June 19, 2026

Mr. Derek Abbotts,
Director of Planning and Building
Township of Clearview
217 Gideon Street
Stayner, ON L0M 1S0

Tel: 705-428-6230 ext. 264
Email: dabbotts@clearview.ca

Subject: **Proposed On Farm Diversified Use Expansion**
10158 County Road 9
Township of Clearview
O/Ref.: 06206

Dear Mr. Abbotts:

COBIDE Engineering Inc. has been retained by Mervin Martin to complete the site servicing, grading, and stormwater management design for the proposed On Farm Diversified Use to be located at 10158 County Road 9 the Township of Clearview.

The following letter outlines the servicing aspects of the proposed expansion with respect to water and sewer servicing and addresses the approach to stormwater management. This letter is being submitted to the Township of Clearview in support of the Zoning By-law Amendment and Site Plan Approval applications for the proposed expansion.

As part of this submission, a copy of the Site Plan has been attached as Appendix A.

1.0 INTRODUCTION

1.1 Location and Site Description

The site is located at 10158 County Road 9 in the Township of Clearview. The property is bounded by the following:

- Agricultural uses to the north and east;
- Residential to the east;
- County Road 9 to the south;
- County Road 124 to the west

An aerial map showing the location of the subject property is shown in Figure 1. The site has a total area of approximately 38.61 ha and is mainly crop land with the farmstead in the southwest corner. The existing residence and yard area is currently 1.19 ha and is proposed to expand to approximately 1.25 ha.

The existing grading of the yard area is relatively flat with the majority of the site discharging northwest to the County Road 124 roadside ditch. The western portion of the farm also sheet flows to the County Road 124 ditch.

Figure 1 – Aerial Photo of the site

2.0 PROPOSED DEVELOPMENT

The proposed expansion will consist of a new welding and powder coating shop. The proposed building will be 30.48m x 18.29m.

Access to the site will continue to be provided from County Road 9. The proposed building will be located in the northeast portion of the existing gravel yard, minimizing disturbance to the surrounding agricultural lands.

3.0 SITE SERVICING

3.1 Water Servicing

The site is located within the Horseshoe Moraines physiographic region of Ontario. The underlying bedrock formation in the area is the Lindsay Formation of the Simcoe Group, consisting primarily of limestone, typically encountered at depths ranging from approximately 12 m to 20 m below grade.

The property is currently serviced by an existing private well. Based on a review of Ministry of the Environment, Conservation and Parks (MECP) water well records and considering the proposed use, no constraints to water supply are anticipated.

The proposed development will result in only a minor increase in water demand. Available data from nearby wells indicate typical pumping rates ranging from 36 L/min to 54 L/min, which are considered sufficient to meet the anticipated servicing requirements of the proposed building.

3.2 Sanitary Service

The site is currently serviced by the existing septic system located to the east of the proposed building. At this time, the exact design capacity and layout of the existing septic system is not known. However, based on a preliminary assessment, the property is of sufficient size and configuration to accommodate a

septic system that meets all anticipated current and future servicing requirements. The available land area provides adequate flexibility for system placement, including primary and reserve leaching areas, and allows for potential expansion.

The final design specifications—including if required additional tank size, bed dimensions, and location—will be determined as part of the Building Permit submission.

All proposed works will be designed to meet or exceed the requirements of the governing authority having jurisdiction, ensuring safe, effective, and long-term wastewater management for the property.

3.3 Stormwater Management

The stormwater management and site drainage for the proposed development must comply with the current standards of the Township, Conservation Authority and MECP Design Guidelines. The following provides a summary of the stormwater management and site drainage plan for the development.

The majority of the property is currently cropped land draining from northeast to southwest. Generally speaking, the existing soils are Tioga Fine Sandy Loam – good draining soils characterized as grey, calcareous outwash sands that contribute to water absorption and percolation rather than runoff to neighbouring properties.

Pre-development

The pre-development catchment area from the site is 16.68 ha and the overall catchment based on data from the Ontario Watershed Assessment tool is approximately 126 ha. As noted previously the majority of the on site catchment area is cropped land with the farmstead in the southwest corner of the site. The existing impervious area is approximately 0.74 ha or 4.44% of the catchment area from the site. A drawing showing the on site catchment areas has been included in Appendix A.

Runoff from the site discharges into the County Road 124 ditch and flows southward to an existing culvert at the intersection.

Post-development

The proposed building will be located in the northeast corner of the existing impervious area with the majority of the building located on the existing yard area. Following construction of the proposed building, the imperviousness of the site will increase to 0.80 ha or 4.80% of the catchment area. The development of the site is not expected to cause any downstream issues as the increase in imperviousness is minor and therefore will only result in a small increase in the peak flow from the impervious area of the site. Since the impervious area of the site is located adjacent to the outlet, this flow will reach the outlet before the peak flow from the remainder of the property reaches the outlet and therefore is expected to have a negligible impact on the peak flow. Further to the flows from the site, there is and additional 110 ha of runoff from upstream of the property that will have a large peak flow which will arrive at the outlet later than the peak flow from the site and therefore the minor increase in imperviousness will have no impact on the peak flow at the outlet.

4.0 EROSION AND SEDIMENTATION CONTROL

Erosion and sedimentation control measures will be implemented during construction. Silt fence will be required to be installed around the perimeter of the development area.

All proposed erosion and sediment control measures are to be installed to the satisfaction of the engineer and the Township of Clearview prior to undertaking any site alterations (ie. filling, grading, etc.) and remain present throughout the duration of construction.

The General Contractor will conduct daily inspections during construction to ensure that the erosion and sedimentation control measures are working properly.

Erosion and sedimentation control measures to be implemented during construction will consist of the installation of light duty silt fencing around the perimeter of the property.

5.0 SOILS

Based on a review of available site information and the presence of predominantly sandy soils, a geotechnical investigation is not considered necessary at this stage of the project. Sandy soil conditions are generally well-draining and suitable for conventional foundation construction, reducing concerns related to bearing capacity and settlement. Additionally, the existence of nearby existing buildings on similar soil conditions provides practical confirmation of adequate subsurface performance in the area.

Notwithstanding the above, footing excavations will be inspected at the time of construction to verify that subsurface conditions are consistent with expectations. Should any unforeseen soil conditions or concerns be encountered during excavation, appropriate measures, including further review or engineering input, can be undertaken at that time to ensure compliance with Ontario Building Code and structural requirements.

6.0 SUMMARY AND CONCLUSIONS

This letter has been prepared in support of the Zoning By Law and Site Plan Approval applications for the proposed expansion of an On Farm Diversified Use at 10158 County Road 9 in the Township of Clearview.

Based on the findings of this letter, the following conclusions are made:

1. The proposed development will require new water and sanitary connections to the existing well and septic system. The existing well is expected to be able to provide sufficient water supply for the proposed building. The existing septic system will require detailed review at the Building Permit Stage however there is sufficient room for expansion if required.

2. Stormwater controls are not proposed based on the limited increase in imperviousness of the site combined with the small fraction of the overall catchment area that it represents.

3. Erosion and sediment control measures will be implemented throughout the duration of construction.

The above assessment demonstrates that the proposed development can be adequately serviced. It is therefore recommended that the grading and servicing design for the expansion be approved by the Township of Clearview as part of the Zoning By law Amendment and Site Plan Approval applications.

If you have any questions regarding the above, please contact the undersigned at 519-506-5959, extension 101.

Yours truly,

Travis Burnside, P.Eng.
Director

Encl.

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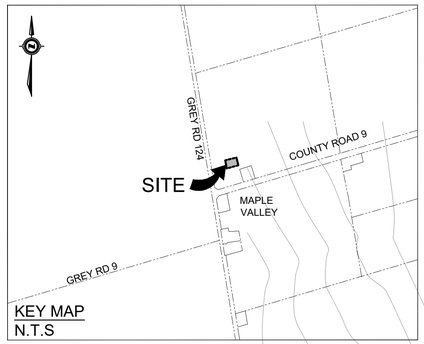
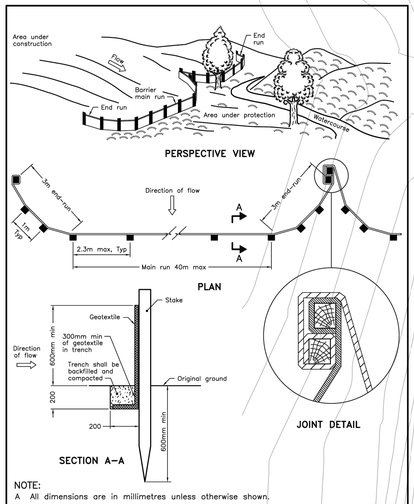
Appendix A

DRAWINGS

- **04121-SP1 – SITE PLAN**
- **04121-SWM1 – SWM CATCHMENT AREAS**



KEY MAP
N.T.S

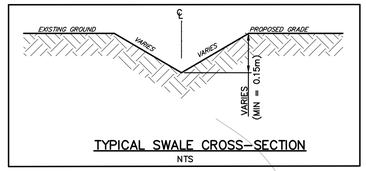


NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2021	Rev	3
LIGHT–DUTY SILT FENCE BARRIER			
	OPSD 219.110		

LEGEND

- PROPERTY BOUNDARY
- EDGE OF EXISTING PAVEMENT
- EDGE OF EXISTING GRAVEL
- HYD — EXISTING FIRE HYDRANT
- EXISTING HYDRO GUY WIRE
- HP — EXISTING HYDRO POLE
- CATV — EXISTING CABLE TV PEDESTAL
- BPED — EXISTING TELEPHONE PEDESTAL
- SIB — STANDARD IRON BAR
- IRON BAR
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING GAS MARKER
- W — EXISTING WELL
- BM — BENCHMARK
- BH — BOREHOLE
- 486.21 / 486.21 — PROPOSED ELEVATION / EXISTING ELEVATION
- DOWNSPOUT AND SPLASHPAD



TYPICAL SWALE CROSS–SECTION
NTS

CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Notes

1. PROPERTY BOUNDARY DERIVED FROM:
   1.1. PLAN 51R-8894 BY RONALD J. EMO, DATED AUGUST 20, 1979.
   1.2. PLAN 51R-42418 BY MARTIN W. KNISLEY DATED FEBRUARY 22, 2020.
2. TOPOGRAPHIC SURVEY COMPLETE BY COBIDE ENGINEERING INC. ON MAY 06, 2026.
3. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LADEN SURFACE WATER DOES NOT ENTER ANY WATERCOURSE OR ENVIRONMENTALLY SENSITIVE AREAS, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM.
4. MINIMUM COVER ON WATERMAINS, WATER SERVICES, AND HYDRANT BRANCHES UNDER DITCHES SHALL BE 1.7 METERS.
5. ALL DOWNSPOUTS, SUMP PUMP AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ONTO A SPLASH PAD OR APPROVED EQUIVALENT.
6. ALL DISTURBED AREAS ARE TO BE SODDED OVER A MINIMUM OF 100mm OF TOPSOIL OR APPROVED ALTERNATIVE GROUND COVER.
7. A COPY OF THE "ACCEPTED FOR CONSTRUCTION" LOT GRADING AND DRAINAGE PLAN IS ALWAYS TO BE ON SITE FOR REFERENCE DURING CONSTRUCTION.
8. ALL WORK WITHIN THE TOWNSHIP RIGHT-OF-WAY MUST BE RESTORED TO EQUAL OF BETTER CONDITION.
9. PLACEMENT OF SILTATION FENCES IN ALL AREAS WHERE SURFACE DRAINAGE FLOWS OVER DISTURBED AREAS.
10. SILTATION FENCE SHALL REMAIN ERECT UNTIL CONSTRUCTION IS COMPLETED AND THE UPSTREAM AREA IS FULLY RE-VEGETATED.
11. PLACEMENT OF TEMPORARY STRAW CHECK DAMS WITHIN SWALES AND ANY OTHER LOCATIONS WHERE A CONCENTRATED FLOW OF RUNOFF MAY OCCUR. ALL PROPOSED DRAINAGE SWALES ARE TO BE SEEDED DURING CONSTRUCTION.
12. ONCE THE GROUND SURFACE OF THE SITE HAS BEEN STABILIZED, THE STRAW BALE CHECK DAMS AND SILTATION FENCES CAN THEN BE REMOVED.
13. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL STAMPED "ISSUED FOR CONSTRUCTION".
14. COBIDE ENGINEERING INC. ASSUMES NO RESPONSIBILITY FOR BASEMENT CONDITIONS DUE TO GROUNDWATER.
15. ALL FOOTINGS ARE TO BE CONSTRUCTED TO NATIVE SOIL OR PLACED ON STRUCTURAL FILL.
16. PROVIDE FROST FOOTINGS AS REQUIRED.
17. ALL DISTURBED AREAS TO BE RESTORED WITH TOPSOIL, SEED AND MULCH OR SOD IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.
18. ENSURE POSITIVE DRAINAGE AWAY FROM PROPOSED AND EXISTING BUILDINGS.
19. REFER TO THE ARCHITECTURAL PLAN FOR BUILDING PLACEMENT. THE DRAWINGS PROVIDED HEREIN ARE INTENDED SOLELY FOR GRADING AND DRAINAGE PURPOSES AND SHOULD NOT BE RELIED UPON FOR ANY OTHER DESIGN OR CONSTRUCTION DECISIONS.

THIS IS NOT A PLAN OF SURVEY

SCALE 1:400
5 0 5 10 20 METRES
15 0 10 20 30 50 75 FEET

Benchmark Information

TBM1
NAIL IN HYDRO POLE ON SUBJECT PROPERTY AS DEPICTED.
ELEVATION 506.25m

No.	DATE	DESCRIPTION	BY	APPD
1	JUN 19/26	FIRST SUBMISSION	JHL	TLB

REVISION / ISSUE

Seal not valid unless signed and dated

COBIDE ENGINEERING INC
517 10th Street, Hanover, Ontario N4N 1R4
Telephone: (519) 506-5959
www.cobideeng.com

Title:
10158 COUNTY ROAD 9, CLEARVIEW
TOWNSHIP OF CLEARVIEW
SIMCOE COUNTY
LOT GRADING PLAN

Client: MERVIN MARTIN

Design:	TLB	Scale:	1:400
Drawn:	JHL	Approved:	
Checked:	TLB		
Date:	JUN 2026		Design Engineer

DRAWING No. 04121-SG1

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GREY ROAD 124

COUNTY ROAD 9

101
16.68ha

102
18.52ha

103
3.76ha

EX. 750mmØ CSP CULVERT

SCALE 1:3000 (11x17)

50 0 25 50 100 200 METRES

200 100 50 0 100 200 500 FEET

No.	DATE	DESCRIPTION	BY	APPD
1	JUN 19/26	FIRST SUBMISSION	JHL	TLB

REVISION / ISSUE

Title:
10158 COUNTY ROAD 9, CLEARVIEW
TOWNSHIP OF CLEARVIEW
SIMCOE COUNTY
STORM WATER CATCHMENTS

Client:
MERVIN MARTIN

COBIDE ENGINEERING INC
517 10th St, Hanover, ON N4N 1R4
Telephone: (519) 506-5959
www.cobideeng.com

Design:	——	Scale:	1:3000
Drawn:	JHL	Approved:	
Checked:	TLB		
Date:	JUN 2026		Design Engineer

DRAWING No. 04121-SWM