



ZONING BY-LAW & OFFICIAL PLAN AMENDMENTS APPLICATION FORM

1.0 OWNER & AGENT INFORMATION

Owner(s) Name: Dhandev Sandhu & Dalvir Sandhu

Address:

793273 County Road 124	Clearview	ON	L0M 1G0
PO BOX	Street Name & Number	City	Province

Telephone: 647-766-2554

Mobile: 647 766 2554

Email: dsandhu6@yahoo.com

Agent Name & Firm: Carly Murphy & Aimee Powell Powell Planning & Associates

Address:

Unit A, 202 Eighth Avenue	New Tecumseth	ON	L9R 0H5
PO BOX	Street Name & Number	City	Province

Telephone: 819-743-6274 (Carly) 647-828-2467 (Aimee) **Mobile:** 819 743 6274 (Carly) 647 828 2467 (Aimee)

Email: carly@powellplanning.ca & aimee@powellplanning.ca

Please submit a list as a separate appendix of any additional individuals or firms that will be working on this application (e.g., Planners, Engineers, Surveyors, Solicitors) if you wish.

1.1 The primary contact for all matters relating to this application (pick one): ☐ Owner ☒ Agent

1.2 Please list below the holders of any mortgage, other charge, or encumbrance on the subject lands:

Mortgagee: Dhandev Sandhu & Dalvir Sandhu

Address:

793273 County Road 124	Clearview	ON	L0M
PO BOX	Street Name & Number	City	Province

Telephone: 647-766-2554

Email: dsandhu6@yahoo.com

Holder of any other

charge or encumbrance: N/A

Address:

PO BOX	Street Name & Number	City	Province

Telephone: _____ **Email:** _____

2.0 APPLICATION TYPE & LOCATION DETAILS

2.1 Application Type:

- ☐ Official Plan Amendment ☒ Zoning By-law Amendment ☐ Temporary Use By-law
☐ Removal of a Holding Provision ☐ Deeming By-law

2.2 Subject Property

Legal Address:	Part of Lot 6, Concession 5 Southern Division		
	Township of Clearview, County of Simcoe		
Municipal Address:	793273 County Road 124		
Roll Number:	432901001127700	PIN:	88235

2.3 Easements and Restrictive Covenants:

Are there any easements, restrictive covenants, right-of-ways, or other registered agreements affecting the subject property? ☐ Yes ☒ No

If you answered **yes** above, please provide a description of each and its purpose:

N/A

3.0 PROPOSAL DETAILS

3.1 Current and Proposed Land Uses

Current uses:	residential and agricultural uses
Length of time the current uses have occurred on the subject lands:	The land is agriculture land since existence and since we have the ownership since 2023
Proposed uses:	agricultural related use of flour mill facility

3.2 Nature of the Amendment(s)

Current Official Plan Designation on the subject lands: Agricultural

Current Zoning on the subject lands: "Agricultural (AG)" and "Environmental Protection (EP)" Zone

Nature and extent of the amendment requested: _____

~~Proposing to rezone a portion of the subject lands to "Agriculturally Related Industrial Exception (AGI X)" Zone to permit an agriculture related use, Flour Mill Facility, as a site specific permitted use. Please see the Planning Justification Report submitted under separate cover for further detail/analysis regarding the proposed amendment.~~

Reason why the amendment is being requested:

The "Agricultural (AG)" Zone does not permit a Flour Mill Facility as an agriculture related use as of right. The amendment is necessary to rezone a portion of the subject lands to Agriculturally Related Industrial Exception (AGI X)" Zone to permit the proposed Flour Mill Facility on the subject lands as a site specific permitted use.

How does the application conform to or meet the intent of the Official Plan:

It is the intent of the Official Plan to promote and protect all types, sizes, and intensities of agricultural uses and all normal farm practices and to support the diversification of agriculture related economic activity while protecting the Township's prime agricultural areas. Agriculture related uses, including flour mills, are a permitted use subject to a Zoning By-law Amendment. The subject application is for the required Zoning By law Amendment to permit the agriculture related use of a flour mill as a site specific permitted use on the subject lands. Please refer to Planning Justification report for a full policy analysis of the subject application's conformity with provincial, county and municipal planning policies.

Note: If the proposal is requesting to replace, delete, or change an Official Plan policy or schedule, the proposed text or schedule change/deletion/replacement must be attached hereto.

3.3 Settlement Area Boundaries & Areas of Employment

Does this application propose to implement an alteration to a settlement area boundary?

☐ Yes ☒ No

If you answered **yes** to the above, please provide details of the Official Plan Amendment that deals with this matter:

N/A

Does the application propose to remove land from an area of employment? ☐ Yes ☒ No

If you answered **yes** to the above, please provide details of the Official Plan Amendment that deals with this matter:

N/A

4.0 DETAILS OF THE SUBJECT LANDS

4.1 Frontage, Depth, and Area of the subject lands in metric units.

Frontage	601.4 m
Depth	659.8 m
Area	39.775 ha

4.2 Is the subject land within an area with predetermined minimum and maximum height and/or density requirements? ☐ Yes ☒ No

4.3 Access to the subject lands will be gained by:

- ☐ Provincial Highway ☒ County Road ☐ Private Road ☐ Other
☐ Township Road (maintained year round) ☐ Township Road (maintained seasonally)

4.4 Sewage and Water Services:

Service Type	Sewage Service	Water Service
Municipal	☐	☐
Private – Communal	☐	☐
Private – Single	☒	☒
Other	☐	☐

4.5 If a private sewage system is being utilized, does it serve five (5) or more dwelling units or produce more than 4500 litres of effluent per day? ☐ Yes ☒ No

If a private water system is being utilized, does it serve five (5) or more dwelling units?

☐ Yes ☒ No

If you answered **yes** to either of the two questions above, please confirm that you have included a copy of a servicing options report and a hydrogeological report with this application:

☐ Attached ☐ Not attached

4.6 Storm drainage will be provided by:

- ☐ Municipal Sewers ☐ Ditches ☒ Swales ☐ Other

4.7 Past and present uses on and around the subject lands:

Does the subject land or any adjacent properties contain any known archaeological resources or areas of archaeological potential? ☒ Yes ☐ No

Has there ever been an industrial or commercial use, including a storage of gasoline or other fuels on the or adjacent to the subject property? ☐ Yes ☒ No

Has there ever been an underground storage tank on the subject lands? ☐ Yes ☒ No

Has the subject land or any lands within 500 metres ever been used for the storage/disposal of hazardous materials or waste? ☐ Yes ☒ No

Has there ever been an orchard on the subject lands? ☐ Yes ☒ No

Has there ever been a weapons or firing range on the subject lands? ☐ Yes ☒ No

Is there any reason to believe that subject lands have been contaminated by former uses on the subject land? ☐ Yes ☒ No

4.8 Minimum Distance Separation:

Does the proposed amendment involve the construction or enlargement of a livestock facility or manure storage facility? ☐ Yes ☒ No

Are there any livestock facilities or manure storage facilities in proximity of the subject lands?

☐ Yes, within 1000 metres of the subject lands

☒ Yes, within 2000 metres of the subject lands

☐ No, not within 2000 metres of the subject lands

potential livestock facility ~ 1.8 km away.

Has a Nutrient Management Plan been submitted to the Ministry of Agriculture and Food as part of this proposal?

☐ Yes

☒ No

Has a Minimum Distance Separation Study been included as part of this application?

☐ Yes

☒ No

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

North: Agricultural

South: Agricultural

East: Agricultural

West: Agricultural/Wooded Area

5.0 BUILDINGS & STRUCTURES

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

Building type:	Dwelling	Farm Building	Flour Mill Facility
Existing or proposed:	Existing	Existing	Proposed
Intended Use:	Residential	Agricultural	Agricultural related use, flour mill facility
Date of construction:	1950 est.	1970 est.	N/A
Ground floor area (m ²):	164.5 m ²	364.2 m ²	743.2 m ²
Gross floor area (m ²):	329 m ²	364.2 m ²	743.2 m ²
Number of storeys:	2	1	1
Front yard setback:	345.7 m	> 345.7 m	343.5 m
Rear yard setback:	>232.1 m	232.1 m	285.3 m
Side yard setback:	259 m	312.6 m	215.2 m
Side yard setback:	>215.2 m	266 m	> 259 m
Building height:	< 13 m	< 13 m	9.2 m

Note that a plan showing the dimensions of the subject lands and all existing and proposed buildings thereon must be submitted along with this application form.

6.0 PLANNING POLICY FRAMEWORK & OTHER APPROVALS

6.1 Has the subject land ever been the subject of an application for approval of any of the following:

- ☐ Consent ☐ Minor Variance ☐ Plan of Subdivision/Condominium
☐ Zoning By-law Amendment or Minister's Zoning Order ☐ Official Plan Amendment

If you checked any of the above, please complete the fields below for all **past and concurrent** applications.

Application type: _____ File No.: _____ Status: _____

Approval Authority considering the application: _____

Purpose and effect of the application: _____

Application type: _____ File No.: _____ Status: _____

Approval Authority considering the application: _____

Purpose and effect of the application: _____

Application type: _____ File No.: _____ Status: _____

Approval Authority considering the application: _____

Purpose and effect of the application: _____

6.2 Is the requested amendment consistent with the **Provincial Policy Statement**?

☒ Yes ☐ No

6.3 Does the requested amendment conform to the **Growth Plan for the Greater Golden Horseshoe**?

☒ no longer | ☒ Yes ☐ No

5.4 Is the subject land located within the **Niagara Escarpment Plan Area**? ☐ Yes ☒ No

If you answered **yes**, does the requested amendment conform to the Niagara Escarpment Plan?

☐ Yes ☐ No

If you answered **yes**, have you applied to the Niagara Escarpment Commission for a development permit?

☐ Yes ☐ No

6.5 What is the land use designation of the subject lands under the **County of Simcoe Official Plan**?

Agricultural and Greenlands

Does the requested amendment conform to the County of Simcoe Official Plan?

☒ Yes ☐ No

If you answered **no**, has an application for amendment to the County Official Plan been made?

☐ Yes ☐ No

6.6 Is the subject land located within the regulation limits of the **Nottawasaga Valley Conservation Authority (NVCA)**? ☒ Yes ☐ No

Is a development permit required from the NVCA?

☐ Yes ☒ No

If **yes**, have you applied to the NVCA for a development permit?

☐ Yes ☐ No

7.0 CHECKLIST OF SUBMISSION MATERIALS

Please use the space provided below to list all of the reports and plans that are included with your submission. Alternatively, a complete list of all materials can be attached to this application form.

Title	Date	Author
Planning Justification Report	June 2026	Powell Planning & Associates
Detailed Concept Plan	05/26/2026	Powell Planning & Associates
Draft Zoning By law	June 2026	Powell Planning & Associates
Traffic Impact Brief	June 2026	JD Engineering
Elevation Plans & Architectural Drawings	06/06/2025	Waddell Engineering Ltd
Landscape Plan	5/28/2026	Adesso
Hydrogeological Report	5/14/2026	Simcoe Water Solutions

8.0 AGREEMENT OF THE OWNER AND AGENT

I/we, being the registered owners(s) of the subject lands, as identified herein, hereby agree that, notwithstanding that an applicant may make payments and deposits for the processing of this application on my behalf, I/we shall be **solely and fully responsible for paying all costs** the municipality may incur in the processing of this application. It is further agreed that such processing costs may also include fees for consultants or legal fees, Local Planning Appeal Tribunal costs, court costs or any other costs incurred by the municipality in processing this application. I/we further agree that such costs shall be paid promptly upon being invoiced by the Township, failing which, such costs, and interested and administration fees, may be collected by the Township by any lawful means, which may include recovering costs as taxes. I/we also acknowledge and agree that failure to pay all deposits and costs may result in processing delays or a refusal of this application.

In accordance with the provisions of the Planning Act, it is the policy of the Planning and Development Department to **provide public access** to all development applications and supporting documentation. In making or authorizing submission of this development application and supporting documentation, I/we, the owner hereby acknowledge the above-noted and provide my full consent in accordance with the provisions of applicable Provincial and Federal legislation that the information on this application and any and all supporting documentation provided by myself, the applicant, agents, consultants and solicitors, as well as commenting letters or reports issued by the municipality and other review agencies, will be part of the public record, may be published and distributed by the municipality in any form, and will also be fully available to the general public.

I/we acknowledge and agree that the approval to **make all information public** also constitutes a full release to the municipality of any copyright privileges and hereby undertake full responsibility for ensuring that such release is also obtained from my agents, consultants and solicitors.

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

I/we acknowledge that the **posting of this sign** may be required to satisfy requirements of the Planning Act for public notification related to the processing of the application and I/we agree that it is the responsibility of the applicant to ensure the sign is securely posted on the subject lands so that it is visible and legible from a public highway at all times.

I/we further acknowledge that it is the responsibility of the applicant to provide the Township with a **dated photograph of the erected sign** and to remove the sign and return it to the Township upon completion of the notification period or at the written request of the Township. Whereas the Township has provided such signage for the applicant's convenience only, I/we indemnify the Township for any and all damages resulting from the posting of this sign.

I/we hereby authorize municipal staff and the municipality's agents to **enter the property** for the purposes of performing inspections, without further notice, related to the processing of this application and fully indemnify the municipality for any and all claims or damages arising or resulting from such access.

I/we hereby declare that I/we have read and understand the **Development Application Guideline** in its entirety.

I/we Dhandev Sandhu & Dalvir Sandhu
Registered Owner

and Powell Planning & Associates
Authorized Agent

hereby declare that I/we have read, understand, and agree with the entirety of the contents contained in Section 8.0 of this application.

Dhandev Sandhu
Owner Signature

05 14 2026
Date

Carly Murphy
Agent Signature

06/19/2026
Date

9.0 AUTHORIZATION

AUTHORIZATION OF OWNER

I/we Dhandev Sandhu & Dalvir Sandhu am/are the owner(s) of the subject lands, and
Registered Owner(s) Name

hereby authorize Powell Planning & Associates to act as agent and make this
Agent Name

application on my/our behalf.

I/we Dhandev Sandhu & Dalvir Sandhu hereby authorize and provide consent to
Registered Owner(s) Name

municipal and relevant external agency review staff to enter upon the subject lands during regular business hours over the time that this application is under review by the Township of Clearview.

Dhandev Sandhu
Owner Signature

05/14/2026

Date

Dalvir Sandhu
Owner Signature

DECLARATION

I Dhandev Sandhu have completed this application submission and do solemnly declare that all the statements contained in this application and all supporting documentation submitted with or subsequent to this application are true, and I make this declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the **Canada Evidence Act**.

Declared before me at the

Township of Clearview in the
County/Region of Simcoe on
this 15th day of July, 2026

Dhandev Sandhu
Owner/Agent Signature

Owner/Agent Signature

Lori Lynne Kennedy
A Commissioner, etc.

Lori Lynne Kennedy
A Commissioner, etc.,
Province of Ontario,
For the Corporation of the
Township of Clearview
Expires November 7, 2026