn Workman <rworkman@clearview.ca>

Subject: New By-Law

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Hi Rossalyn

I just noticed another error in the zoning of the lots along Locke Ave that we had rezoned to RS3 a few years back as they are fully serviced but are slated for the FD zone which will not permit the construction of a new dwelling.

I think they need to remain R3.

Your thoughts?

Bart Chapman, Broker

FSRA #M08005045

Royal LePage Locations North, Brokerage

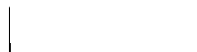
E&B Chapman R.E. Ltd

#93474

11-7458 Hwy 26

Stayner, Ont

LOM 1S0



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From: [Rossalyn Workman](#)
To: [REDACTED]
Cc: [Clearview Planning Team](#)
Subject: RE: Proposed 2025 zoning map
Date: September 25, 2025 4:31:56 PM

Hi Susie

Thank you for your comments.

It appears that the Official Plan designates your property 'Commerical Transition' and you are correct that the draft zoning by-law zones your property 'Community Hub Commerical (C1)'.

Please note that the zoning text and schedules are draft at this time and it is possible that there could be additional changes as we have a closer look the proposed zoning on the lands. A change that could made would be to zone your lands 'Transition Corridor Commerical (C2)' to better reflect the Official Plan.

In any case to answer your question below, the taxes that you pay are usually related to what is occurring on the property. So you are correct that only when a commerical use is established on the property would you be paying commerical taxes, however you might want to email tax@clearview.ca to confirm that this is the case.

Hope this helps, let me know if have any other questions.
thanks Rossalyn

Rossalyn Workman MURP, Dipl.MM, MCIP, RPP (she/her)
Manager of Planning
Township of Clearview
705-428-6230 ext. 248
rworkman@clearview.ca

My office hours are 8:30am to 4:30am Monday to Friday.

Clearview has released a new Draft Zoning By-law. Learn more, find the Open House dates, and submit your comments on the Zoning By-law Review webpage.

-----Original Message-----

From: Susie Cosack [REDACTED]
Sent: September 25, 2025 1:35 PM
To: Rossalyn Workman <rworkman@clearview.ca>
Subject: Proposed 2025 zoning map

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Rossalyn Workman,

I live at 4 Elizabeth St. West in Creemore and this location will be zoned C1 now, no transitional commercial, just commercial. Does this mean we will have to pay more taxes or will the commercial taxes only apply if and when a business is officially opened on this property ?

Thank you,

Susie Cosack and R. Levant

[Clearview Township]<<http://www.clearview.ca>>

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From: [REDACTED]
To: [Clearview Planning Team](#)
Subject: Re: Questions- request for analysis/consultation on Draft Bylaw impact.
Date: September 22, 2025 1:43:58 PM
Attachments: [image001.png](#)

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Hello Colin and Team

Given your clarifications, I will have to provide extensive feedback.

The impact of this sudden rezoning is very material for Marija and I. We are thoughtful stewards of the significant Environmentally Protected component of our land but this proposal of reverting from Partial Rural/Partial EP to 100% EP1 will have adverse affects.

To elaborate on my earlier questions/commentary, some of the example impacts include

1. We have always had plans to add a seasonal farmstand, another greenhouse, plus a drive shed/equipment storage (e.g. for items required to support the significant forested areas of our 30 acre property)
2. Accessory Dwelling Unit - we bought the property with intent to age in place, and also have multi-generational needs- with plans for an ADU outside the primary residence
3. OFDU- as we continue to build our lives here in Clearview- and when I retire from Full Time work, expected to leverage one or more of the OFDU's listed as a source of income.

I don't think the Council meeting is the right forum. If I take time off work to attend the Open House, would your team be able to walk through what specifically drove the rezoning proposal for our property per the draft map. Or is this better suited to a scheduled virtual meeting.

Thanks
Stephen Main

On Wed, Sep 17, 2025 at 4:32 PM Clearview Planning Team <plan@clearview.ca> wrote:

Hello Stephen,

Thank you for taking the time to consider the new Zoning By-law, and for your email.

Please note, the draft Zoning is open for comments and your review. If you have any feedback or comments for our review and to send to Council, please write back. We would appreciate hearing from you. We also invite you to come to our Open House next Wednesday, September 24th, at 2:00 p.m., or the Public meeting on Wednesday, October 29th, at 5:30 p.m., too.

In short, yes, you are correct. These uses are not currently permitted in the proposed EP1 zone. If you have any feedback about these changes, please let us know.

- Plant Nursery, Produce Farm
 - These are ‘Agricultural Uses’. An existing agricultural use would be permitted. A new agricultural use would need to apply for a site-specific zoning by-law amendment (this comes from the Official Plan section 4.9.2 .2 a).
- Accessory dwelling unit
 - Correct, this would no longer be permitted – and thank you for pointing this out.
- Accessory Farm produce sales outlet, retail stand
 - This would be considered an ‘Agriculture-Related Use’, and would not be permitted in the EP1 zone (unless you applied for a site-specific zoning, as with agricultural uses)
- Home Industry
 - This term is no longer in the By-law – these uses are either ‘Home Businesses’, or larger-intensity business uses outside of settlement areas now fall into the category of ‘On-Farm Diversified Uses’ (OFDUs), to conform to Provincial policy.
- Temporary agricultural fair or exhibition
 - This may be considered an Agriculture-Related Use or an OFDU, and either way would not be permitted in the EP1 zone (again, unless you applied for a site-specific zoning)
- Setbacks
 - Correct, the EP1 zone uses the AG zone setbacks, rather than the RU zone setbacks.

Regarding the neighbouring property at 3829 Conc 12, the EP1-4 would duplicate the existing zoning exception. The AGI zone does not exist in the new By-law, so the exception has been carried over into the new EP1 zone.

I hope that answers your questions. Please do let us know if you have formal feedback or comments on the proposed zoning. You can also submit a comment through our [website form](#).

Regards,

Colin

Colin Ens Funk, BES (they/them)

Planning and Development Technician

Township of Clearview

705-428-6230 ext. 279

plan@clearview.ca

Clearview has released a new Draft Zoning By-law. Learn more, find the Open House dates, and submit your comments on the [Zoning By-law Review webpage](#).



From: Stephen M [REDACTED]
Sent: September 13, 2025 9:18 PM
To: Clearview Planning Team <plan@clearview.ca>
Subject: Questions- request for analysis/consultation on Draft Bylaw impact.

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Hello,

I am the owner of 3811 Concession 12 Sunnidale Road, Stayner L0M 1S0 roll number 432904000321001

Property is multiple zoning- but my focus is on the current RU area that will now be EP1

It appears this new bylaw will assist with some of the constraints we've been exploring over the last 2 years for the size of accessory barn and ADU.

EP1 appears to streamline NVCA regulations. We love the wetlands and have been aware of thru the interactive maps (including when we bought the property)

But after a couple of read throughs, the rezoning to EP1 appears to substantially interfere with key uses we considered when moving to Clearview:

I may have interpreted it incorrectly, can you help me confirm.

To start the conversation, here are the 5 most important uses for our Family from the current bylaw that seem to be impacted and not allowed in future:

Plant Nursery, Produce Farm

Accessory dwelling unit

Accessory Farm produce sales outlet, retail stand

Home Industry

Temporary agricultural fair or exhibition

And the setbacks seem to enforce AG related values instead of RU- the interior sideyard and front yard are my focus.

Finally, the neighbouring property at 3829 Conc 12 is now EP1-4 can i get the proposed terms on that (They are currently a modified AGI, but are broadly noncompliant and Clearview Bylaw has been heavily involved after some other neighbours reported their retail store, outdoor storage, kennel and other activities)

Thanks

Stephen Main



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From: [REDACTED]
To: [Clearview Planning Team](#)
Subject: Rezoning our house / land to Environmentally Protected
Date: October 15, 2025 3:09:10 PM

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Hello

Our names are Janet Calwell and Kevin Hanrahan and we live at 5262 Concession 2, New Lowell, ON. L0M 1N0. We attended your Open House and met and talked with a member of your staff, he was knowledgeable and patient with our questions.

We are aware that the back of the land is Environmentally protected and have no concerns with it as there is a small brook that runs through it.

Our concern is that you are going to make our entire home Environmentally protected??

Questions:

- 1) Our house has many, many trees on it does that mean we can not cut down our own trees esp. when they get close to the roof or are rotten?
- 2) Can we never extend our house to make it bigger?
- 3) Will our taxes be decreased as now we can't do any of the renovations we wanted to do?
- 4) If you are only having the public meeting on Oct 29, 2025that does not give the public much time to respond by your first draft on Nov 5, 2025.
- 5) What other restrictions will you be putting on our land if it goes completely EP.

Look forward to hearing from you

Janet and Kevin

From: [REDACTED]
To: [Clearview Planning Team](#)
Cc: [REDACTED]
Subject: ZBL comments
Date: September 17, 2025 8:34:06 AM
Attachments: [Email to ZBLReview.pdf](#)

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Please find comments on the draft zoning by-law attached.

Sincerely,

Brian and Tracey Atkinson

Email to ZBLReview@clearview.ca

September 15, 2025

RE: Clearview Draft Zoning By-law

Dear: Clearview Township,

Thank you for the opportunity to comment on your draft zoning by-law for the Township of Clearview. Our comments are limited to the Environmental Protection Natural Heritage Zone (and the undue restriction that it may cause the agricultural community) and updating zoning on some of our own lands to reflect current agricultural productivity and delineations.

Our comments are as follows:

1. The EP1 (Environmental Protection Natural Heritage) zone appears to cover a large amount of land, and in some cases full properties and full farms, some of which are currently in crop and do not have a single detached dwelling. The draft provisions of section 12.1 b(i) appear to prohibit a single detached dwelling on prime agricultural lands in the EP1 zone. We would ask that you reconsider the restrictiveness of this zone and allow a single detached dwelling on a property with prime agricultural land to support farm families and allow the agricultural business to expand and adapt to changing commodities. It is noted that this zoning would also not permit a livestock or implement shed, again on properties that are prime agricultural lands. We would ask that you return the flexibility to the farming community.
2. It appears that the NVCA regulated areas is included as an Overlay Zone. Our understanding is that the NVCA has recently updated its mapping and will continue to do so. Have you considered excluding it from the zoning schedules or including it on an appendix opposed to as an overlay zone? The Hazard mapping on some of our lands do not reflect current agricultural drainage. It also does not reflect most recent topographical data supplied to the NVCA to support building permits.

3. The EP1 zoning appears to reflect old aerial photo imagery or MNR layers. We would ask that you update the EP1 zoning, NVCA hazard on the subject lands to prioritize the prime agricultural land. We have included maps from the Clearview Interactive mapping, showing the zoning with the aeriels underlain, followed by the proposed mapping for the same parcel.

With recognition of the Federal Department of National Defense's Radar project and land acquisition occurring in Clearview Township, abutting some of the lands identified herein, and resulting in a significant number of hectares of prime agricultural land being removed from food protection we would urge you to provide flexibility to farmers and encourage agriculture in Clearview to the extent possible within the Ontario planning framework.

Thank you in advance for your consideration of our requests, and reviewing our lands with an agricultural lens.

Please include us on your future circulations and provide us with a copy of the Notice of Decision and a response to this letter on how our comments have been addressed in the final version of the zoning by-law.

Sincerely,

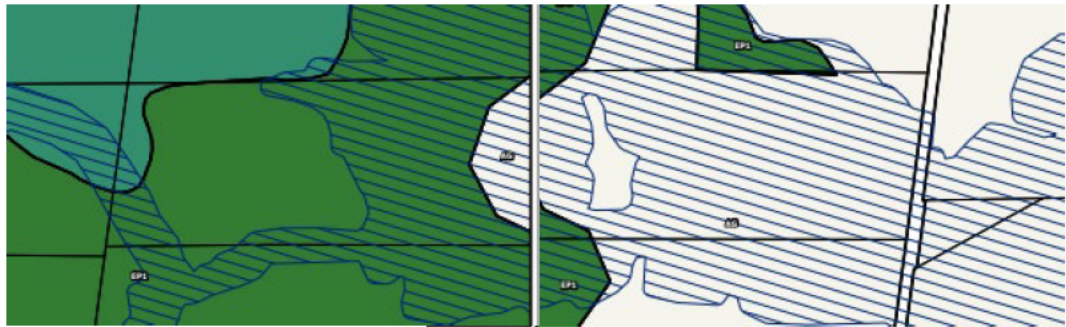
Brian and Tracey Atkinson, Pondsides Poultry

[REDACTED]

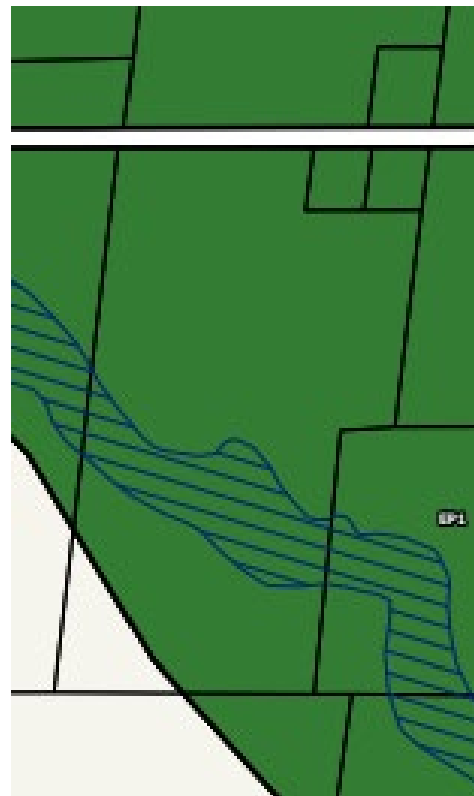
[REDACTED]

[REDACTED]

1906 Centre Line Road: The Draft zoning (maps 34, 35) expands the EP1 zoning over the west half (approx. 50%) of the farm, where previously it covered approximately 10%.

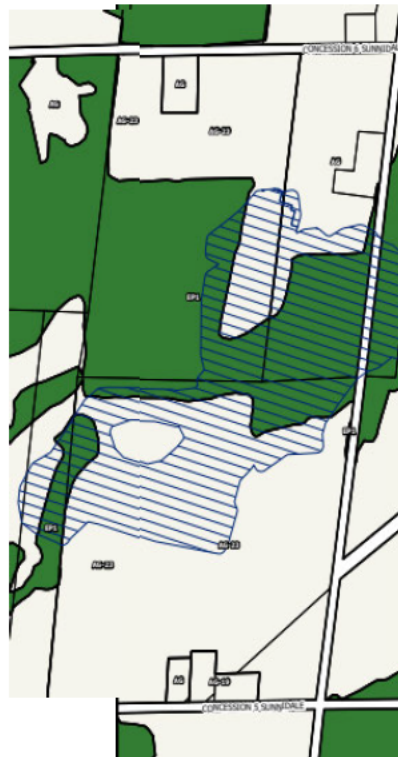


6469 12/13 Sideroad Nottawasaga: The draft zoning (map 43) appears to include a EP1 over 95% of the lands, including all lands except the south west c orner. This property does not have a farm house, but has a barn. To allow for future generations to farm and farm succession, a dwelling should be permitted on this farm, and therefore the EP1 zoning should permit a farm somewhere other than the back corner of this property, where additional driveway and infrastructure would take more land out of production. This farm is almost entirely farmed, and does have natural heritage elements to be protected in the farm fields. Please revise this mapping to remove the EP1 zone.

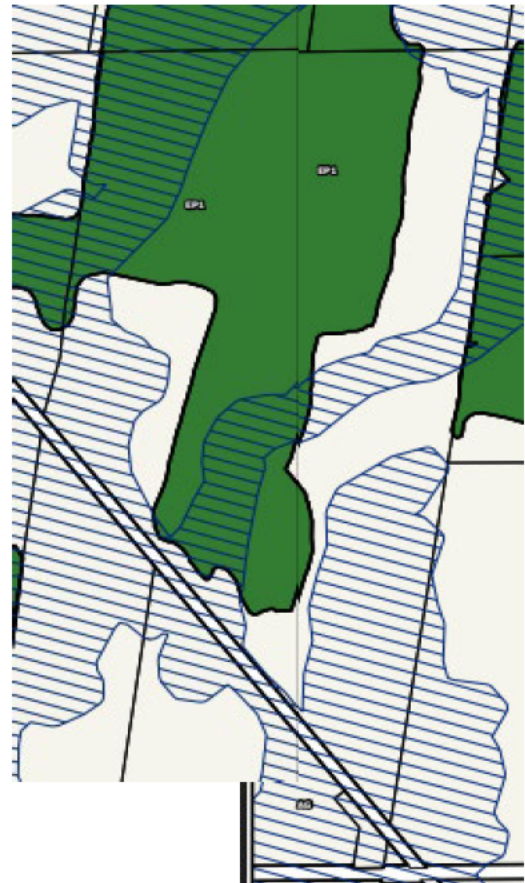


5659 Concession 6 Sunnidale: This property previously had a surplus farm dwelling severance. The severance was subsequently merged back with the farm. The exception zone on the previous house parcel and the remaining farm is no longer required. Please remove the site specific zoning.

The draft zoning schedule (maps 44, 45) includes significant EP1 zoning. Please update the mapping to reflect current agricultural fields and remove the natural heritage zoning over farm fields and drainage channels that do not exist on the tile drainage farm.



Landlocked Concession 7, E of ¾ Sideroad (Roll 432904000230902): The draft zoning schedule (map 35, 36) includes significant EP1 zoning. Please update the mapping to reflect current agricultural fields and remove the natural heritage zoning over farm fields.



From: [REDACTED]
To: [Clearview Planning Team](#)
Subject: 3354 3/4 Sunnidale Sideroad
Date: September 29, 2025 1:54:38 PM

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Good afternoon,

I have recently read through the zoning by-law review. I see 3/4 Sunnidale Sideroad on there, but cannot truly confirm where my exact location of my house is in the colour schemed areas.

Could you please confirm if 3354 3/4 Sideroad Sunnidale, New Lowell, ON L0M 1N0 is impacted by the proposed by-law and if so, how and what the change is.

Thank you,

Christina

From: [REDACTED]
To: [Clearview Planning Team](#)
Subject: Clearview Rezoning
Date: October 11, 2025 12:44:16 PM

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Karl Burggraf
6138 Conc. 2 New Lowell
[REDACTED]

My name is Karl Burggraf and I reside at 6138 Concession 2 New Lowell. I purchased approximately 46 acres and built my house roughly 26 years ago with intentions of eventually making it a hobby farm. The property had been farmed prior to my ownership and has continued to be farmed. First through Sommerville farms for 13 years, and currently through Fresh Acre Farms. I am registered through Agricorp.

I received a letter in the mail from a concerned neighbour regarding the proposed rezoning which would directly impact my property.

I did attend the first meeting and found it to be very disorganized, however, I was to speak with a representative who informed me that my property would be rezoned to EP land.

I am extremely opposed to this change. Not only would it devalue my property, it prevents me from building a desperately needed drive shed to store my equipment in.

Now that I am retired, I finally have the time to make these improvements and this rezoning would prevent me from doing so.

I am requesting that a significant portion of land surrounding my house remain rural to allow for these improvements.

I would like to speak with someone directly regarding these concerns.

I can be reached by email or by phone at the number listed above.

Sincerely
Karl Burggraf

From: [REDACTED]
To: [Clearview Planning Team; Clerks](#)
Subject: Comprehensive Zoning By-law 06-54 - Interested Party
Date: September 23, 2025 12:33:50 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

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Good afternoon,

I would like to request to be added/registered as an interested party on the proceedings of the new zoning by-law updates on behalf of Tribute Communities, please.

Thank you,

Jacob Dosman
Manager, Low Rise Land Development



1815 Ironstone Manor, Unit 1
Pickering, Ontario L1W 3W9

Cell Phone: [REDACTED]

Email: [REDACTED]

Website: www.mytribute.ca

Business Line: [REDACTED]



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From: [REDACTED]
To: [Clearview Planning Team](#)
Subject: comments AG home businesses and OFDUs
Date: October 18, 2025 2:00:42 PM
Attachments: [ZBL Review- AG Home Businesses and OFDUs- M Branigan.pdf](#)

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Zoning Bylaw Review

AG Home businesses/ On-farm Diversified Uses

Monica Branigan, Creemore

Consider small farms in Clearview

- 32% of Clearview farms were 69 acres or less in 2016 *
- 30% of land in our prime agricultural area has low agricultural capability*
- farmers with smaller properties or less fertile soil are more likely to need alternative sources of income = OFDU and home businesses
- Official Plan: **“intends for agricultural uses to be and remain the predominant land use within the ‘Agricultural’ designation, and *intends for agricultural uses of all types, sizes, and intensities...to be promoted and protected*”**

*Official Plan Review Key Issues Discussion paper

Here's the problem

- supporting alternative sources of income supports agriculture to continue on small farms
- limits to home businesses do not support agriculture on small farms
- OFDUs permissions are treated the same as subdivision proposals rather than in an expedited fashion as recommended in Guidelines to Permitted Uses in Ontario's Prime Agricultural Areas

Home businesses on farms

- limited to gross floor area of 25% dwelling while live-work units are limited to 50%
- no longer a home business if outdoors or uses an accessory building (allowed in residential areas)
- bed and breakfast is considered an OFDU with more onerous permissions
- limit to three people at a time which may preclude home daycare

Why make it more difficult to operate a home business on a farm when these limits do not protect farmland?

On-farm Diversified Use (OFDU)

- Strategic Plan includes an initiative for “***zoning permissions***” for on-farm diversified use as part of its Core Business- Agriculture Priority (which does not appear on the Strategic Plan Dashboard)
- Official Plan supports this initiative with more permissive requirements for OFDU which “***may be permitted without an amendment to the Zoning Bylaw***” and “***may be permitted without site plan approval***”

The reality

- all OFDUs require Site Plan Approval
- Site Plan Approval has the very same minimum completeness requirements as a proposal for a subdivision
- no distinguishing between small and large OFDU
- no distinguishing between prime agricultural land and land of poor agricultural capability

Process for OFDUs

1. Submit pre-submission consultation application

Cost \$1500 + \$2000 deposit for peer review

2. Meet the Development Team and ***“have their professional consultants (emphasis mine) engage with the Municipality to define Terms of Reference to scope, refine and direct inclusions in plans required for completeness.” ****

3. Submit formal Site Plan Application with all studies requested

Cost: SPA: \$2500 + \$5000 deposit + surveyor, landscape architect fees + studies \$25-100,000

*Bylaw 24-65

Possible changes to support small farms

1. ease restrictions on AG home businesses
2. define small-scale OFDU in Zoning Bylaw
3. create an expedited process for small-scale and large scale OFDU
4. amend as needed Bylaws 24-64 and 24-65

Ease restrictions on AG home businesses

- Allowable gross floor area (GFA)
 - increase up to 50 % of GFA of dwelling as per live-work units
 - add clauses 3.3.3.21, 3.3.3.23 and 3.3.3.25 from Official Plan
 - allow use of accessory building as in residential area without becoming OFDU (may require amendment to Official Plan)
- Do not limit to 3 at a time but rather to 8 per day (similar to a professional seeing 8 clients/day)
- Outdoor use
 - add exception for home daycare for outdoor use
 - add exception for outdoor passive uses where there is no reduction in prime agricultural land (Canada Land Inventory Class 1-3) available for farming

Define small-scale OFDU in the Zoning Bylaw

- Limit 8 per day- similar to professional with home business seeing 8 clients per day
- Limit 20 hours a week or less
- Lift gross floor area limit so long as 2% total coverage area met
- Allow outdoor use if there is no reduction in prime agricultural land (Canada Land Inventory Class 1-3) available for farming
- Projected annual income should be less than the cost of permissions

Create an expedited process for all OFDU

- early site visit before SPA, required studies, and scale decided
- alternative sources of information accepted when appropriate
- establish reasonable thresholds for consultant studies
- no SPA for passive outdoor use when there is no reduction in prime agricultural land (Canada Land Inventory Class 1-3) available for farming
- add farmer representative and Community Economic Development Officer to Development Team for OFDU

Bylaw amendment

- Site Plan Control Regulations Bylaw 24-64
 - section 4.7 **“Site plan control shall apply to all the following, including, but not limited to (d) on-farm diversified uses,**
 - Add **“with the exception of small scale OFDU”**
- Pre-submission Consultation and Completeness Requirements Bylaw 24-65/ Schedule B: Minimum Complete Application Requirements
 - **create a separate OFDU stream with reasonable requirements based on size and agricultural potential of the land**

Your choice.....

Big Changes

1. encourage OFDU
2. supports farmers
3. supports small farms
4. aligns with Strategic and Official Plans

No Changes

1. farmers do their own thing
2. supports consulting industry
3. small farms continue to disappear or becomes “cottages”*
4. contradicts Strategic and Official Plans

* Mayor Doug Measures

Examples from Guidelines



Value-added uses that could use feedstock from outside the surrounding agricultural area (e.g., processor, packager, winery, cheese factory, bakery, abattoir)



Home occupations (e.g., professional office, bookkeeper, land surveyor, art studio, hairdresser, massage therapist, daycare, veterinary clinic, kennel, classes or workshops)*



Home Industries (e.g., sawmill, welding or woodworking shop, manufacturing/fabrication, equipment repair, seasonal storage of boats or trailers)



Agri-tourism and recreation uses (e.g., farm vacation suite, bed and breakfast, hay rides, petting zoo, farm-themed playground, horse trail rides, corn maze, seasonal events, equine events, wine tasting, retreats, zip lines)*



Retail uses (e.g., farm market, antique business, seed supplier, tack shop)*



Café/small restaurant, cooking classes, food store (e.g., cheese, ice cream)*

Figure 3. Examples of on-farm diversified uses provided all PPS criteria are met.

Sign In Sheet

Clearview Open House – September 24, 2025

	NAME	EMAIL
1.	JANET CALWELL	
2.	KARIN KRAMER	
3.	BRENDA YOUNG	
4.	DEAN MCGIRR	
5.	Ray B. Bell	
6.	Dr. Kozlov	
7.	Cosmo Salomone	
8.	BILL MANN	
9.	GARRY + MARINA ELDER	
10.	RON WITKIN	
11.	Arnd Curran	
12.	Heidi Curran	
13.	Bernice Helmer	
14.	Heidi Pezdek	
15.		
16.	PETER REGINA	
17.	HILARY VICK	
18.	Wayde Helmer	
19.	Merrill Brown	
20.	Darran Helmer	
21.	Bradley Mackay	
22.	ALAN RIDDLE	
23.	KARL BURGGRAF	
24.	Melissa Welke	
25.	ROSARIA ESSNER	
26.	Gwen Allen	
27.	Brad West	

Sign In Sheet

Clearview Open House – September 24, 2025

28.	DAVE BALL
29.	GIOVANNA CASASANTA
30.	Jenny + Derek Nash
31.	Samie Sedore
32.	Nate Melenhorst
33.	Nick Melenhorst
34.	Robert Thomas
35.	Kevin Hawaltan
36.	Dan Hart
37.	JIM CAMPBELL
38.	GRANNE WISEMAN
39.	STEVEN GREEN
40.	Shelley Hutchinson
41.	Stew Bullock
42.	Janice Ferguson-Meij
43.	Pat Bedford
44.	Lysanne Cholette
45.	Tim Meijjs
46.	Sarah Bowman
47.	Greg Schwab
48.	Marty Beelen
49.	GORD ZEGGIL
50.	Derek Nash
51.	Krystalyn Mendoza
52.	Luis Mendoza
53.	Lisa Squire
54.	John Squire
55.	John Squire

Sign In Sheet
Clearview Open House – September 24, 2025

56.	Stephen Main	
57.	Nathan Westendorp	
58.	Patrizia Pellegrino	
59.	Claudio Pellegrino	
60.	GEORGE MIKALSO	
61.	JEREMY VAN SEUBLEN	
62.	Sorge Cabral	
63.	Courtney VanSeuren	
64.	Sean Bullock	
65.	Donna Byglio	
66.	KRIS Sutton	
67.	Nathalie Sutton	
68.	Jelah, ENS Funik	
69.	SIBYLLE SOBOTTA	
70.	MATT PLAYNE	
71.	Beverlee Fekete	
72.	JEREMY COBER	
73.	Nancy Good Kennedy.	
74.	David Kennedy	
75.	Dan Eberhardt	
76.	Marissa Clark	
77.	Nathan Teremchuk	
78.	Nicole Teremchuk	
79.	Gamy van Niekerk	
80.	Carol van Niekerk	
81.		
82.		
83.		



CLEARVIEW
TOWNSHIP

Draft Zoning By-law Comment

Please fill in your comments here. We will review all comments and include them in our reports to Council.

Name:	<u>FRANK & NELLIE (PETROVELLA) CURRAN</u>
Email:	<u>[REDACTED]</u>

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

No

Is this comment related to one or more specific properties?

Yes

No

If yes, please identify the property by address or roll number:

4329 040 00118600.0000 5485 CON 2

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full on the back side of this paper.

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Sept 25/25 OPPOSED!

5485 Lone 2, Sunn, owned by Frank Curran and Nellie Curran for 25 years.

When Cleaview twsp drafted their official plan in 2006 we requested rural zoning. That was designated as such.

There has been no changes to the property, no development nearby. We heated with wood cut from our own junk trees on property.

There has been many trees planted, replacing ones cut.

To change zoning to environmental protection, will devalue the property and waste time & resources. We oppose to the proposed zoning. This has caused nothing but stress and anxiety!

Frank Curran
Nellie Curran



CLEARVIEW
TOWNSHIP

Draft Zoning By-law Comment

Please fill in your comments here. We will review all comments and include them in our reports to Council.

Name:	SUZANNE WESEVIL
Email:	[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

No

Is this comment related to one or more specific properties?

Yes

No

If yes, please identify the property by address or roll number:

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Looking forward to getting further information regarding the changes zoning plans/maps (it would be great to have an overall available showing old vs. proposed) also, to hear more about proposed intensification of existing settlement areas - in general, appreciate the apparent move to encourage densification/intensification of existing settlement areas, allowing ADU/ARUs. - while protecting environmentally sensitive areas and promoting wildlife corridors, which are so vital to a healthy ecosystem for clean air.

It would also be appreciated if light mapping could be included to more fully understand the protected wetlands/wetland areas: what is the status of wetlands that are less than the drained 2 hectares? are they not protected?

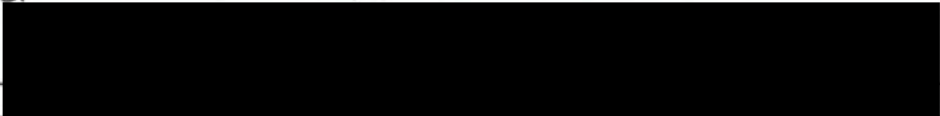
I think the essential outline is a good one, and look forward to seeing all the relevant content of the various stakeholders - including our environment! - addressed!
Thanks!



CLEARVIEW
TOWNSHIP

Draft Zoning By-law Comment

Please fill in your comments here. We will review all comments and include them in our reports to Council.

Name:	<u>GEORGE MIKACZO.</u>
Email:	

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

No

Is this comment related to one or more specific properties?

Yes

No

If yes, please identify the property by address or roll number:

3827 HOGBACK Rd. NEWLOWELL

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full on the back side of this paper.

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City of Toronto Zoning By-law Review

City of Toronto Zoning By-law Review


1234 Main Street
Toronto, Ontario

1234 Main Street



Draft Zoning By-law Comment

Please fill in your comments here. We will review all comments and include them in our reports to Council.

Name:	<u>Jenny Nash</u>
Email:	

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

- Yes
 No

Is this comment related to one or more specific properties?

- Yes
 No

If yes, please identify the property by address or roll number:

5482 Sunnidale/Tosorontio T.L, New Lowell

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full on the back side of this paper.

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How will this impact our ability to have a second dwelling which is currently allowed in Simcoe county. Currently there is nothing noted in the plan in regards to 2nd dwellings. At a time when we are in a housing crisis and would like to provide a dwelling to our aging moms or children if needed. This is the reason why we have stayed in our current residence to be able to offer this opportunity and there is currently nothing in the new bylaw proposal to address this.



Draft Zoning By-law Comment

Please fill in your comments here. We will review all comments and include them in our reports to Council.

Name:	<u>Nick Melenhorst</u>
Email:	<u>[REDACTED]</u>

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

No

Is this comment related to one or more specific properties?

Yes

No

If yes, please identify the property by address or roll number:

5633 County road 9 NewLewell

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Rezoning from RU to EP¹ and EP²

on newly purchased property will greatly impact land owners with the change where change is not needed high and dry property is being changed making it worthless tanking property value and what we can do with the property rendering it useless

I strongly suggest my property and others be ~~revaluated~~ reevaluated this is wrong making hard working peoples property change for much worse saying i cant do anything with our own land

The planning of this township needs to be fixed more public involved when dealing with these property



CLEARVIEW
TOWNSHIP

Draft Zoning By-law Comment

Please fill in your comments here. We will review all comments and include them in our reports to Council.

Name:	<u>Wate Melenkerst</u>
Email:	[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

No

Is this comment related to one or more specific properties?

Yes

No

If yes, please identify the property by address or roll number:

5633 County Road 9, New Lowell

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The rezoning from RU to EPI & EP2 without actually looking at property. Very insufficient way to do planning.

The rezoning drastically impacts value & what can be done on my OWS land. I think my property needs to be re-evaluated.



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Draft Zoning By-law Comment

Please fill in your comments here. We will review all comments and include them in our reports to Council.

Name:	<u>Alan Riddell</u>
Email:	[REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

No

Is this comment related to one or more specific properties?

Yes

No

If yes, please identify the property by address or roll number:

waste management site - Edward St, Creemore

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The official plan shows the old landfill site on Edward St. E, Creemore as residential.


The draft ~~of~~ zoning bylaw is showing $\frac{1}{2}$ as future residential (currently that portion is being used by Simore as storage of garbage/recycling bins and trucks) and the other $\frac{1}{2}$ is shown as waste management industrial (currently it is open field with trees).

Where did this change of land use come from? Why ~~does~~ does it not match the official plan.



Draft Zoning By-law Comment

Please fill in your comments here. We will review all comments and include them in our reports to Council.

Name:	<u>GIOVANNA CHASANTA</u>
Email:	

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

No

Is this comment related to one or more specific properties?

Yes

No

If yes, please identify the property by address or roll number:

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CLEARVIEW
TOWNSHIP

Draft Zoning By-law Comment

Please fill in your comments here. We will review all comments and include them in our reports to Council.

Name: Derrek Nash

Email: [REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

No

Is this comment related to one or more specific properties?

Yes

No

If yes, please identify the property by address or roll number:

5482 Sunnidale Toronto T.L. NewLowel

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full on the back side of this paper.

Would like to ensure an additional dwelling be allowed.

Also currently looking to rezone as Agri.

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Draft Zoning By-law Comments

Section 1.1 - Purpose and Objectives

Section 1.2 - Definitions

Section 1.3 - Zoning Districts

Section 1.4 - Permitted Uses

Section 1.5 - Conditional Uses

Section 1.6 - Prohibited Uses

Section 1.7 - Standards and Regulations

Section 1.8 - Administration

Section 1.9 - Enforcement

Section 1.10 - Miscellaneous

Section 1.11 - General Provisions

Section 1.12 - Transitional Provisions

Section 1.13 - Final Provisions

Section 1.14 - Schedule A

Section 1.15 - Schedule B

Section 1.16 - Schedule C

Section 1.17 - Schedule D

Section 1.18 - Schedule E

Section 1.19 - Schedule F

Section 1.20 - Schedule G

Section 1.21 - Schedule H

Section 1.22 - Schedule I

Section 1.23 - Schedule J

Section 1.24 - Schedule K

Section 1.25 - Schedule L



CLEARVIEW
TOWNSHIP

09/24/25

Draft Zoning By-law Comment

Please fill in your comments here. We will review all comments and include them in our reports to Council.

Name: Luis + Krystalyn Mendoza

Email:



Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

No

Is this comment related to one or more specific properties?

Yes

No

If yes, please identify the property by address or roll number:

5785 Concession Rd 2 Sunnidale, New Lowell

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09/24/25

We are opposed to the new zoning!

R Mendez




CLEARVIEW
TOWNSHIP

Draft Zoning By-law Comment

Please fill in your comments here. We will review all comments and include them in our reports to Council.

Name:	<u>Jim CAMPBELL</u>
Email:	<u>[REDACTED]</u>

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

No

Is this comment related to one or more specific properties?

Yes

No

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- Thank you for the open house.
- It was very difficult to understand from the presentation what changes have been made to 1) mapping, 2) zoning bylaws
- A flip overlay over the maps would be great.
- good idea to increase EP zoning on light of climate change & the biodiversity crisis.
- good idea to increase intensification within settlement areas in order to protect agricultural lands & ~~EP~~ habitat for wildlife.
- ~~the~~ I support the general expansion of EP zoned lands, & appreciate that in so doing the breakdown into EP1, EP2, EP3 ~~with~~ provides some degree of flexibility, for instance that an existing lot with EP1 zoning could potentially have a house if it can be proven that isn't harm in so doing.



Draft Zoning By-law Comment

Please fill in your comments here. We will review all comments and include them in our reports to Council.

Name: John + Sandra Squire

Email: [REDACTED]

Do you wish to be notified of the decision of the Township of Clearview on the new Comprehensive Zoning By-law?

Yes

No

Is this comment related to one or more specific properties?

Yes

No

If yes, please identify the property by address or roll number:

We welcome your ideas and comments on the draft Zoning By-law. In order to maintain an efficient and effective review process, we request that you keep your comments focused on the issues you'd like to discuss and that you do not provide the same comment more than once. We review and consider all comments submitted. Please provide your comments in full on the back side of this paper.

I have read and understand the following disclaimer: This information is collected under the legal authority of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and the Planning Act, R.S.O. 1990, c. P.13, as amended. The information will be used to inform the Township's review and decision on the subject Planning Act matter. Personal information will be disclosed to the Clerk's Department in accordance with the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M. 56 as amended. For more information, please contact the Clerk's Department (705) 428-6230 ext. 224.

Zoning By-law Review
Paper Comment Form

We attended the Open House, spoken with councillors and staff, neighbours, and friends regarding the proposed zoning changes.

We are not in agreement with the proposed changes for our property at 5430 Concession 2 Sunnidale, New Lowell.

We feel that the change in zoning in some areas is random. More consideration should be given to the radical changes in zoning for many properties.

We look forward to the informative Public Meeting on October 29 to discuss the future.

Regards,

John & Sandra Squire