



Powell Planning & Associates

Evolution through planning & development

Sent via email

June 28, 2026

Attn: Township of Clearview
Planning and Building Department
217 Gideon Street
Stayner, ON
L0M 1S0

**Re: Application for Zoning By-law Amendment
793273 County Road 124**

Powell Planning & Associates has been retained by the landowner of the property municipally known as 793273 County Road 124 (the subject lands), Township of Clearview, to prepare a Zoning By-law Amendment application to the Township of Clearview's Zoning By-law 06-54, as amended (the Zoning By-law), to permit a Flour Mill Facility as an agriculture-related use on the subject lands.

The subject lands are zoned "Agricultural (AG)" Zone and "Environmental Protection (EP)" Zone by the Zoning By-law. The proposed Flour Mill Facility, an agriculture-related use, is not an as-of-right permitted use within the "Agricultural (AG)" Zone; Therefore, an application for a Zoning By-law Amendment is required to rezone a portion of the subject lands to "Agriculturally Related Industrial Exception (AGI-X)" Zone to permit the proposed development as a site-specific permitted use on the subject lands.

A Pre-Consultation Application was submitted by the landowner to consult with the Township's Planning staff on the planning applications and subsequent technical studies required to facilitate the proposed use on the subject lands. The submission of the subject Zoning By-law Amendment application is being made in accordance with the Pre-Consultation Response provided by the Township's Planning staff to the landowner. As identified in the Pre-Consultation Response Schedule 'C' (Submission Breakdown & Next Steps), the proposed development requires a Zoning By-law Amendment as "Formal Application Phase I". If the subject Zoning By-law Amendment application is approved, the subject development will be facilitated through a Site Plan Approval application that will be submitted in the future as "Formal Application Phase II".

In accordance with Schedule 'C' of the Pre-Consultation Response, the submission of the subject Zoning By-law Amendment application consists of the following materials:

1. Cover Letter
2. Zoning By-law Amendment Application and Application Fees & Deposits (to be paid by the landowner)
3. Draft Zoning By-law Amendment
4. Planning Justification Report (including Climate Change Mitigation & Adaptation Statement)
5. Detailed Concept Site Plan
6. Traffic Impact Brief
7. Elevation Plans & Architectural Drawings
8. Landscape Plan
9. Hydrogeological Report (as required to confirm well capacity to service proposed use)

In trusting the enclosed documents satisfy the requirements that may be necessary for the Township's review, we request that notice be provided on the status of the submission of the Zoning By-law Amendment application, as soon as time permits. We look forward to hearing from you at your earliest convenience and extend thanks for your assistance and ability to advise on next steps in the application process.



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Respectfully submitted,

A handwritten signature in black ink, appearing to read "C. Murphy".

Carly Murphy, MPI.
Planner
Powell Planning & Associates