Appendix D

Comment & Response Summary

The following table outlines the public and agency comments received regarding the subject application. A response to each comment is provided by Township Staff. All comments are appended within this Appendix.

No.	Comment Received	Staff Response
1.	**Comments of No Objection** • Nottawasaga Valley Conservation Authority (Source Water Protection) • Clearview Public Works Department	Acknowledged.
2.	In a letter dated July 15, 2026, Enbridge gas provided comment indicating no objection to the application(s), but requested inclusion of the following draft plan 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."*	Although not verbatim, the revised draft plan conditions outlined in Appendix E of this report already contain similar language: • The Owner shall coordinate the preparation of an overall utility distribution plan to the satisfaction of all applicable utility authorities, including but not limited to gas, hydro, telecommunications and the Municipality. The plan shall include signoff of all applicable utility companies. • Prior to final approval, the Owner shall provide confirmation to the Municipality that satisfactory arrangements, financial or otherwise, have been made with the necessary utility companies for any facilities serving this draft plan of subdivision. As such, staff are not proposing to incorporate the specific condition requested by Enbridge Gas.
3.	In a letter dated July 28, 2026, the County of Simcoe provided updated comments on the County's waste collection services and transportation and engineering requirements, requesting six additional draft plan conditions. The comments address waste collection for the	The additional conditions requested by the County have been incorporated into the revised set of draft plan conditions outlined in Appendix E of this report.

	proposed townhouse blocks and require restrictions and inhibition orders for lots that cannot receive County waste collection while a temporary turnaround is in place at the northern terminus of the realigned McKenzie Drive. These measures would remain until McKenzie Drive is extended beyond the property as a through municipal street within the adjacent Clearview Park subdivision.	
4.	In a July 30, 2026 email, Councillor Walker reiterated concerns raised at the Public Meeting about access to the mechanical room within the ARU serving both units. Councillor Walker also sought clarification on access to the mechanical room and electrical panel through the townhouse unit's garage and expressed concern that ARUs are generally unsuitable for seniors or people with disabilities.	The applicant advised that mechanical rooms are not typically located on the main level of townhouse units, as components such as sump pumps must be installed on the lowest level. The applicant also indicated that owners of the townhouse units and their ARUs will have access rights to these mechanical rooms under future lease agreements between the landlord (owner) and tenant. The owner will inform tenants of the mechanical room's presence before they enter into a rental agreement. Additionally, the proposed ADU are intended to operate in the same fashion as any legal basement apartment.
5.	Because the revised draft plan includes a new elementary school block (Block 87), the SCDSB provided updated comments in a letter dated November 2, 2026. The SCDSB requested that their existing draft plan conditions be replaced with new conditions reflecting the school board's current standards and requirements for the proposed school block. The requested conditions address requirements of an option agreement with the Owner for the purchase of the	The additional conditions requested by the SCDSB have been incorporated into the revised set of draft plan conditions outlined in Appendix E of this report.

	lands, specific design and infrastructure requirements, and updated clauses for inclusion in all future agreements of purchase and sale for all residential lot and units within the subdivision.	

Comments from Public Meeting

The following provides a summary of comments received during the July 29, 2026, Public Meeting:

Item No.	Comment	Response to Comments
1.	**Mayor Measures** • Type of metering (water meter) • Method/approach of proposed use, ownership, maintenance of common/shared parking area. Notice in purchase and sale.	During the Public Meeting the applicant provided clarification on the proposal to include a common/shared parking area for the 35 proposed ARU's. Advising that the ownership and maintenance arrangements for the proposed common/shared parking area will be addressed through a future Plan of Condominium applied to the proposed townhouse blocks and common/shared parking block. The revised draft plan conditions outlined in Appendix E of this report have also been modified to include requirements for the proposed townhouse blocks and common/shared parking block to be subject to a future Plan of Condominium application(s) to the satisfaction of the Township.
2.	**Councillor (Dineen)** • Accessible parking vs. visitor parking. • Number of Windows in ARU's.	During the Public Meeting the applicant provided clarification regarding intended use of the proposed common/shard parking area, advising that each parking space will be assigned to the each individual ARU. The common/shared parking block will not be open to the public with ownership and maintenance of the block to be addressed through a future Plan of Condominium. The applicant also advised that all ARU's will contain a minimum of one (1) window at the rear of the unit with ARU's located on corner lots maintain two (2) windows.
3.	**Councillor (Beelen)** • Impacts of propsoed DPS redline revision on County Road.	During the Public Meeting the applicant advised that no impacts to County Road 7 are expected as a result of the proposed DPS redline revisions.

4.	**Councillor (Walker)** • Access to primary units machinal room in ARU's.	At the Public Meeting, the applicant explained that the design of the townhouse units requires the mechanical rooms to be located within the ARUs. Owners of the townhouse units will have access rights to the mechanical rooms located within the ARU's, subject to the terms of future lease agreements between the landlord (Owner) and tenant.
5.	**Councillor (McArthur)** • Anticipated costs of townhouse units.	During the Public Meeting the applicant advised that the townhouse dwelling units costs are expected to range between $580,000 - $620,000.
6.	**Deputy Mayor Van Staveren** • Large vehicle parking • Location of sidewalks	At the Public Meeting, it was confirmed that the proposed sidewalks would be on the north side of Prescott Drive and the south side of McKenzie Drive. Each townhouse dwelling unit will retain a 3 m x 6 m parking area capable of accommodating a large vehicle (e.g., a Ford 150).