

May 12, 2026

Emmanuel Baptist Church of Barrie
c/o Ian Shaule
374 Salem Road
Barrie, ON L9J 0C6

Dear Mr. Shaule,

RE: Letter confirming that 4806 Sunnidale-Tosorontio Townline, Clearview, is not Prime Agricultural Area

Colville Consulting Inc. was retained to provide a letter of opinion confirming that the lands located at 4806 Sunnidale-Tosorontio Townline, Clearview is currently not within the Prime Agricultural Area. These lands, herein referred to as the Subject Lands, are located within Part of Lot 17, Concession 1 in the Township of Clearview, Simcoe County. The property is bounded partially by Sunnidale-Tosorontio Townline to the south and County Road 10 to the east.

It is our understanding that the owner of the property intends to rezone the lands from “Institutional (IN)” to “Institutional Exception (IN-XX)” to permit the future development of a single detached dwelling (Figure 1). The municipality has stated that no Agricultural Impact Assessment is necessary for this project. However, they have requested that this proposed rezoning be supported by an MDS I study that would demonstrate that any potential future development will conform to the minimum distance separation formulae, as well as a brief letter confirming that the lands do not fall within the Prime Agricultural Area. An MDS I study was prepared and completed (dated April 24, 2026), that showed the proposed development currently conforms with policies related to minimum distance setbacks.

The property is currently zoned as Institutional (IN) within the Township of Clearview Zoning By-law 06-54. Comments from Calvin Dempster, Planner at the County of Simcoe, states “It is understood that residential uses are not a permitted use in the “Institutional” zone.” Although not part of a prime agricultural area, the MDS I formulae is applicable to lands in a rural designation, which is the designation in which the client hopes to obtain”. We have also reviewed mapping from the Official Plan to confirm that these lands are not within the Prime Agricultural Area.

In our opinion, Mr. Shaule’s proposed development and land use designation change is consistent with provincial policy and municipal policies and will not -conflict with other agricultural uses in the area.

Yours sincerely,



Sean Colville, B.Sc., P.Ag.
President, Colville Consulting Inc.



Nash Colville B.A., ER CISEC-IT, CERPIT.
Agricultural Consultant, Colville Consulting Inc



REFERENCES

Clearview Township Official Plan, 2025 Consolidation. <https://www.niagararegion.ca/official-plan/final.aspx>