From:	RMO
To:	Clearview Planning Team
Subject:	Re: Notice of Complete Application and Public Meeting - Zoning By-law Amendment & Draft Plan of Subdivision Redline Revision Application(s)
Date:	July 10, 2026 2:55:15 PM
Attachments:	image001.png

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Good afternoon, Clearview Planning Team,

The below application and properties were reviewed against the policies of Source Water Protection. There are no policies that apply; therefore, I have no concerns.

Thank you,

Sheri Steiginga (she/her)
Source Water Coordinator
Risk Management Official/Inspector, Township of Clearview
Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479, ext. 267
ssteiginga@nvca.on.ca | nvca.on.ca
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From: Clearview Planning Team <plan@clearview.ca>
Sent: July 7, 2026 3:31 PM
To: Scott Haw <shaw@clearview.ca>; Todd Patton <tpatton@clearview.ca>; Dan White <dwhite@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha Helmkay <shelmkay@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Kent McDonald <kjmcdonald@clearview.ca>; Amanda Murray <amurray@clearview.ca>; Briar Kelly <bkelly@clearview.ca>; Derek Abbotts <dabbotts@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Cameron End <cend@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Danielle Waters <dwaters@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; bfnconsultation@chimnissing.ca <bfnconsultation@chimnissing.ca>; keithk@curvelake.ca <keithk@curvelake.ca>; paigew@curvelake.ca <paigew@curvelake.ca>; consultation@curvelake.ca <consultation@curvelake.ca>; natasha.charles@georginaisland.com <natasha.charles@georginaisland.com>; donna.bigcanoe@georginaisland.com <donna.bigcanoe@georginaisland.com>; dbickell@ramafirstnation.ca <dbickell@ramafirstnation.ca>; consultation@ramafirstnation.ca <consultation@ramafirstnation.ca>; environmentoffice@saugeenojibwaynation.ca

Nick Ainley

From: RON WARZIN [redacted]
Sent: July 22, 2026 8:08 AM
To: Nick Ainley; Glenna Warzin
Subject: Estates of Clearview zoning changes

[redacted]

CAUTION: This email originated from outside of the Clearview email system. DO NOT open attachments or click links you were not specifically expecting, even from known senders.

Good Morning,

We recently moved into Lot 64 276 Springfield Crescent. We noticed a sign proposing some zoning changes at the rear of our lot as well as meeting information. The sign did not offer any details as to where the different home types will be located within the proposal area. We are of course concerned as to what is going to be directly behind us. Is that level of detail available yet and will this be announced at the meeting?

Thank You for your time

Ron Warzin

[redacted]

Planning

County of Simcoe
Planning
1110 Highway 26,
Midhurst, Ontario
L9X 1N6

Main Line: (705) 735-6901
Toll Free: 1-800-263-3199
simcoe.ca

July 28, 2026

VIA EMAIL

Nick Ainley
Community Planner
Township of Clearview
217 Gideon Street
Stayner, ON L0M 1S0

RE: Applications for Zoning By-law Amendment and Redline Revision for a Draft Plan of Subdivision
Roll Numbers: 432901000204584 & 432901000204401
Township File No.: 2026-022
County File No.: CV-T-04011

Thank you for circulating the County on these applications for comment. It is understood that the applicant is proposing a redline revision to the approved draft plan of subdivision to add 54 freehold condominium units on eight (8) new townhouse blocks (Blocks 74 to 81). Of these additional units, 35 are proposed to include accessory residential units (ARUs) with a common parking lot. Other changes include minor lot fabric changes to Lots 207 to 219, 235 to 247 and 268 to 272, introduction of a school block (Block 83) and a revised road connection in front Lots 268 to 272.

The County has existing conditions of draft approval (C7 and K1-8) for this draft plan. These existing conditions related to the abutting County Road remain valid with no revisions required. The County will be requesting new conditions for this draft plan as it relates to County waste (garbage and organics) collection, which can be found below.

Waste Collection Comments

The County of Simcoe is mandated to provide waste collection services (garbage and organics collection) to residential properties up to and including five (5) residential units, fronting on a municipal road. All municipal roads must be designed to accommodate County waste collection vehicles as outlined in the County of Simcoe's Waste Collection Design Standards. Should portions of the proposed development contain private roads, or buildings with six (6) or more residential dwelling units an Application for Waste Collection Services may be required.

Generally, carts must be able to be placed 0.6 metres (2 feet) away from each other and 0.6 metres (2 feet) from any other objects or obstructions (e.g. mailboxes, fire hydrants, parked vehicles). The carts must also be placed within 2.4 metres (8 feet) of the travelled portion of the roadway for collections service.

County provided waste collection services may be initiated at the same time as recycling Collection services, at the discretion of the County of Simcoe, and in keeping with the County of Simcoe Solid Waste Management By-law 7158-25

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If you have any questions regarding these waste collection comments, please direct them to the County Solid Waste Management Department at solidwaste@simcoe.ca.

Transportation and Engineering Comments

County Transportation and Engineering staff have reviewed the proposed redline revision and advise that they have no comments.

If you have any questions regarding these comments, please direct them to Corey Rice, Engineering Technician II at (705) 726-9300 ext. 1076 or corey.rice@simcoe.ca.

Requested Conditions of Draft Approval

County staff request the following additional conditions of approval for this draft plan of subdivision:

1. *The Owner/Developer shall agree in the Subdivision Agreement, in wording satisfactory to the County of Simcoe that the County is not required to provide garbage and organics collection services to the municipal roads until such time as the municipality assumes the roads. The County may, however, commence collection services on a municipal road once some level of residency begins and prior to the municipality assuming a road, subject to a request being made and regular access being available on the road. The Owner/Developer acknowledges that should municipal road access be blocked due to road construction, parked vehicles, insufficient snow removal, etc., service disruptions will occur, and the Owner/Developer will be responsible for providing collection services.*

2. *That if garbage and organics collection services are requested to commence prior to the assumption of municipal or private roads, the Owner/Developer shall submit an Initiation of Services for New Developments Form to the County's Solid Waste Management Department. The Developer must identify the road(s) in which units are occupied and eligible. Failure to meet the County's requirements and site inspection will result in collection services not being initiated. It will be the Developer's responsibility to provide waste disposal options for residents in areas where the County is not yet able to initiate collection services. The commencement of recycling services by a designated producer responsible organization does not obligate the County to commence waste or organics collection.*

3. *Prior to final approval, the Owner/Developer shall submit to the County of Simcoe the detailed engineering drawings for the proposed municipal and private roads and provide written confirmation that all municipal roads, including any dead-end roads or temporary turnarounds, are designed to accommodate County waste collection vehicles as per the County's Waste Collection Bylaw. Failure to construct municipal roads in accordance with County's standards may result in garbage and organics collection services being withheld or suspended and may require reconstruction to accommodate waste collection service vehicles.*

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4. *Prior to final approval, the Owner/Developer shall demonstrate, to the satisfaction of the County, that adequate waste cart set-out and storage space can be provided for Blocks 74–81. The Owner/Developer shall provide a minimum set-out area measuring 3.0 metres in length (parallel to the roadway) and 1.45 metres in depth for each serviced unit. Carts for each residential unit must be able to be placed 0.6 metres (2 feet) away from each other and 0.6 metres (2 feet) from any other objects or obstructions (e.g. mailboxes, fire hydrants, parked vehicles). The carts must also be placed within 2.4 metres (8 feet) of the travelled portion of the roadway for collections service.*

5. *The Owner shall agree in the Subdivision Agreement in wording satisfactory to the County of Simcoe, to place an Inhibiting Order with a "No Dealings Restriction" on Lots 270-272 of the plan of subdivision due to the inability of the County to provide curbside garbage and organics collection services to these lots due to a temporary turnaround being required. The "No Dealings Restriction" is to remain in place until such time as McKenzie Drive has been extended and constructed beyond the property limits to connect to an adjacent municipal street that is a through road, and the County has confirmed in writing to Township of Clearview that the restriction can be lifted. All costs associated with the preparation, execution and registration of the Inhibiting Order shall be borne by the Owner.*

6. *Prior to final approval, the Owner shall re-zone the subject lands to apply a Holding (H) symbol to Lots 270-272 due to the inability of the County to provide curbside waste collection services to these lots due to a temporary turnaround being required. The Holding (H) symbol is to remain in place until such time as McKenzie Drive has been extended and constructed beyond the property limits to connect to an adjacent municipal street that is a through road, and the County has confirmed in writing to the Township of Clearview that the Hold (H) can be lifted.*

Summary

County Planning staff request that the County be circulated on all future notices related to this proposal, and that these be directed to planning.notices@simcoe.ca.

If you have any questions or require any further information, please feel free to contact the undersigned at (705) 726-9300 ext. 1114 or calvin.dempster@simcoe.ca.

Sincerely,

The Corporation of the County of Simcoe

Calvin Dempster, RPP
Planner III

cc: Tiffany Thompson, Manager of Planning, County of Simcoe

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simcoe.ca

Corey Rice, Engineering Technician II, County of Simcoe
County Solid Waste Management Department

Nick Ainley

From: Councillor Robert Walker
Sent: July 30, 2026 11:17 AM
To: Nick Ainley; Nick - Project Planner
Subject: Estates of Clearview presentation

Good morning, Nick,

I mentioned this last night but still have concerns re the furnace room, hot water, sump pump being in the basement apartment that belongs to the upstairs home. I believe access to that room could possibly be creating issues depending on who rents the basement .

Is it possible to access that room through the garage keeping it separate from the basement unit? Is the electrical panel for the main home in garage or furnace room?

The only other comment , unfortunately is, these units are not suitable for seniors or those with physical disabilities. Both these groups would benefit from this condo style of living.

Robert Walker
Councillor Ward 4
Township of Clearview
(705) 428-6230 ext. 282
rwalker@clearview.ca



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Municipal Planning,
Engineering

tel 416 495 5180
municipalplanning@enbridge.com

Enbridge Gas Inc.
500 Consumers Road
North York, ON
M2J 1P8

October 16, 2026

Nick Ainley
Community Planner
Township of Clearview
Box 200, 217 Gideon Street
Stayner, ON L0M 1S0

RE: Draft Plan of Subdivision (RR), Zoning By-law Amendment – 2nd Submission
The Estates of Clearview Inc. c/o MacPherson Builders (Stayner) Ltd. (MacPherson)
Notawasaga Station
Township of Clearview
File No.: Notawasaga Station

Dear Nick,

-ZBA comments-
Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

-General comments-
Always call before you dig, see web link for additional details:
https://www.enbridgegas.com/-/media/Extranet-Pages/Safety/Dig-safety-for-contractors/faqs.pdf?rev=3d3a2ccd7027463c89a953133aadc4e4

The applicant will contact Enbridge Gas Customer Service at 1-877-362-7434 prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

-DPS condition-
The Owner agrees to provide Enbridge Gas Inc. (Enbridge Gas) the necessary easements at no cost and/or agreements required by Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Enbridge Gas.

Sincerely,

Willie Cornelio CET
Sr Analyst Municipal Planning

Simcoe County District School Board

November 2nd, 2026

Elementary School Block Draft Plan Conditions – Estates of Clearview (SD – 2004-011)

1) The Owner shall agree in the Subdivision Agreement in wording satisfactory to the Township, that the School Block (Block 87) may remain undeveloped at the time the subdivision phase containing it is registered. Detailed design and servicing requirements for the School Block may be deferred until such time as development of the School Block is proposed. However, the Owner shall demonstrate that the approved subdivision design accommodates the future development and servicing of the School Block and that the development of the residential portions of the subdivision will not constrain or preclude future development of the School Block. Detailed design and servicing requirements for the School Block may proceed through a separate amending or similar agreement to the subdivision agreement for the phase containing the school block

2) Prior to the date of registration of the phase containing the school block, the Owner shall enter into an Option Agreement with the Simcoe County District School Board regarding the following matters:

   a) The fair market value of the site and timing of purchase for the School Block (Block 87; 1.85 ha).

   b) The Board will have an option to purchase the School Block at any time specified by the Board within 6 years following the date of registration of the phase containing the school block in the plan of subdivision. The Owner shall notify the Simcoe County District School Board within 30 days of the registration of such plan of subdivision or phase thereof that contains the School Block. If the Simcoe County District School Board has not exercised the Option Agreement, the Owner will provide the municipality with a letter from the Board confirming that the School Block is not required for a school site.

   c) There will be no stockpiling of topsoil on the school site after the Simcoe County District School Board has purchased the lands. Where stockpiling has occurred prior to the purchase of the lands, the Owner shall remove all excess topsoil and the lands shall be graded in accordance with the approved subdivision grading plan. A pre and post stockpiling soils test shall be conducted by a qualified engineer and provided to the Board for their review.

   d) The provision of site services to the allocated school site including:
      - Grading and elevation
      - Road connection and construction
      - Stub locations for sanitary sewer
      - 100mm diameter domestic waterline service stub, with curb valves and boxes.
      - 200mm diameter fire protection service stub, with curb valves and boxes.
      - 300mm stub for any sanitary sewers.

   e) Requirements for installation of fencing and a gate around the allocated school block.

3) That the Owner shall agree to provide all required engineering drawings and reports for the required services for the School Block, to the satisfaction of the SCDSB. Upon exercising the Option Agreement, the Owner shall agree to install all services and connections, in accordance with the approved engineering drawings and to the satisfaction of the Simcoe County District School Board within 18 months.

4) The Owner shall incorporate the School Block into the overall stormwater management design such that they provide overall quantity control assuming 70% impervious area. The School Board will be responsible for on-site quality control and volume control as required by the Conservation Authority having jurisdiction.

5) The School Board will provide their reasonable anticipated electricity and natural gas demands to the Owner within after the issuance of draft plan approval, within 30 days upon written request from the Owner. The Owner shall incorporate those demands into their design drawings and provide to the School Board for their review. The subdivision electrical design will not include specific electrical infrastructure such as transformers, switchgear, etc. that will be the responsibility of the School Board as part of the Site Plan approval process.

6) The School Board will provide their reasonable requirements for Bell service infrastructure and Fiber Optic service infrastructure within 30 days upon written request from the Owner. The Owner shall incorporate those into their detailed design and provide the same to the School Board for their review. The Owner shall agree to install all services, in accordance with the approved drawings.

7) That the Owner covenants and agrees that the following clauses will be inserted in all Agreements of Purchase and Sale for residential lots and units within the Subdivision provided as follows:

    a) "All offers of purchase and sale:
        i. The construction of a public elementary school on a designated site is not guaranteed. Accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities, examples are portable classrooms, a "holding" school, or in a school within or outside of the community.
        ii. If school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school buses will not enter private roads and pick up points will generally be located on the through street at a location as determined by the Simcoe County Student Transportation Consortium."