



August 17th, 2026

**Township of Clearview, Planning Department
217 Gideon Street
Stayner, ON L0M 1S0**

Attention: Danielle Waters, Community Planner

**Re: 144 Mary St., Creemore, Township of Clearview
OPA Application & ZBA Application
MPD File: 1559**

On behalf of our client, Ashley Leimgardt, MORGAN Planning & Development Inc. (MP&D) is pleased to submit the enclosed Zoning By-law Amendment application for the subject property, 144 Mary St. in the village of Creemore in the Township of Clearview.

As you will recall, MP&D previously submitted an Official Plan Amendment (OPA) application in support of new lot creation from the subject property in November of 2025. Upon Township's circulation of the application comments were received from the NVCA indicating that the subject property was located within a floodplain and would require a Flood Hazard Analysis and Cumulative Impacts Assessment. As such, MP&D requested the original OPA application be deferred.

Following further consultation with the NVCA and Township Staff, the proposed lot fabric was revised to ensure that all proposed development is located outside of the floodway. As a result, the revised development concept now proposes the creation of one new residential parcel and is supported by a Flood Hazard Analysis prepared by MTE Consultants. A consent application and supporting documents were submitted to the Township on July 30th 2026. Minor adjustments to the Planning Justification Report supporting the consent application have been made per Staff's suggestions and a revised report has also been included in this submission package.

It is MP&D's intent that the OPA & ZBA applications can be brought to the Township's Council for a public hearing concurrently and that the consent application can be brought to the Township's Committee of Adjustment for a public hearing shortly thereafter.

The OPA & ZBA application package includes the following:

1. One (1) digital copy of the OPA & ZBA Planning Justification Report prepared by MORGAN Planning & Development, dated August 20th, 2026;
2. One (1) digital copy of the Cumulative Impacts Assessment Brief prepared by MTE Consultants Inc. dated July 23rd, 2026;



3. One (1) digital copy of the Conceptual Servicing Plan prepared by MTE Consultants Inc. dated July 23rd, 2026;
4. One (1) digital copy of the Severance Sketch; and,
5. One (1) digital copy of the Draft OPA Text & Schedule
6. One (1) digital copy of the Draft ZBA Text & Schedule
7. One (1) digital copy of the ZBA Application form signed and commissioned
8. One (1) digital copy of the Revised Consent Planning Justification Report prepared by MORGAN Planning & Development, dated August 20th, 2026

Previously submitted:

1. One (1) digital copy of the OPA application form signed and commissioned, fees paid in full.
2. One (1) digital copy of the Consent application form signed and commissioned, fees paid in full.

Our client, Ashley Leimgardt has made payment for applicable ZBA application fee at the municipal office this week.

Should you have any questions pertaining to this submission or should you require any additional information, please do not hesitate to reach out.

Respectfully submitted,
MORGAN Planning & Development Inc.