



May 25th, 2026

Derek Abbotts, MCIP, RPP,
PLE, Director of Planning &
Building
Township of Clearview
217 Gideon Street, Stayner,
ON L0M 1S0

Dear Derek:

**Re: Zoning By-law Amendment Application
4806 Sunnidale-Tosorontio Townline, Township of Clearview, County of Simcoe
File: EMM-25041**

On behalf of our client, Emmanuel Baptist Church of Barrie, please find enclosed the submission for a Zoning By-law Amendment Application for the lands located at 4806 Sunnidale-Tosorontio Townline, Township of Clearview, in the County of Simcoe.

Our client would like to propose a Zoning By-law Amendment Application to rezone the lands from Institutional (I) to Rural (RU) and sell as a vacant lot. A Pre-Consultation meeting was held on December 18th, 2025, where Staff identified the required submission items, which were further refined with Staff.

Enclosed for your review, please find the following materials:

1. Completed and Signed Zoning By-law Amendment Application;
2. Planning Justification Report prepared by The Jones Consulting Group Ltd.;
3. Prime Agricultural Area Letter of Opinion prepared by Colville Consulting Inc.;
4. MDS Review prepared by Colville Consulting Inc.;
5. Scoped Environmental Impact Study prepared by Azimuth Environmental;
6. Concept Plan #1 prepared by The Jones Consulting Group Ltd.;
7. Concept Plan #2 prepared by The Jones Consulting Group Ltd.; and
8. Zoning By-law Amendment Schedule prepared by The Jones Consulting Group Ltd.

Please note that a cheque in the amount of \$7,000.00 covering the application fee and peer review processing deposit has been submitted under separate cover.

We look forward to the review of this application and receiving comments from the circulation. If you have any questions or require additional information, please contact the undersigned. Thank you.

Yours truly,
THE JONES CONSULTING GROUP LTD.



Amanda Newlove, BURPI., MCIP, RPP
Senior Planner

c: Emmanuel Baptist Church of Barrie c/o Ian Shaule