



September 10, 2026

Rossalyn Workman, MURP, Dipl.MM, MCIP, RPP
 Manager of Planning
 Township of Clearview
 217 Gideon Street
 Stayner, ON L0M 1S0

Dear Ms. Workman;

**RE: Applications for Zoning By-law Amendment and Draft Plan Revision
 Bridle Park Subdivision, Township of Clearview
 7535 Highway 26 and PIN 58239 - 0450, Stayner, ON
 OUR FILE 15226AH**

On behalf of 1000983019 Ontario Ltd. ("the Owner"), MHBC is pleased to submit the following applications for Zoning By-law Amendment and Draft Plan Revision on the lands located at 7535 Highway 26 and PIN 58239 - 0450, legally known as Part Lots 26 & 27 in the Township of Clearview (Roll No. 4 432901000217600 and 432901000217700).

The Subject Lands have an existing Draft Plan of Subdivision approval, referred to as Bridle Park Subdivision, which was granted on September 12, 2022 (Township File 2022-065-SD), under a previous owner.

The new Owner proposes a revised plan of subdivision for the Subject Lands, known as Bridle Park, offering a mix of single-detached dwellings, semi-detached dwellings and townhouse dwellings on a revised street configuration.

This Draft Plan Revision Application is accompanied by a Zoning By-law Amendment Application which intends to implement site-specific zoning to permit the desired housing types on the proposed lots.

Accompanying this submission are the following items:

No.	Document	Prepared By	Date
1.	A copy of this Cover Letter	MHBC	September 10, 2026
2.	Zoning By-law Amendment Application Form	MHBC	September 10, 2026
3.	Draft Plan of Subdivision Application Form	MHBC	September 10, 2026
4.	Planning Justification Report	MHBC	August 31, 2026
5.	Draft-Approved Plan of Subdivision	MHBC	July 6, 2022

6.	Proposed Redline Draft Plan of Subdivision	MHBC	September 9, 2026
7.	Colour Revised Draft Plan of Subdivision	MHBC	September 9, 2026
8.	Black and White Revised Draft Plan of Subdivision	MHBC	September 9, 2026
9.	Preliminary Phasing Plan	MHBC	September 9, 2026
10.	Draft Zoning By-law Amendment Text	MHBC	August 31, 2026
11.	Draft Zoning By-law Amendment Schedule	MHBC	August 31, 2026
12.	Comment Response Matrix	MHBC	August 31, 2026
13.	Geotechnical Investigation	AllRock	August 2, 2022
14.	Hydrogeological Assessment	Crozier	July 2026
15.	Phase I Environmental Site Assessment	Crozier	August 27, 2026
16.	Floodplain Assessment	Crozier	August 2026
17.	Functional Servicing and Stormwater Management Report	Crozier	August 2026
18.	Transportation Impact Study	Crozier	August 2026
19.	Functional Traffic Design Study	Crozier	July 2026
20.	Preliminary Trails Plan	Crozier	June 26, 2026
21.	Environmental Impact Study	Azimuth	August 27, 2026
22.	Legal Boundary Survey	R-PE Surveying	January 13, 2026
23.	Topographic Survey	R-PE Surveying	April 9, 2023

Additionally, the submission includes a cheque payable to the Corporation of the Township of Clearview, totalling **\$36,000.00**, covering the following applicable Township application fees:

- \$5,000.00 Zoning By-law Amendment Application Fee
- \$2,000.000 Peer Review Deposit (to the Township)
- \$4,000.00 Redline Plan of Subdivision Application Fee
- \$25,000.00 Engineering Review Fee

County of Simcoe Engineering Review Fees and NVCA Review Fees will be provided to those respective offices directly.

Should you have any questions or concerns regarding this submission, please do not hesitate to contact the undersigned.

Respectfully submitted,
MHBC

A handwritten signature in blue ink, appearing to read 'Kory Chisholm'.

Kory Chisholm, BES, M.Sc, MCIP, RPP
Partner

A handwritten signature in black ink, appearing to read 'Tyler Kawall'.

Tyler Kawall, BES
Intermediate Planner

*cc. Bruno Nazzicone / Kingsman Group Inc.
Matthew Castelli / Kingsman Group Inc.*