



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

Main Line (705) 726-9300
Toll Free (866) 893-9300
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simcoe.ca



May 7, 2021

VIA EMAIL

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

RE: Notice of Public Meeting for Draft Plan of Subdivisions (2019-024 & 2019-025) and Zoning By-law Amendment
Location: 101 Edward Street East and 111 George Street, Township of Clearview
County File No.: CV-T-1901 & CV-ZBA-1905

Dear Ms. Workman,

Thank you for circulating the above noted applications to the County for comment. It is County Planning staff's understanding that the applicants are proposing, through a draft plan of subdivision and a zoning by-law amendment, to develop the subject properties with a total of 57 residential units, including 27 single detached units and 30 townhouse units. Please see below for County Solid Waste Management staff comments.

Waste Collection Comments:

The County of Simcoe is responsible for providing curbside waste collection services to all residential lots and units with frontage on a publically owned and maintained road. All municipal roads must be designed to accommodate County waste collection vehicles per the County's Waste Design Policy and Design Standards. All dead-ends (including temporary) within a development must have a bulb, P - Turnaround or T-Turnaround area that allows vehicles continuous travel or to reverse, in a straight line, through a 3-point turn. Collection vehicles are not to reverse more than 20 metres (from front wheel to front wheel). All turns shall have a minimum 13 metre curb radius and the head of the T shall be a minimum of 35 metres long, from paved edge to paved edge of the road or curb to curb, to allow the driver to pull in, reverse and make the turn to exit the T safely. Snow must not be stored at either end of the T unless the T is greater than 35 metres thereby allowing extra room for snow storage. The proposed turnaround shown in Figure 7 of the Traffic Brief (attached) does not meet the County's standards as it does not allow the truck to reverse in a straight line.

With regard to Future Laneway (Block 31) servicing Future Residential Blocks 22 – 27 we would require further information, such as the paved roadway width and the centre line turning radii of each turn, before commenting on the feasibility of offering curbside services. Please note the County is not required to provide waste collection service on private roads. However, the County endeavors to provide waste collection services to as many residential properties as possible throughout the County of Simcoe, provided the road layout meets our standards and each unit having ownership of waste. If the private road within Block 31 cannot be designed to meet the County's standards, then the County will request the following advisory clause to be included in the Subdivision Agreement and Condominium Agreement for the units within Blocks 22 – 27:

"The private road within this residential condominium development has not been designed to meet the County's design requirements to safely and consistently provide County waste collections services as per the County of Simcoe's Multi-Residential & Private Road Waste Collection Policy and Waste Collection Design Standards. Furthermore, the County of Simcoe is not obligated to provide curbside waste collection services to residential dwelling units accessed by private condominium roads. It is the responsibility of the property owner or Common Elements Condominium Corporation to arrange for waste collection services for these residential dwelling units through a private contractor, to be paid for by the property owner or Common Elements Condominium Corporation."

If the Applicants wish to discuss the comments noted above, please contact Genevra Willcox at (705) 726-9300 ext. 1264 or email genevra.willcox@simcoe.ca in Solid Waste Management with any questions related to waste collection.

Please circulate a copy of any future notices and the draft Subdivision Agreement associated with this application to the County for review and comment.

Sincerely,

The Corporation of the County of Simcoe

A handwritten signature in dark ink, appearing to read "Calvin Dempster". The signature is fluid and cursive, with a large, stylized "Z" or "S" at the end.

Calvin Dempster
Planner II

cc: Greg Marek, Manager of Planning, County of Simcoe
Genevra Willcox, Contract and Programs Monitor, County of Simcoe

Attachment: Figure 7 – Traffic Brief

Rossalyn Workman

From: Thompson, Tiffany <Tiffany.Thompson@simcoe.ca>
Sent: July 4, 2024 9:14 AM
To: Rossalyn Workman
Cc: Dempster, Calvin; SolidWaste
Subject: RE: Draft Plan Conditions for the Zeng Subdivisions

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 Rossalyn,

Calvin circulated your email regarding the request for updated comments and conditions related to the proposed Zeng subdivisions at 101 Edward Street East and 111 George Street in Creemore (County File: CV-T-1901). It is my understanding that the draft plans from 2021 include the following:

101 Edward Street East (20 m ROW)

- Lots 1 to 20 (Single Detached Lots)
- Blocks 21 to 26 (Townhouse Blocks – 30 units)
- Block 27 (Open Space)
- Block 28 and 29 (Servicing Blocks)
- Street 'A' (20 m ROW)

111 George Street (20 m ROW)

- Lots 1 to 7 (Single Detached Lots)
- Block 8 (Stormwater Management Block)
- Block 9 (Sanitary Pumping Station)
- Blocks 10 and 11 (Servicing Blocks)
- Block 12 (Road Widening)

The County's updated waste management comments and condition are provided below based upon the understanding that all roads are or will be municipally assumed including new Street 'A'.

The County of Simcoe is responsible for providing curbside waste collection services to all residential lots and units with frontage on a publicly owned and maintained road. All municipal roads must be designed to accommodate County waste collection vehicles per the County's Waste Design Policy and Design Standards. All dead-ends (including temporary) within a development must have a bulb, P - Turnaround or T-Turnaround area that allows vehicles continuous travel or to reverse, in a straight line, through a 3-point turn. Collection vehicles are not to reverse more than 20 metres (from front wheel to front wheel). All turns shall have a minimum 13 metre curb radius and the head of the T shall be a minimum of 35 metres long, from paved edge to paved edge of the road or curb to curb, to allow the driver to pull in, reverse and make the turn to exit the T safely. Snow must not be stored at either end of the T unless the T is greater than 35 metres thereby allowing extra room for snow storage.

It appears from the submitted draft plan that the roads can be constructed as per County engineering standards in order to offer waste collection services. However, there is an area of concern at the terminus of George Street where revised planning would be required in order to provide adequate accessibility and turn around for collection vehicles. The proposed turnaround shown at the end of George Street in Figure 7, proposed traffic movement (attached), does not meet the County's standards as it does not have a minimum 13 metre curb radius and the head of the T is not a minimum of 35 metres long. The townhouse units (Blocks 21 to 26) and Lots 1 to 5 could be serviced through travel from George Street to Edward Street. Proposed lots 6 and 7 would not be able to be serviced due to the lack of an appropriate

turnaround. Additionally, any potential service to proposed Lots 1 to 5 are contingent on the construction of the municipal road (Street A).

If the George Street dead-end cannot be designed to meet the County's standards, then the County will request the following advisory clause to be included in the Subdivision Agreement for the detached lots 1-7:

"The municipal road George Street for detached Lots 1-7 has not been designed to meet the County's design requirements to safely and consistently provide County waste collections services as per the Waste Collection Design Standards. Failure to construct the municipal road in accordance with the County's standards may result in waste collection services being withheld or suspended, and may require reconstruction to accommodate waste collection vehicles. The Owner acknowledges that should municipal road access be blocked due to road construction, parked vehicles, insufficient snow removal, etc., or do not provide adequate accessibility, service disruptions will occur, and the Owner/Developer will be responsible for providing waste collection services."

If the applicants wish to discuss the comments noted above, please contact Solid Waste at (705) 726-9300 ext. 1709 or email solidwaste@simcoe.ca with any questions related to waste collection.

Regards, Tiffany

Tiffany Thompson, RPP

Manager of Planning

Pronouns: she/her

County of Simcoe, Planning Department

1110 Highway 26, Midhurst, ON L9X 1N6

Office: 705-726-9300 x1362

www.simcoe.ca

From: Dempster, Calvin <Calvin.Dempster@simcoe.ca>

Sent: Friday, June 28, 2024 9:46 AM

To: Thompson, Tiffany <Tiffany.Thompson@simcoe.ca>

Subject: FW: Draft Plan Conditions for the Zeng Subdivisions

Calvin Dempster RPP, MSc. (Planning)

Planner III

County of Simcoe

1110 Highway 26

Midhurst, ON L9X 1N6

(705) 726-9300 ext. 1114

From: Rossalyn Workman <rworkman@clearview.ca>

Sent: Monday, June 17, 2024 12:02 PM

To: Dempster, Calvin <Calvin.Dempster@simcoe.ca>

Cc: Amy Cann <acann@clearview.ca>

Subject: [EXTERNAL] Draft Plan Conditions for the Zeng Subdivisions

Hi Calvin

We are re-visiting the conditions of the Draft Plan Approval for the Zeng Subdivisions files 2019-024 and 2019-025.

I was wondering if the County could provide updated conditions.

I'm attaching the draft plans, and the last correspondence from the County, which was dated May 7, 2021.

Can you provide those conditions to me by **July 8, 2024**.

Let me know if you have any questions.

Thanks Rossalyn

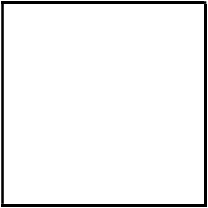
Rossalyn Workman MURP, RPP, Dipl.M.M.,

Community Planner, Approvals and Policy

Township of Clearview

705-428-6230 ext. 248

rworkman@clearview.ca



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January 31, 2025

VIA EMAIL

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

RE: Conditions of Draft Approval for a Plan of Subdivision Application (Zeng)
Municipal Addresses: 101 Edward Street East and 111 George Street
Township File: 2019-024 & 2019-025
County File No.: CV-T-1901

Hello Ms. Workman,

As it relates to the above application for a plan of subdivision on the subject lands, the County requests the following conditions and notes to draft approval:

1. *The Owner shall identify a turning circle or hammer-head turnaround at the proposed terminus of George Street to facilitate the servicing of Lots 1 to 7 for waste collection purposes. All costs associated with the design and construction of the turnaround to facilitate the safe turnaround of County of Simcoe waste collection vehicles and emergency services vehicles, according to County and Township standards, shall be borne by the Owner. Prior to final approval, the Owner shall submit, to the satisfaction of the County of Simcoe, a copy of the proposed engineering plans and draft M-Plan which show the turnaround according to County of Simcoe's Waste Collection Design Standards.*
2. *The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the County of Simcoe that the County is not required to provide waste collection service to the municipal roads until such time as the municipality assumes the roads. The County may, however, commence waste 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 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 waste collection services.*
3. *The Owner shall agree in the Subdivision Agreement that development charges be paid in accordance with the current County of Simcoe Development Charges By-law and policies in effect at the time of Building Permit issuance. Prior to final approval, a copy of the proposed Subdivision Agreement including the above-noted statement, shall be submitted to the County of Simcoe for review and approval.*



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

If you have any questions or comments, 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
County Solid Waste Management Department



Nottawasaga Valley
Conservation Authority

2 August 2017

Ms. Mara Burton MCIP, RPP
Director, Community Services
Township of Clearview
217 Gideon Street
Stayner, ON L0M 1S0

Dear Ms. Burton,

Re: **Floodplain Assessment**
101 Edward Street, Creemore
Township of Clearview
(NVCA ID# 31068)

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of a Floodplain Assessment for the above noted property. The site is adjacent to existing residential development along Edward Street and George Street to the west in the Village of Creemore. It is our understanding that future residential development is proposed for the site.

The NVCA mapping illustrates that the subject property is located within the floodplain of the Mad River. Development or site alteration is not permitted within the floodway where flood depths and velocities would cause danger to public health and safety. A Two-Zone concept of floodplain management has been established within this part of Creemore and development may be permitted within the flood fringe where flood depths and velocities can be managed and/or mitigated. Criteria for defining the flood fringe which has been developed in co-ordination with the Township of Clearview is as follows:

- a. Maximum depth of flooding of 0.3 m
- b. Maximum velocity of flooding of 1.7 m/s
- c. Maximum combined depth velocity product of 0.4 m²/s.

In order to refine the limits of the floodway and flood fringe, a floodplain assessment has been completed by the engineering consultant for the applicant. NVCA staff has reviewed the information presented in the following documents:

- C.C. Tatham & Associates Ltd., "Floodplain Assessment" letter dated May 19, 2017;
- C.C. Tatham & Associates Ltd., "Flood Mapping Plan – Drawing FM-1" dated May 2017.

Based on the review of the above noted documents, we offer the following comments:

1. Based on the provided site survey and the *FDRP floodplain mapping information, we acknowledge that a significant portion of the site is located outside of the flood hazard area.

* *The flood risk mapping developed as part of the Canada/Ontario Flood Damage Reduction Program [FDRP].*
2. Please confirm that the flood fringe extends along the south side of George Street and clarify any potential connectivity with the lots on the north side of George Street (culverts or potential road over-topping).
3. Please provide a conceptual grading plan outlining areas of the proposed 'cut and fill' and confirm that the existing development and local infrastructure will not be affected by the proposed earth works and resulting flood levels.
4. On the conceptual grading plan, please include considerations for the preservation of the natural functions of the area located within the flood fringe (e.g. storage, stormwater functions). The preservation of trees is encouraged where possible.
5. Potential development within the flood fringe will need to be dry flood proofed to 0.3 metres above the Regulatory flood elevation. Safe access and egress for vehicles and people during a flood event will need to be demonstrated. A site plan will need to be provided to demonstrate that these criteria can be achieved without impacts on adjacent properties.

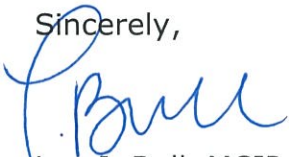
CONCLUSION

The subject property is almost entirely regulated pursuant to Ontario Regulation 172/06 the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Permits are required from NVCA prior to construction or grading on regulated portions of this property.

We note that these comments are related to this submission and the information provided within this submission. NVCA requires additional information in order to complete our review and additional comments may be provided in the future.

Please feel free to contact the undersigned at extension 231 or lbull@nvca.on.ca should you require any further information or clarification on any matters contained herein.

Sincerely,



Lee J. Bull, MCIP, RPP
Manager, Planning Services

Copies:

Ms. Amanda West – C. C. Tatham & Associates Ltd.
Mr. Dan Hurley – C. C. Tatham & Associates Ltd.



Nottawasaga Valley
Conservation Authority

24 September, 2019

Ms. Rossalyn Workman, Community Planner
Township of Clearview
217 Gideon Street, P.O. Box 200
STAYNER, Ontario
L0M 1S0

Dear Ms. Workman;

Re: Application for Draft Plan Approval – 1st Submission
101 Edward Street and 111 George Street
Township of Clearview
Township File Nos. 2019-024-SD and 2019-25-SD
NVCA ID #31068

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of an application submission for Draft Plan Approval for the above noted properties. For the purposes of this initial review, NVCA staff have focused on the Floodplain Assessment which will dictate allowable development limits. Once this has been established and accepted by the NVCA, staff will proceed with the review of the remainder of the submission including but not limited to stormwater management and functional servicing.

GENERAL

The NVCA mapping illustrates that the subject property is located within the floodplain of the Mad River. A two-zone approach to floodplain management has been established within the Regional Storm floodplain of the Mad River within the Village of Creemore. The two-zone flood fringe criteria for the Village of Creemore is:

- Maximum depth of flooding of 0.3 m
- Maximum velocity of flooding of 1.7 m/s
- Combined depth velocity product of 0.4 m²/s.

Development or site alteration is not permitted within the floodway where flood depths and velocities would cause danger to public health and safety but may be permitted within the flood fringe where flood depths and velocities can be managed and/or mitigated.

NVCA staff have reviewed the following information presented in the following documents:

- Tatham Engineering Limited "Floodplain Hazard Study with supporting models and mapsheets" dated May 17, 2019;
- NVCA comment letter dated August 2, 2017 on C.C. Tatham & Associates Ltd., "Floodplain Assessment" dated May 19, 2017 (attached for reference).

Based on the review of the above noted documents, we offer the following comments:

1. Modelling Source: The floodplain hazard study (Tatham - May 17, 2019) has used the FDRP hydraulic model to determine floodlines. The NVCA has an estimated hydraulic model in the vicinity of the subject site, which is more desirable to use/modify for the

purposes of this study. Please contact NVCA (msaunders@nvca.on.ca) to obtain the estimated model.

This model will form the starting point to which you can add cross-sections, using surveyed data, across the subject site. The following parameters in the model will need adjustment, but not limited to;

- Manning's n values
- Downstream reach lengths
- Add existing structures (i.e. culverts, road profiles, etc.) info
- Boundary conditions
- Etc.

2. Mapping Source: The current hydraulic model uses a combination of mapping sources (FDRP, survey information, and NVCA 2012). It is not ideal or standard practice to mix several topographic mapping information. The NVCA is requesting the NVCA 2012 DTM is used in conjunction with the surveyed information. The NVCA 2012 data is more current and has more (dense) data points than the FDRP mapping. Please contact the NVCA (lwood@nvca.on.ca) to obtain NVCA 2012 topographic data set.
3. Mapping Source: The accuracy of the topographic data for the NVCA hydraulic models is +/- 1 meter, all cross sections within the subject site must be based on site-specific geodetic topographic survey. Based on the survey data points a correction factor for the datum related to the NVCA hydraulic model can be determined by comparing points on the survey with the appropriate Triangular Irregular Network (TIN) to determine the average error for the site.

The corrected TIN can then be used to generate cross-sections adjacent to the proposed development as required.

4. Flow Values: Please provide a statement in the report confirming the 100 year and Regional storm flow values have been reviewed and determined to be appropriate/up-to-date. Alternatively, the flow data can be updated if deemed necessary by providing a hydrologic model.
5. Berm: The NVCA cannot support the creation of a lateral weir which is currently modelled to represent the existing top of berm located on the north side of Concession Road 3.

As per the NVCA Natural Hazard Technical Guide, berms/levees cannot be used as a flood proofing measure to support new development as there is no guarantee that this undefined "berm" will withstand a flood or exist in the future. Therefore, this feature should not be considered to sufficiently protect the property from flooding.

Please ensure the resubmitted hydraulic modelling does not model the "berm".

6. Revised Material: Please submit a revised digital hydraulic model, mapping and report to address the above comments.
7. Survey: Please submit a digital copy of the site survey.
8. 2-Zone Policy: As per NVCA's letter dated 2-AUGUST-2017 (see attached letter) a 2-zone concept of floodplain management has been established within this part of

Creemore and development may be permitted within the flood fringe where flood depths and velocities can be managed and/or mitigated.

Please refer to the August 2nd letter for acceptable depths of flooding and associated velocities.

9. Previous Comments: Please ensure the comments within the 2-AUGUST-2017 (comments #1 - #5) are taken into consideration and address/considered during the next submission.

CONCLUSION

We note that these comments are related to this submission and the information provided within this submission. NVCA requires additional information in order to complete our review and additional comments may be provided in the future.

Please feel free to contact the undersigned at extension 233 or aknapp@nvca.on.ca should you require any further information or clarification on any matters contained herein.

Sincerely,



Amy Knapp
Planner II

Copies:

Ms. Amanda Kellett and Mr. Nick Millington – Tatham Engineering Limited
Ms. Kristine Loft – Loft Planning Inc.



Nottawasaga Valley
Conservation Authority

2 August 2017

Ms. Mara Burton MCIP, RPP
Director, Community Services
Township of Clearview
217 Gideon Street
Stayner, ON L0M 1S0

Dear Ms. Burton,

Re: **Floodplain Assessment**
101 Edward Street, Creemore
Township of Clearview
(NVCA ID# 31068)

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of a Floodplain Assessment for the above noted property. The site is adjacent to existing residential development along Edward Street and George Street to the west in the Village of Creemore. It is our understanding that future residential development is proposed for the site.

The NVCA mapping illustrates that the subject property is located within the floodplain of the Mad River. Development or site alteration is not permitted within the floodway where flood depths and velocities would cause danger to public health and safety. A Two-Zone concept of floodplain management has been established within this part of Creemore and development may be permitted within the flood fringe where flood depths and velocities can be managed and/or mitigated. Criteria for defining the flood fringe which has been developed in co-ordination with the Township of Clearview is as follows:

- a. Maximum depth of flooding of 0.3 m
- b. Maximum velocity of flooding of 1.7 m/s
- c. Maximum combined depth velocity product of 0.4 m²/s.

In order to refine the limits of the floodway and flood fringe, a floodplain assessment has been completed by the engineering consultant for the applicant. NVCA staff has reviewed the information presented in the following documents:

- C.C. Tatham & Associates Ltd., "Floodplain Assessment" letter dated May 19, 2017;
- C.C. Tatham & Associates Ltd., "Flood Mapping Plan – Drawing FM-1" dated May 2017.

Based on the review of the above noted documents, we offer the following comments:

1. Based on the provided site survey and the *FDRP floodplain mapping information, we acknowledge that a significant portion of the site is located outside of the flood hazard area.

* *The flood risk mapping developed as part of the Canada/Ontario Flood Damage Reduction Program [FDRP].*
2. Please confirm that the flood fringe extends along the south side of George Street and clarify any potential connectivity with the lots on the north side of George Street (culverts or potential road over-topping).
3. Please provide a conceptual grading plan outlining areas of the proposed 'cut and fill' and confirm that the existing development and local infrastructure will not be affected by the proposed earth works and resulting flood levels.
4. On the conceptual grading plan, please include considerations for the preservation of the natural functions of the area located within the flood fringe (e.g. storage, stormwater functions). The preservation of trees is encouraged where possible.
5. Potential development within the flood fringe will need to be dry flood proofed to 0.3 metres above the Regulatory flood elevation. Safe access and egress for vehicles and people during a flood event will need to be demonstrated. A site plan will need to be provided to demonstrate that these criteria can be achieved without impacts on adjacent properties.

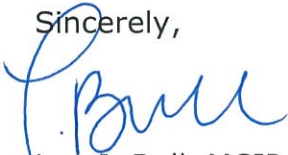
CONCLUSION

The subject property is almost entirely regulated pursuant to Ontario Regulation 172/06 the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Permits are required from NVCA prior to construction or grading on regulated portions of this property.

We note that these comments are related to this submission and the information provided within this submission. NVCA requires additional information in order to complete our review and additional comments may be provided in the future.

Please feel free to contact the undersigned at extension 231 or lbull@nvca.on.ca should you require any further information or clarification on any matters contained herein.

Sincerely,



Lee J. Bull, MCIP, RPP
Manager, Planning Services

Copies:

Ms. Amanda West – C. C. Tatham & Associates Ltd.
Mr. Dan Hurley – C. C. Tatham & Associates Ltd.



Nottawasaga Valley
Conservation Authority

June 19, 2020

SENT BY EMAIL

Tatham Engineering Limited
41 King Street, Unit 4
Barrie, Ontario L4N 6B5

Attn: Nick Millington, B.E.Sc., P.Eng.
Project Manager
nmillington@tathameng.com

Dear Mr. Millington,

**RE: Comments for Flood Study Requirements & Guidelines
Application for Draft Plan of Subdivision Approval
101 Edward Street and 111 George Street
Township of Clearview
Township File Nos. 2019-024-SD and 2019-25-SD
NVCA ID #31068**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of an application submission for Draft Plan Approval for the above noted properties. For the purposes of this initial review, NVCA staff have focused on the Floodplain Assessment which will dictate allowable development limits. Once this has been established and accepted by the NVCA, staff will proceed with the review of the remainder of the submission including but not limited to stormwater management and functional servicing.

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of a re-submission in support of the proposed Floodplain Assessment for the above noted property

GENERAL

The NVCA mapping illustrates that the subject property is located within the floodplain of the Mad River. A two-zone approach to floodplain management has been established within the Regional Storm floodplain of the Mad River within the Village of Creemore. The two-zone flood fringe criteria for the Village of Creemore is:

- Maximum depth of flooding of 0.3 m
- Maximum velocity of flooding of 1.7 m/s
- Combined depth velocity product of 0.4 m²/s.

Development or site alteration is not permitted within the floodway where flood depths and velocities would cause danger to public health and safety but may be permitted within the flood fringe where flood depths and velocities can be managed and/or mitigated.

NVCA staff have received and reviewed the following documents recently submitted in support of this application:

- MEMO: Tatham Engineering, "Floodplain Hazard Study – 2nd Submission", dated May 22, 2020

- RESPONSE MATRIX: Tatham Engineering, "Floodplain Hazard Study Comment Response Matrix", dated May 22, 2020
- FLOOD STUDY (and supporting Hec Ras model): Tatham Engineering, "Floodplain Hazard Study", dated May 22, 2020

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2014) and as a regulatory authority under Ontario Regulation 172/06. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies.

Ontario Regulation 172/06

1. The subject property is partially regulated pursuant to Ontario Regulation 172/06 the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Permits are required from NVCA prior to construction or grading on regulated portions of this property

Natural Hazard - Regulatory Comments

2. NVCA staff is satisfied that the current supporting documents address all outstanding comments from previous correspondence. Please re-submit all applicable supporting documents (ie. Preliminary design drawings, Functional Servicing Report) on basis of the NVCA approved Flood Hazard Assessment dated May 22, 2020.

Additional Advisory Comments

The following comments below can be addressed at detailed design:

Floodplain storage:

3. It is understood the total floodplain storage volume within the subject area is 1766m³. The proposed dry SWM pond will require cut/fill to allow for the construction of the pond inside the "flood fringe" and "flood way" limits (under existing conditions).
4. The NVCA is agreement with the proposed placement of the dry SWM pond. However, the NVCA will require that the floodplain storage is maintained post pond construction. The flood study has outlined, in the proposed conditions, the regional floodplain storage volume is 894m³. Therefore, indicating 872m³ of flood storage has been lost due to the siting of the pond.
5. It must be demonstrated the construction of the proposed pond will not impact the floodplain storage volume.
6. At detailed design, please submit all supporting calculations, plans, etc. demonstrating there is no loss to floodplain storage as a result of the pond in post-development conditions.

Pond Outlet/Drainage Channel:

7. Written permission from the Township of Clearview will need to be obtained in regards to the pond's outlet discharging into the drainage channel (as identified in the East Creemore Drainage Study).

8. In addition, the NVCA will need to know the anticipated timing for the construction of the drainage channel, the allowable release rates from the pond with respect to the drainage channel capacity/design, if an alternative outlet is suggested for the pond if the drainage channel will not be constructed before the proposed development (and if the Township is willing to accept the alternative outlet), etc.

Fig. 2 – Residential Development, Survey Limits:

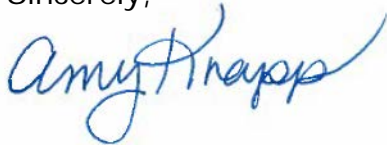
9. For clarity purposes, please show the most recent proposed lot fabric and pond footprint on Figure 2.
10. Please revise the Figure as requested and submit a revised copy of the Flood Study in digital format.

CONCLUSION

We note that these comments are related to this submission and the information provided within this submission. NVCA requires additional information in order to complete our review and additional comments may be provided in the future.

Please feel free to contact the undersigned at extension 233 or aknapp@nvca.on.ca should you require any further information or clarification on any matters contained herein.

Sincerely,



Amy Knapp
Planner III

Copies:
Mr. Nick Ainley – Clearview Township



Nottawasaga Valley
Conservation Authority

August 11, 2020

SENT BY EMAIL

Tatham Engineering Limited
41 King Street, Unit 4
Barrie, Ontario L4N 6B5

Attn: Nick Millington, B.E.Sc., P.Eng.
Project Manager
nmillington@tathameng.com

Dear Mr. Millington,

**RE: Revised Comments for Flood Study Requirements & Guidelines
Application for Draft Plan of Subdivision Approval
101 Edward Street and 111 George Street
Township of Clearview
Township File Nos. 2019-024-SD and 2019-25-SD
NVCA ID #31068**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of an application submission for Draft Plan Approval for the above noted properties. For the purposes of this initial review, NVCA staff have focused on the Floodplain Assessment which will dictate allowable development limits. Once this has been established and accepted by the NVCA, staff will proceed with the review of the remainder of the submission including but not limited to stormwater management and functional servicing.

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of a re-submission in support of the proposed Floodplain Assessment for the above noted property

GENERAL

The NVCA mapping illustrates that the subject property is located within the floodplain of the Mad River. A two-zone approach to floodplain management has been established within the Regional Storm floodplain of the Mad River within the Village of Creemore. The two-zone flood fringe criteria for the Village of Creemore is:

- Maximum depth of flooding of 0.3 m
- Maximum velocity of flooding of 1.7 m/s
- Combined depth velocity product of 0.4 m²/s.

Development or site alteration is not permitted within the floodway where flood depths and velocities would cause danger to public health and safety but may be permitted within the flood fringe where flood depths and velocities can be managed and/or mitigated.

NVCA staff have received and reviewed the following documents recently submitted in support of this application:

- MEMO: Tatham Engineering, "Floodplain Hazard Study – 2nd Submission", dated May 22, 2020

- RESPONSE MATRIX: Tatham Engineering, "Floodplain Hazard Study Comment Response Matrix", dated May 22, 2020
- ORIGINAL FLOOD STUDY (and supporting Hec Ras model): Tatham Engineering, "Floodplain Hazard Study", dated May 22, 2020
- EMAIL RESPONSE: Nick (Tatham Engineering), "re: 418426 – 101 Edward Street – NVCA review comments", dated 7/16/2020
- UPDATED FLOOD STUDY: Tatham Engineering, "Floodplain Hazard Study", dated July 16, 2020

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2014) and as a regulatory authority under Ontario Regulation 172/06. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies.

Ontario Regulation 172/06

1. The subject property is partially regulated pursuant to Ontario Regulation 172/06 the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Permits are required from NVCA prior to construction or grading on regulated portions of this property

Natural Hazard - Regulatory Comments

2. NVCA staff is satisfied that the current supporting documents address all outstanding comments from previous correspondence. Please re-submit all applicable supporting documents (ie. Preliminary design drawings, Functional Servicing Report) on basis of the NVCA approved Flood Hazard Assessment dated May 22, 2020.

Additional Advisory Comments

The following comments below can be addressed at detailed design:

Floodplain storage:

3. It is understood the total floodplain storage volume within the subject area is 1766m³. The proposed dry SWM pond will require cut/fill to allow for the construction of the pond inside the "flood fringe" and "flood way" limits (under existing conditions).
4. NVCA agrees, in principle, with the proposed placement of the dry SWM pond. However, the NVCA will require that the floodplain storage is maintained, as closely as possible, post pond construction.
5. At detailed design, please submit supporting calculations, grading plans, etc. demonstrating "best efforts" approach has been taken to ensure minimal loss of floodplain storage as a result of the SWM pond in post-development conditions.

Pond Outlet/Drainage Channel:

6. At detailed design, written permission from the Township of Clearview will need to be obtained in regards to the pond's outlet discharging into the drainage channel (as identified in the East Creemore Drainage Study).

7. In addition, NVCA will need to know the anticipated timing for the construction of the drainage channel, the allowable release rates from the pond with respect to the drainage channel capacity/design, if an alternative outlet is suggested for the pond if the drainage channel will not be constructed before the proposed development (and if the Township is willing to accept the alternative outlet), etc.

CONCLUSION

We note that these comments are related to this submission and the information provided within this submission. NVCA requires additional information in order to complete our review and additional comments may be provided in the future.

Please feel free to contact the undersigned at extension 233 or aknapp@nvca.on.ca should you require any further information or clarification on any matters contained herein.

Sincerely,



Amy Knapp
Planner III

Copies:
Mr. Nick Ainley – Clearview Township



Nottawasaga Valley
Conservation Authority

January 21, 2021

SENT BY EMAIL

Township of Clearview
217 Gideon Street, P.O. Box 200
STAYNER, Ontario
L0M 1S0

Attn: Ms. Rossalyn Workman
Community Planner
rworkman@clearview.ca

Dear Ms. Workman,

**RE: Second Submission Preliminary Design Comments
(4th NVCA Submission)
Application for Draft Plan of Subdivision Approval
101 Edward Street and 111 George Street
Township of Clearview
Township File Nos. 2019-024-SD and 2019-25-SD
NVCA ID #31068**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of an application submission for Draft Plan Approval for the above noted properties. The applicant proposes the development of 32 single detached lots and future medium density development blocks. The lands consist of 2 properties, one being 101 Edward St (north parcel) and the other 111 George St (south parcel) totalling approximately 4.77ha of undeveloped land.

NVCA staff have received and reviewed the following documents recently submitted in support of this application:

- Tatham Engineering, "Functional Servicing and Stormwater Management Report", dated November 26, 2020
- Cambium, "Geotechnical Investigation Report", dated May 17, 2019
- Tatham Engineering, "Floodplain Hazard Study", dated July 16, 2020 (previously reviewed and approved by NVCA staff)
- Loft Planning "Planning Justification Report" dated May 2019
- Loft Planning "Draft Plans for 101 Edward Street and 111 George Street" dated May 2019 and updated November 2020

Staff has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2014) and as a regulatory authority under Ontario Regulation 172/06. The application has also been reviewed through our role as a public body under the Planning Act as per our CA Board approved policies.

Ontario Regulation 172/06

1. The subject property is partially regulated pursuant to Ontario Regulation 172/06 the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Permits are required from NVCA prior to construction or grading on regulated portions of this property.

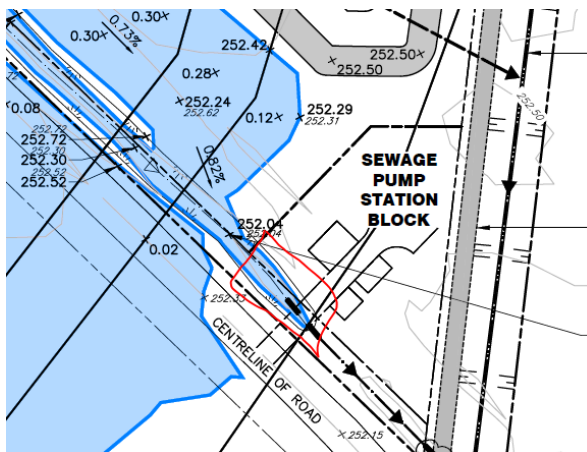
Natural Hazard - Regulatory Comments

2. NVCA staff previously focused on the Floodplain Assessment which dictates allowable development limits. The Flood Hazard Assessment dated May 22, 2020 was subsequently approved by the NVCA.

Additional Advisory Comments

Proposed Pumping Station:

3. As identified in the July 2020 Floodplain Hazard Study and Drawing SG-1 (in the FSR – page 142/143) a small portion of the sewage pump station property boundaries are within the flood hazard.
4. The NVCA typically does not support any development within the flood hazard however the 2-zone is applicable in this scenario. Please demonstrate the flood hazard within the pumping station boundaries is considered the flood fringe. In addition, please verify safe access/egress is provided where the flood hazard encroaches onto the access road (to the pumping station).



Pond Access Road:

5. The NVCA's preference is option #2 for the potential pond access road. This option ensures the road is built outside of the floodplain / flood fringe / etc. plus omits the need to place additional quantities of fill within the floodplain / flood fringe. Please revise drawing SG-1 and any other drawing which shows option #1 for the pond access road.

Creemore East Master Drainage Plan – Conveyance Channel:

6. Please provide written communication from the Township indicating the proposed 14m wide block is suitable (in size) along the eastern property boundary to convey the

upstream drainage areas / flows as outlined in the Creemore East Master Drainage Plan Report (CEMDRP).

7. Page 17 of the FSR states the dry SWM pond will discharge controlled flows into the CEMDPR conveyance channel. Please clarify what the anticipated completion date is for the conveyance channel. Please note, the channel needs to be stabilized before the pond's flows can be released into the channel. Have you given consideration for an interim solution? Please clarify.

Water Balance / Low Impact Development Measures (LID):

8. The FSR noted the site is located within a significant groundwater recharge area (SGRA) and highly vulnerable aquifer (HVA). In addition, on page 138/143 the pre-development infiltration target is not being met in post-development conditions with mitigation measures (i.e. rear yard infiltration trenches) implemented.
9. Given the site's location (SGRA and HVA) and the water balance criteria of achieving pre-development annual infiltration volumes. Please revisit and suggest additional feasible LID measure to achieve the pre-development targets.
10. Please revise the report, calculations, etc. and resubmit.

Erosion Control Criteria:

11. Please be advised NVCA's erosion control criteria is two-fold:
The 25mm storm event must be detained for 48 hours or longer in the dry pond
AND
The first 5mm of any storm event must be retained on-site
12. Currently the minimal orifice is suggested, 75mm, providing a drawdown time of 37.25 hours. Please simply revise the text of the report (page 19 – section 5.6.4) stating a minimum of 48 hours detention time is the requirement and explain why it can't be achieved in this particular case.
13. Please provide supporting calculation demonstrating the proposed (and additional) LID measures have the ability to retain the first 5mm of every storm event on-site.

Stormceptor:

14. Please verify why the Stormceptor has been designed with a contributing drainage area of 4.1ha when there is 4.8ha contributing to the dry pond.
15. Please revisit and revise the Stormceptor sizing calculation on page 124/143, if deemed necessary.

Geotechnical Engineer:

16. Noted: Cambium prepared a geotechnical investigation report May 17, 2019.
17. As per NVCA's Stormwater Technical Guide, December 2013 "prior to draft plan approval, the NVCA will require a geotechnical engineer's letter/report confirming the feasibility of the conceptual stormwater management design from a geotechnical perspective. This must include a test pit or borehole in the location of all stormwater

management facilities including LID locations. The geotechnical report should address any side slope stability concerns, hazardous soils, berm construction (with the appropriate materials and compaction), specifications of a liner (if required), high groundwater table and/ or bedrock issues. The purpose of this letter / report is to ensure that the parcel of land for the SWM facility is adequate, as it will be much more difficult to adjust the parcel size later in the planning process. In addition, it is required to confirm that the conceptual design for the SWM facility has been reviewed by a geotechnical engineer and that no geotechnical problems are obvious at the time."

18. Please have the geotechnical engineer review the conceptual SWM design, location, liner requirements and comment on the above from NVCA's guidelines.
19. Unfortunately a borehole or test pit within the footprint of the proposed stormwater management facility was not conducted. It is advisable to complete one at this planning stage.

Fill:

20. Please verify if any additional fill is required above and beyond that proposed and agreed upon as per the Floodplain Hazard Study (July 16, 2020).

LID Sizing Calculations – Factor of Safety:

21. At detailed design: please ensure all proposed LID measures have been design taking into account a correction (safety) factor required for facilities designed to operate in winter conditions, potential reductions in soil permeability due to compaction or smearing during construction, gradual accumulation of fine sediment over the life-span of the LID, etc.
22. Please reference NVCA's Stormwater Technical Guide section 7.3.2.1 (Infiltration Systems Factor of Safety) for LID sizing requirements in terms of applicable safety correction factors (Table 7.2 – page 23).

CONCLUSION

We note that these comments are related to this submission and the information provided within this submission. NVCA requires additional information in order to complete our review and additional comments may be provided in the future.

Please feel free to contact the undersigned at extension 233 or aknapp@nvca.on.ca should you require any further information or clarification on any matters contained herein.

Sincerely,



Amy Knapp
Planner III



Nottawasaga Valley
Conservation Authority

August 1, 2024

SENT BY EMAIL

Township of Clearview
217 Gideon St.
Stayner, ON
L0M 1S0

Attn: Rossalyn Workman
Manager of Planning
rworkman@clearview.ca

Dear Rossalyn,

**RE: Updated NVCA Draft Plan Conditions
"Zeng Subdivisions"
Town File No. 2019-024 and 2019-025
101 Edward Street and 111 George Street
NVCA ID #31068**

Nottawasaga Valley Conservation [NVCA] Staff have been requested by Township Staff to provide updated draft plan of subdivision conditions for the above noted development. The current development proposal consists of 32 single detached lots and future medium density development blocks. The lands consist of 2 properties, one being 101 Edward St (north parcel) and the other 111 George St (south parcel) totaling approximately 4.77ha of undeveloped land. Please see updated conditions below:

1. That prior to final approval, the Township shall confirm in writing to the NVCA that the proposed 14m wide servicing block along the eastern property boundary that includes a drainage channel, is sized appropriately to convey the upstream drainage areas / flows as outlined in the Creemore East Master Drainage Plan Report (CEMDRP).
2. That the access lane to the sewage pump station block be located outside of the proposed floodplain as identified in the Floodplain Hazard Study prepared by Tatham Engineering dated July 16, 2020.

3. That prior to final approval the following shall be prepared to the satisfaction of the Nottawasaga Valley Conservation Authority (NVCA):
 - A detailed Final Stormwater Management Report and engineering plans prepared in accordance with the [NVCA Stormwater Technical Guide](#);
 - A detailed Erosion and Sedimentation Control Plan;
 - A detailed Grading Plan;
 - A detailed Final Geotechnical Report for the storm water management facility;
 - A detailed Hydrogeology Report;
 - A pre and post-development water balance;

All reports and plans shall be prepared by a qualified professional in accordance with current provincial and NVCA guidelines and standards, at the time of submission.

4. The Owner acknowledges that the draft plan of subdivision may need to be revised in accordance with the final technical reports and plans as approved by the NVCA, including the provision of a larger stormwater management pond block, if necessary.
5. The Owner shall agree in the Subdivision Agreement, in wording acceptable to the NVCA, to carry out, or cause to carry out, the recommendations and measures contained within the plans and reports approved by the NVCA.
6. The Owner shall agree in the Subdivision Agreement, in wording acceptable to the NVCA, to engage a qualified professional to certify in writing that the works identified in the plans and reports approved by the NVCA, have been constructed.
7. The owner shall agree in the Subdivision Agreement, in wording acceptable to the NVCA, that all erosion and sediment control measures will be in place prior to any site alteration, and that all major stormwater management facilities or an appropriate temporary sediment control pond(s), must be in place and stabilized prior to the creation of impervious areas such as roads and buildings. This includes the drainage conveyance channel that receives flows from the stormwater management pond located in Stormwater Management Pond Block 8.
8. The Owner shall agree in the Subdivision Agreement that the stormwater management facilities, regulatory floodplain areas and any easements required for storm water drainage purposes, shall be dedicated/granted to the municipality.
9. That prior to any development or site alteration occurring within the NVCA's regulated area, a permit shall be obtained from the NVCA under the *Conservation Authorities Act*.
10. That prior to final approval, the Owner/Developer shall pay all development fees to the NVCA as required in accordance with the Nottawasaga Valley Conservation Authority's fee policy, under the *Conservation Authorities Act*.

11. That prior to final approval, a copy of the developer executed Subdivision Agreement shall be provided to the NVCA which addresses the NVCAs conditions of draft plan approval.

Please feel free to contact the undersigned at extension 278 or dmetheral@nvca.on.ca should you require any further information or clarification on any matters contained herein.

Sincerely,

Davin Metheral

Davin Metheral

Planner

Cc: Greg Marek, Senior Planner, NVCA

MEMORANDUM

DATE: 20 January 2025	Project No:
STATUS: <input type="checkbox"/> Draft <input checked="" type="checkbox"/> Final	<input type="checkbox"/> Confidential <input type="checkbox"/> Internal Use Only
TO: Rossalyn Workman	DEPT: Planning Department
FROM: Scott McLeod	DEPT: Building Department
RE: RE: Draft Plan of Subdivision 101 Edwards Street East and 111 George Street, Creemore	

Further to our review of the proposal I would offer the following comments for your consideration.

1. The proposed development will be serviced by municipal services.

Based on our review the Building Department has no additional comments for proposed development as presented.

Please do not hesitate to contact me should you require additional information regarding this matter.

Yours truly,

A Scott McLeod C.B.C.O., Dipl.M.M.,

Chief Building Official

cc:



From: circulations@wsp.com
To: [Rossalyn Workman](#)
Subject: ZBLA & Draft Plan - 101 Edward Street East and 111 George Street, Stayner - File No. 2019-025 & 2019-024
Date: July 4, 2019 1:28:23 PM

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.

2019-07-04

Rossalyn Workman

Clearview

, ,

Attention: Rossalyn Workman

Re: ZBLA & Draft Plan - 101 Edward Street East and 111 George Street, Stayner - File No. 2019-025 & 2019-024; Your File No. 2019-025,2019-024

Our File No. 85032

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for

the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

As of June 1, 2019, Meghan Palynchuk will be taking maternity leave and returning in the first quarter of 2020. In my absence please contact Ryan Courville for any matters concerning this file.

Yours truly,

Ryan Courville
Access Network Provisioning Manager
Municipal Relations
Phone: 416-570-6726
Email: planninganddevelopment@bell.ca

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July 4, 2019

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

Dear Rossalyn,

Re: Draft Plan of Subdivision, Zoning By-law Amendment
101 Edward Street East
Township of Clearview
File No.: 2019-024, 2019-025

Enbridge Gas Inc. does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea50@Enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Inc. at no cost.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Inc.'s Customer Connections department. For more details contact SalesArea50@Enbridge.com.

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Inc. reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The signature is fluid and cursive, with the first name "Alice" and last name "Coleman" clearly distinguishable.

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

—

ENBRIDGE GAS INC.

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Safety. Integrity. Respect.

January 13, 2025

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

Dear Rossalyn,

Re: Draft Plan of Subdivision, Zoning By-law Amendment – Resubmission
2408969 Ontario Inc. and Ashley & Ashley
101 Edward Street East and 111 George Street
Township of Clearview
File No.: 2019-024, 2019-025

Enbridge Gas does not have changes to the previously identified conditions made sometime in 2019 for this resubmitted or revised application(s).

Please always call before you dig, see web link for additional details
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Sincerely,

A handwritten signature in blue ink, appearing to read 'Willie Cornelio'.

Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

3. EPCOR, Standing Comments Ted Burrell, General Manager, EEDO

The following are EPCOR comments: As of *Jan, 01 2023* Standing Comments

- Electrically engineered and stamped site servicing drawings using the most recent USF standards and non-linear analysis need to be supplied to EPCOR for approval prior to any construction.
- Electrical engineered drawings must include required transformation based on developer's estimate of building loads.
- Where possible all electrical distribution within the proposed site will be of an "Underground" design / construction.
- Developer needs to coordinate with EPCOR ASAP the scope works that EPCOR will be providing and any associated fees required.
- All electrical site servicing must comply with the most recent and approved version of EPCOR Conditions of Service and Electrical Safety Authority (ESA) regulations before system is energized.
- All electrical site servicing must comply with the minimum clearances as specified in the most recent USF standards. The USF standards can be obtained from EPCOR through a non-disclosure agreement.
- Developer is required to provide an access agreement for operation and maintenance of the electrical distribution infrastructure to the satisfaction of EPCOR prior to the system being energized.
- Early consultation with EPCOR metering department regarding possible suite metering is a must to avoid delays and installation issues. I.e. provide access key for metering room, demand load, number of suites/units.
- Note that currently there is a minimum lead time of **40 to 80** weeks for transformers from suppliers.
- Once the facilities are energized and all payments for such have been completed by the Developer EPCOR will assume full ownership and responsibility for the electrical distribution system up to:
 - The secondary line side of any residential meter base (Max 200amp)
 - The secondary connection on the distribution transformer (Above 200amp)
 - The primary disconnect ahead of any "Customer" owned 44kV

substation Note: As background, the Economic Expansion calculation is made to determine the amount of investment in any expansion project that may be applicable to EPCOR.

- In most cases there will be a requirement to complete an Economic Evaluation of the Electrical portion of the project to insure compliance with the Ontario Energy Board Expansion Guidelines. In order to meet this requirement a developer must provide during the coordination process the following:
 - The estimated cost of the required electrical site servicing work to expand the current primary electrical system to service the

- proposed development for any expansion over (5) five years after electrical service has been energized.
- The estimated number of connections to the expanded system in each of the (5) five years after electrical service has been energized.
 - The type of connection (residential, commercial or Industrial) and the expected amount electrical load use on an annual basis if applicable.

The following supporting documents are located online for the developer's reference:

EPCOR Utilities Inc. –Conditions of Service Document

<https://www.epcor.com/products-services/power/Pages/terms-and-conditions.aspx>

EPCOR – New Development Overview

Welcome to our service territory. We look forward to working with you to help grow our community. This document is intended to provide a high-level introduction of what can be expected when working with us on your development project.

Contacts:

Omeed Horne, Engineering Technologist – ohorne@epcor.com
Tim Hesselink, Manager, Regulatory Affairs – thesselink@epcor.com
705-445-1800

As part of the connection process, an Economic Evaluation may be required.

What is an Economic Evaluation?

*An Economic Evaluation is a **financial model** based on “estimated / actual costs and forecasted revenues of the Expansion project to determine if the future revenue from the customer(s) will pay for the capital cost and on- going maintenance costs of the expansion project.” (OEB, 2018)*

When is an Economic Evaluation required?

If a distributor must construct new facilities to its main distribution system or increase the capacity of existing distribution system facilities in order to be able to connect a specific customer or group of customers, the distributor shall perform an Economic Evaluation.” (OEB, 2018)

Request for Electrical System Connection Form

1 - Development Info:

Development Name:

Site Plan Identification

Description: (i.e. sub-division/multi-unit
condo/hotel/restaurant etc..)

2 - Contact Info:

Operations Contact Name:

Contact's Mailing Address:

Town:

Postal Code:

Phone Number:

Email address:

Billing Contact Name:

Contact's Mailing Address:

Town:

Postal Code:

Phone Number:

Email address:

3 - Connection Info:

Requested Connection Date:

Multi-Phase Development (Y/N)?

If YES - Applicable Phase #'s

4 - Customer Class & Number of Connections:

Class Description

Total Connections

Avg Monthly
Consumption
(kWh)

Square
Footage Per
Unit

Residential Class:

Commercial (GS<50kW):

Multi-Unit Residential

Industrial & Large Commercial (GS>50kW):

5 - Metering Info:

If constructing a multi-unit facility, do you require sub metering services?

6 - Connection Forecast:

Connection Horizon Info: (starting when system is energized)

Estimated connections in 1st year

Estimated connections in 2nd year

Estimated connections in 3rd year

Estimated connections in 4th year

Estimated connections in 5th year

Total

7 - Estimated Electrical Infrastructure Cost:

Installed Overhead Wire

Installed Underground Wire Cost:

Installed Transformer Cost:

Other Cost (_____):

Total Projected Distribution Infrastructure Cost:

*****Attach additional detail as available***

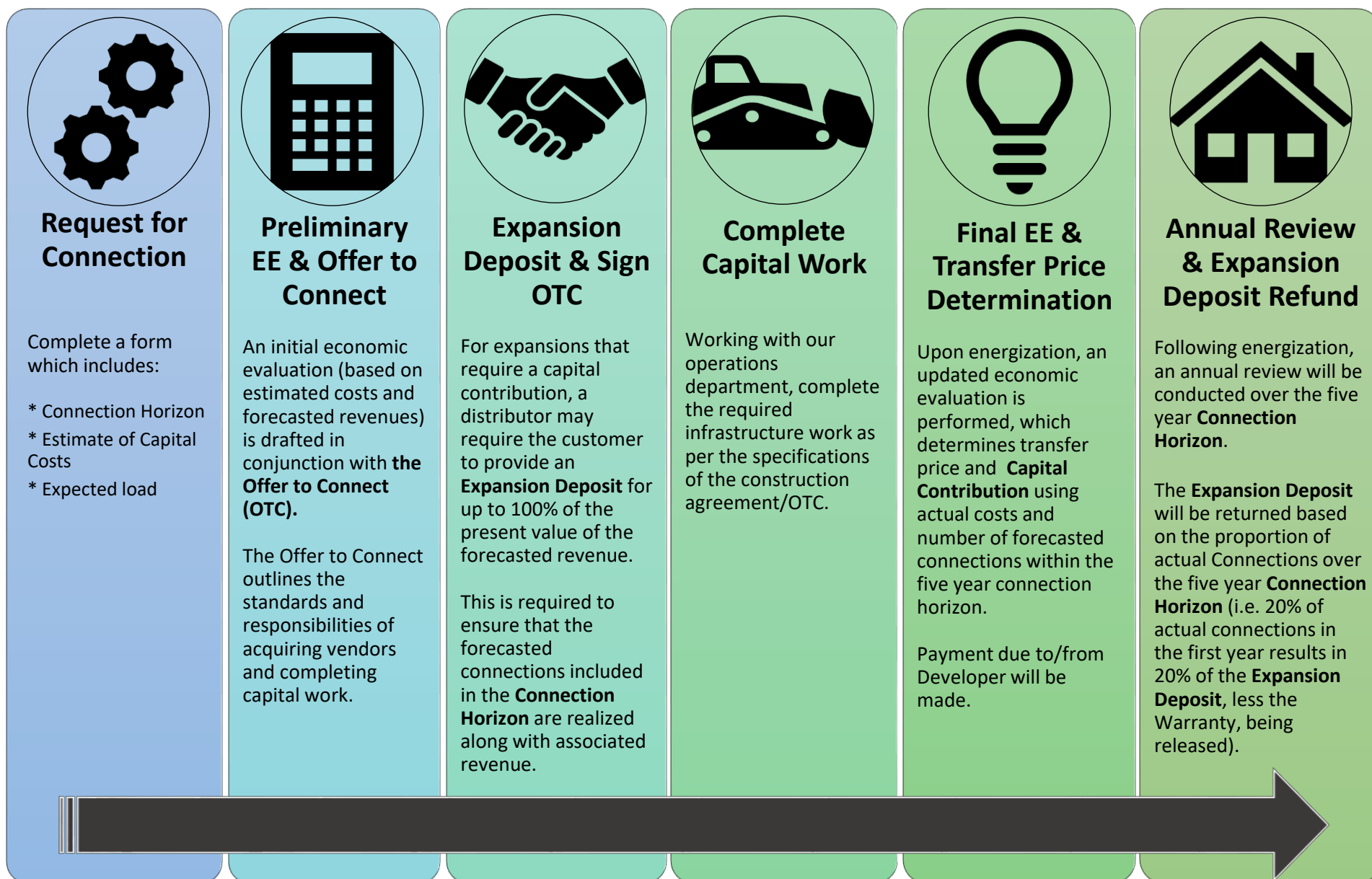
Date Submitted:

Submitted By: (please print)

Signature:

--

What are the steps to get connected?



Rossalyn Workman

From: Dolly.Shetty@HydroOne.com on behalf of LandUsePlanning@HydroOne.com
Sent: April 29, 2021 8:39 AM
To: Christine Taggart
Subject: Clearview - 101 Edward St E and 111 George St - 2019-024 and 2019-025

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Hello,

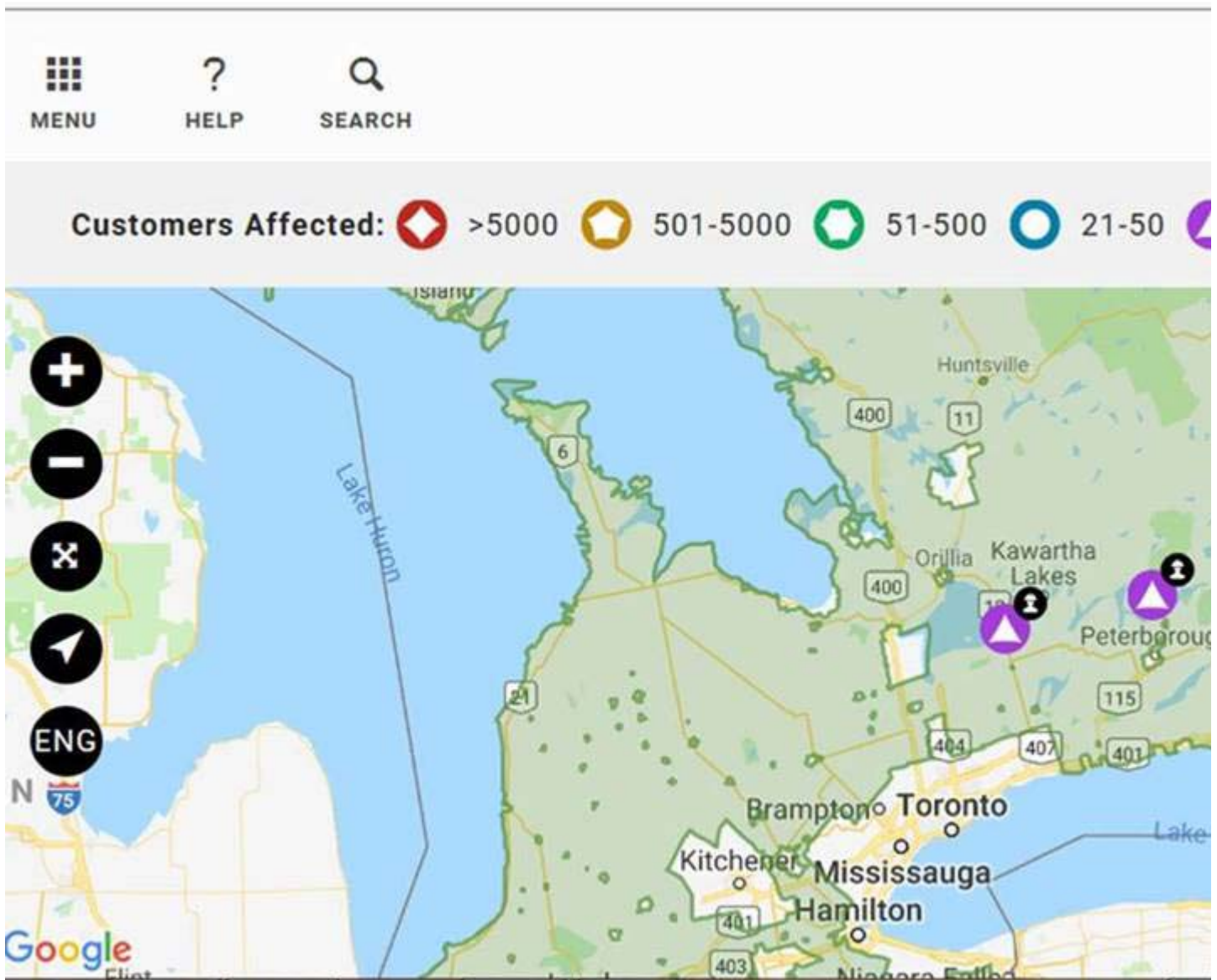
We are in receipt of Application 2019-024 and 2019-025 dated April 20, 2021. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' please consult your local area Distribution Supplier.

To confirm if Hydro One is your local distributor please follow the following link:

<http://www.hydroone.com/StormCenter3/>

Please select "Search" and locate address in question by entering the address or by zooming in and out of the map



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,

Best Wishes,

Dolly Shetty

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road (R32)

Markham, ON | L6G 1B7

Email: Dolly.Shetty@HydroOne.com



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From: Christine Taggart <ctaggart@clearview.ca>

Sent: Tuesday, April 20, 2021 8:36 AM

To: Brenda Falls <bfalls@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Mara Burton <mburton@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; Mike Rawn <mrawn@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Roree Payment <rpayment@clearview.ca>; Council <council@clearview.ca>; 'planning.notices@simcoe.ca' <planning.notices@simcoe.ca>; Clee, Sandy <sclee@scdsb.on.ca>; 'Simcoe Muskoka Catholic District School Board (planningdept@smcdsb.on.ca)' <planningdept@smcdsb.on.ca>; Chris Hibberd <c.hibberd@nvca.on.ca>; Wilson, Jody <JWilson@epcor.com>; tburrell@epcor.com; mmehta@epcor.com; 'municipalplanning@enbridge.com' <municipalplanning@enbridge.com>; 'Ontario Power Generation (executivevp.lawanddevelopment@opg.com)' <executivevp.lawanddevelopment@opg.com>; LANDUSEPLANNING <LandUsePlanning@HydroOne.com>; 'Suzanne Tipple (simcoecirculations@rci.rogers.com)' <simcoecirculations@rci.rogers.com>; LPUConsents@mpac.ca; circulations@mmm.ca

Cc: Rossalyn Workman <rworkman@clearview.ca>

Subject: Notice of Public Meeting ZBA 2019-024 & DPS 2019-024 & 2019-025 - 101 Edward St E & 111 George St

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Good morning, please find attached a Notice of Public Meeting relating to Zoning By-law Amendment 2019-024 and Draft Plan of Subdivision 2019-024 & 2019-025 pertaining to lands located at 101 Edward Street East and 111 George Street.

Kind regards,

Christine Taggart, ACST

Planning and Development Technician

Secretary Treasurer, Committee of Adjustment

705-428-6230 ex 238

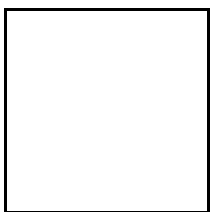
ctaggart@clearview.ca



[Find out more about Clearview's Official Plan Review](#)

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Subscribe to notifications on the Township's homepage to stay up to date. We appreciate your patience and understanding.



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From: [AMIN Pranav](#)
To: [Clearview Planning Team](#)
Subject: Clearview - 101 Edward St E and 111 George St - 2019-024 and 2019-025
Date: January 21, 2025 12:18:16 PM
Attachments: [Clearview - 101 Edward St E and 111 George St - 2019-024 and 2019-025 .msg](#)

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Hi,

I hope this email finds you well.

I have attached the old comments for your reference.

Thank you.

Regards,

Pranav Amin

Real Estate Assistant

Hydro One Networks Inc.

185 Clegg Road, Markham, ON, L6G 1B7

Pranav.Amin1@HydroOne.com

From: [SHETTY Dolly](#) on behalf of [LANDUSEPLANNING](#)
To: [Christine Taggart](#)
Subject: Clearview - 101 Edward St E and 111 George St - 2019-024 and 2019-025
Attachments: [image005.png](#)
[image007.png](#)

Hello,

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Please select " Search" and locate address in question by entering the address or by zooming in and out of the map

Description: Description: cid:image003.png@01D567B6.247083C0



If Hydro One is your local area Distribution Supplier, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

Thank you,
Best Wishes,

Dolly Shetty

Real Estate Assistant | Land Use Planning

Hydro One Networks Inc.

185 Clegg Road (R32)

Markham, ON | L6G 1B7

Email: Dolly.Shetty@HydroOne.com

Description: logo



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From: Christine Taggart

Sent: Tuesday, April 20, 2021 8:36 AM

To: Brenda Falls ; John Ferguson ; Mara Burton ; Scott McLeod ; Mike Rawn ; Dan Perreault ; Roree Payment ; Council ; 'planning.notices@simcoe.ca' ; Clee, Sandy ; 'Simcoe Muskoka Catholic District School Board (planningdept@smcbsb.on.ca)' ; Chris Hibberd ; Wilson, Jody ; tburrell@epcor.com ; mmehta@epcor.com ; 'municipalplanning@enbridge.com' ; 'Ontario Power Generation (executivevp.lawanddevelopment@opg.com)' ; LANDUSEPLANNING ; 'Suzanne Tipple (simcoecirculations@rci.rogers.com)' ; LPUConsents@mpac.ca ; circulations@mmm.ca

Cc: Rossalyn Workman

Subject: Notice of Public Meeting ZBA 2019-024 & DPS 2019-024 & 2019-025 - 101 Edward St E & 111 George St

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Kind regards,

Christine Taggart, acsr

Planning and Development Technician

Secretary Treasurer, Committee of Adjustment

705-428-6230 ex 238

ctaggart@clearview.ca

cid:image001.png@01D735C0.34DED250



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May 7, 2021

Rossalyn Workman
Community Planner
Township of Clearview
Box 200, 217 Gideon St
Stayner ON L0M 1S0

FILE NO's.: SD-2019-024 & SD-2019-025

Dear Rossalyn Workman:

APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND
ZONING BY-LAW AMENDMENT
PLAN 315 N PT LOTS 35 & 36, PT LOT 43, LOT 44
101 EDWARD STREET EAST AND
111 GEORGE STREET, CREEMORE
TOWNSHIP OF CLEARVIEW

Thank you for circulating notification with respect to applications for Draft Plan of Subdivision and Zoning By-law Amendment for the lands noted above. The proposed plan of subdivision (101 Edward Street E.) will be comprised of a total of 20 residential lots for single-detached dwelling units and 6 future blocks for 30 townhouse units. The proposed plan of subdivision (111 George Street) will be comprised of 7 residential lots for 7 single-detached dwelling units. A total of 57 dwelling units are proposed. The effect of the Zoning By-law Amendment application is to allow for the development of 57 dwelling units.

Simcoe County District School Board (SCDSB) Planning staff have no objection to this development. Planning staff request that SCDSB's updated standard conditions, as indicated below, be included:

- That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation in a portable classroom, a "holding school", or in an alternate school within or outside of the community.
- That the owner(s) agree in the Subdivision Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the Subdivision in accordance with Board Transportation policies, as may be amended from time to time, school bus pick up points will generally be located on the through street at a location as determined by the Simcoe County Student Transportation Consortium.

Please provide SCDSB with a copy of the notice of decision, including a copy of the draft approved conditions for our files. Once the Subdivision Agreement has been registered, please

provide SCDSB with a copy of the registered agreement in electronic format. Once the Plan has been registered, please provide SCDSB with a copy of the registered plan in electronic format.

Should you require additional information, please do not hesitate to contact this office.

Thank you,

A handwritten signature in cursive script, appearing to read "Nick Gooding".

Nick Gooding
Planner

From: [Ian Ockenden](#)
To: [Clearview Planning Team](#)
Subject: Re: Request for Comments/Draft Plan Conditions - Draft Plan of Subdivision Applications for 101 Edwards Street East and 111 George Street, Creemore
Date: January 10, 2025 2:19:39 PM

You don't often get email from iockenden@nvca.on.ca. [Learn why this is important](#)

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.

Hello Planning Team,

I've received notice of the plan of subdivision for Edward Street East-George Street residential development. Based on the location of the development, there are no concerns arising from Source Water Protection.

Regards,

Ian Ockenden, M. Sc. (he/him)
Manager, Watershed Science
Risk Management Official/Inspector - Clearview Township
Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext. 234 | **C** 249-733-4876
iockenden@nvca.on.ca | nvca.on.ca

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From: Clearview Planning Team <plan@clearview.ca>
Sent: Friday, January 10, 2025 10:56 AM
To: Todd Patton <tpatton@clearview.ca>; Fawne Breedon <fbreedon@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Joseph Paddock <jpaddock@clearview.ca>; Sasha Helmkey <shelmkey@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Amy Cann <acann@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Christine Taggart <ctaggart@clearview.ca>; Nick Ainley <nainley@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Jennifer.Georgas@rjburnside.com <Jennifer.Georgas@rjburnside.com>; Patti Kennedy <pkennedy@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; dmowat@alderville.ca <dmowat@alderville.ca>; consultation@alderville.ca <consultation@alderville.ca>; bfnchief@chimnissing.ca <bfnchief@chimnissing.ca>; consultations@chimnissing.ca <consultations@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>; tedw@ramafirstnation.ca <tedw@ramafirstnation.ca>; consultation@ramafirstnation.ca <consultation@ramafirstnation.ca>;

environmentoffice@saugeenonijibwaynation.ca <environmentoffice@saugeenonijibwaynation.ca>; consultations@wendake.ca <consultations@wendake.ca>; consultations@metisnation.org <consultations@metisnation.org>; greggarratt63@gmail.com <greggarratt63@gmail.com>; k.a.sandy-mckenzie@rogers.com <k.a.sandy-mckenzie@rogers.com>; Planning Dept <Planning@nvca.on.ca>; Planning.notices@simcoe.ca <Planning.notices@simcoe.ca>; LPUConsents@mpac.ca <LPUConsents@mpac.ca>; willy.behrens@canadapost.postescanada.ca <willy.behrens@canadapost.postescanada.ca>; necowensound@ontario.ca <necowensound@ontario.ca>; Christine.Bushey@smdhu.org <Christine.Bushey@smdhu.org>; chyde@smcdsb.on.ca <chyde@smcdsb.on.ca>; planningdept@smcdsb.on.ca <planningdept@smcdsb.on.ca>; kkirton@scdsb.on.ca <kkirton@scdsb.on.ca>; kbartmann@scdsb.on.ca <kbartmann@scdsb.on.ca>; cnunes@scdsb.on.ca <cnunes@scdsb.on.ca>; sclee@scdsb.on.ca <sclee@scdsb.on.ca>; planninganddevelopment@bell.ca <planninganddevelopment@bell.ca>; municipalplanning@enbridge.com <municipalplanning@enbridge.com>; LandUsePlanning@HydroOne.com <LandUsePlanning@HydroOne.com>; tburrell@epcor.com <tburrell@epcor.com>; mmehta@epcor.com <mmehta@epcor.com>; jwilson@epcor.com <jwilson@epcor.com>; simcoecirculations@rci.rogers.com <simcoecirculations@rci.rogers.com>; executivevp.lawanddevelopment@opg.com <executivevp.lawanddevelopment@opg.com>; Colin.Mulrenin@ontario.ca <Colin.Mulrenin@ontario.ca>; Romeo.Augurusa@ontario.ca <Romeo.Augurusa@ontario.ca>; amjad.zahir@ontario.ca <amjad.zahir@ontario.ca>; NoticeReview@infrastructureontario.ca <NoticeReview@infrastructureontario.ca>; ARAApprovals@ontario.ca <ARAApprovals@ontario.ca>; Ian Ockenden <iockenden@nvca.on.ca>; Celia.Diephuis@forces.gc.ca <Celia.Diephuis@forces.gc.ca>; Danielle Waters <dwaters@clearview.ca>; Colin Ens Funk <censfunk@clearview.ca>; Lori Kennedy <lkennedy@clearview.ca>

Subject: Request for Comments/Draft Plan Conditions - Draft Plan of Subdivision Applications for 101 Edwards Street East and 111 George Street, Creemore

Hi All

The Township is circulating the link below for review of the submission materials for draft plan of subdivisions listed above located in Creemore.

<https://www.clearview.ca/building-planning/current-projects/edward-street-east-george-street-residential-development>

The draft plan of subdivision applications has been on hold, as the Township undertakes a Creemore Water and Wastewater Master Servicing Plan (MSP).

As the MSP study is wrapping up, the Township would like to ensure that we receive the appropriate comments/draft plan conditions as we finalize our review.

Please ensure that your comment/conditions are received **by January 24, 2025**.

Let me know if you have any questions.
Thanks Rossalyn

Rossalyn Workman MURP, Dipl.MM, MCIP, RPP

Manager of Planning
Township of Clearview
705-428-6230 ext. 248
rworkman@clearview.ca



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April 26th 2023

From: James Slattery

[REDACTED]
[REDACTED]
[REDACTED]

To: Township of Clearview.

Re: Edward Street East & George Street Residential Development Public Meeting.

My Questions.

1. Who will be responsible for the Sewage pumping station and is such a SPS allowed on a floodplain, does it have a holding tank and if so is this allowed on a floodplain. Is the SPS within the limits of the Mary Street well head protection zone.
- 2 Can approval be given without the South East study plan completed ?
3. My property is located downstream from project and I would like to know if there has been a study completed on these lands to determine what effects this project might have on property ?
4. I would like to know what will be the impact should there be serious flooding, what impact will the Sewage expansion, and this development plan have on natural floodplain. ?

Note: Please provide answers to my questions ASAP.

Thank you,

Jim.

Rossalyn Workman

From: Christine Taggart
Sent: July 28, 2021 10:36 AM
To: Rossalyn Workman
Cc: Mara Burton
Subject: FW: Form submission from: Planning Public Meeting Participation 2021

Follow Up Flag: Follow up
Flag Status: Flagged

Christine Taggart, ACST

Planning and Development Technician
Secretary Treasurer, Committee of Adjustment
705-428-6230 ex 238
ctaggart@clearview.ca



From: Township of Clearview via Township of Clearview <no-reply@upanupstudios.com>
Sent: July 28, 2021 10:17 AM
To: Christine Taggart <ctaggart@clearview.ca>
Subject: Form submission from: Planning Public Meeting Participation 2021

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Submitted on Thursday, May 6, 2021 - 22:53
Submitted by user: Anonymous
Submitted values are:

Full Name : Yury Prakapenka

Email Address: [REDACTED]

Phone Number: [REDACTED]

Address: [REDACTED]

Planning Project Number: 2019-024 & 2019-025

Written Comments & Inquiries:

Hello, my name is Yury. I live at [REDACTED] My property is adjacent to proposed development on George St property. By this letter, I formally submit my concerns, comments, inquiries regarding

proposed development on George St.

My biggest concern will be health and safety in relation to potential building of Sanitary pumping station and Storm Water Management pond close to my property which may introduce potential hazard created by power outage, potential breakdown of equipment or leaking pipe, how this in its turn may affect soil contamination, vegetation on my property, my well water quality and potentially Mad River itself. Documents provided along with development project suggest in numerous instances that George St property is a part of hazard land, vulnerable land, land under special policy, etc.) Despite this fact a group of professional engineers hired by 2408969 Ontario Inc suggests it is safe to move line established back in 1988 in MacLaren Plansearch Watershed Hydrology Study (May 1988), which is the NVCA approved watershed hydrology model for the area.

Going over provided documents I realized that my property is not marked properly as all other existing adjacent properties (as Existing property), rather it is marked as Agricultural/Rural. I have concern that group of experts who will be making decision on whether to approve this project or decline may confuse my property with farm field.

I would like to ask to mark my property correctly on those documents before submitting for approval.

In the Preliminary SWM report a phosphorus load analysis has been provided where a predevelopment number of 0.35 kg/ha/yr is been replaced with 1.52 kg/ha/yr (after suggested mitigation) for post development.

1. What impact this phosphorus content poses to soil and groundwater contamination? What are potential hazards?
2. Is subject property on George street and my property are located on floodplain?
3. Is Flood Plain Hazard study of May 2019 submitted by Tatham Engineering for 2408969 Ontario Inc is a correct procedure to move floodplain line from existing position as of Hydrology research made in 1988?
4. How will Township of Clearview ensure that Flood Plain Hazard study of May 2019 submitted by Tatham Engineering is a correct procedure to establish a proposed floodplain line? Will Township of Clearview hire a subject matter expert to check it?
5. Is Sanitary pump station and corresponding infrastructure (pipelines) are allowed to be present on hazard land?
6. What is the set back from my residence to sanitary pumping station? Please provide a drawing?
7. Could any new potential hazards be created by SWM and sanitary pumping station during normal operation? During emergency (power outage, flood, etc.)?
8. Is untreated sewage in general a hazardous substance? Is it permitted to store and transport it on hazard land?
9. Will sanitary pump station create any nuisance whether it be odor or noise?
10. Is there any plan to mitigate such?

My next concern will be related to proper buffering my property with vegetation and landscaping from SWM pond that will have steel fencing, blankets, danger signs and overally has industrial design that is not in harmony with surrounding neighborhood.

As of right now there is no design provided for SPS but I would like to know if it would be buffered accordingly too.

11. Will a proper buffering plan for existing and future vegetation and landscaping protecting value and appearance of my property from adjacent George street property be provided?

My next concern is of financial nature and I'm asking following from perspective of taxpayer?

12. In this development what projects will be done at municipal cost? Please name them and provide an estimated cost of them? Does Township believe it is a profitable project?

My next concern will be related to a construction itself shall it be approved.

13. During construction, in particular during excavation dewatering using sumps and pumps may be needed, specifically for sanitary pumping station Advance dewatering may be needed as per Geotechnical Investigation Report submitted by Cambium Inc.

Is there any potential hazard to vegetation in my garden and well water levels on my property?

14. On a preliminary SWM plan, in particular on a Conceptual grading plan, p.102 Comments on my property suggest that "Minor grading may be required on adjacent lands to suit drainage channel Grading design". I need all the details on how it is planned to do and overally what will happen with my fence in the area adjacent to George St. property.

15. Will a construction be overseen by representative from Township to make sure that conditions and recommendations mentioned in documents and in general construction practices are met? (E.g. suggested dewatering during drier season, etc.)

Finally I have a concern about overall nuisance during construction period

16. Which road will be used for construction traffic?

17. What procedures will be used to mitigate impact from noise and dust?

18. How long will construction last for proposed development?

19. What will be the business hours of construction works?

The results of this submission may be viewed at:

<https://www.clearview.ca/node/8343/submission/1019>

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PASCUZZO PLANNING INC.

SENT VIA EMAIL rworkman@clearview.ca

April 29, 2021

Township of Clearview
Attn: Rossalyn Workman MCIP, RPP
Box 200, 217 Gideon Street
Stayner, ON.
L0M1S0

RE: **Public Meeting – Edward Street East + George Street Residential Development**
File Number(s): 2019-024 & 2019-025
Creemore, Township of Clearview, County of Simcoe

Rossalyn:

I act on behalf of AutoSolve and the owners of 104 Edwards Street East, which is located directly across the road from the proposed development.

I have reviewed the proposed Draft Plan of Subdivision and ZBLA. It is worth noting that my client does not want to impede the approvals of the proposed development. However, they have concerns related to how the proposed development may impact their operation now and in the future.

Autosolve is a full service vehicle repair shop. To the best of my knowledge, my client's property is the only property in Creemore that is permitted to be occupied by a motor vehicle repair shop. Therefore, it is important that the use is permitted to continue in order to service the area. Unfortunately, last year Town staff issued an Order to Comply to my client, which was eventually revoked after my client retained a solicitor and provided historical information related to the property. (see attached) Obviously, my client is now extremely sensitive to what is being proposed in the immediate neighborhood.

It appears that the proposed development will not prevent my client's shop from continuing to operate as is. However, should an expansion to the shop be required, the proposed development should not impact that expansion potential.

I recommend that any proposed Agreement on Title related to the development include a warning clause related to my client's existing operation.

Further, I request that my client's address (below) as well as my own be added to the circulation list on any further notices related to the above noted applications.

Autosolve
104 Edwards Street East
Creemore, ON.
L0M 1G0

Kind Regards

PASCUZZO PLANNING INC.

Andrew Pascuzzo, MCIP, RPP

PASCUZZO PLANNING INC.

173 Ste. Marie Street
Collingwood, ON. L9Y 3K4

705-444-1830
www.pascuzzoinc.ca

Hello, my name is Yury. I live at [REDACTED]. My property is adjacent to proposed development on George St property. By this letter, I formally submit my concerns, comments, inquiries regarding proposed development on George St.

My biggest concern will be health and safety in relation to potential building of Sanitary pumping station and Storm Water Management pond close to my property which may introduce potential hazard created by power outage, potential breakdown of equipment or leaking pipe, how this in its turn may affect soil contamination, vegetation on my property, my well water quality and potentially Mad River itself. Documents provided along with development project suggest in numerous instances that George St property is a part of hazard land, vulnerable land, land under special policy, etc.) Despite this fact a group of professional engineers hired by 2408969 Ontario Inc suggests it is safe to move line established back in 1988 in MacLaren Plansearch Watershed Hydrology Study (May 1988), which is the NVCA approved watershed hydrology model for the area.

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I would like to ask to mark my property correctly on those documents before submitting for approval.

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12. In this development what projects will be done at municipal cost? Please name them and provide an estimated cost of them? Does Township believe it is a profitable project?

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13. During construction, in particular during excavation dewatering using sumps and pumps may be needed, specifically for sanitary pumping station Advance dewatering may be needed as per Geotechnical Investigation Report submitted by Cambium Inc. Is there any potential hazard to vegetation in my garden and well water levels on my property?
14. On a preliminary SWM plan, in particular on a Conceptual grading plan, p.102 Comments on my property suggest that "Minor grading may be required on adjacent lands to suit drainage channel Grading design". I need all the details on how it is planned to do and overall what will happen with my fence in the area adjacent to George St. property.
15. Will a construction be overseen by representative from Township to make sure that conditions and recommendations mentioned in documents and in general construction practices are met? (E.g. suggested dewatering during drier season, etc.)

Finally I have a concern about overall nuisance during construction period

16. Which road will be used for construction traffic?
17. What procedures will be used to mitigate impact from noise and dust?
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May 10, 2021

Mayor and Members of Council:

Re: File Number 2019-024 and 2019-025

Alliance Heritage Village Inc. has an interest in the application being presented on May 10, 2021 by 2403969 Ontario Inc. and Ashley & Ashley for 101 Edward Street and 111 George Street. Development of the property is contingent upon the construction of a sanitary pumping station and discussions are ongoing between Alliance Heritage Village Inc. and the applicants with respect to servicing matters.

Please add my name to the list of those to be notified about Council decisions that are made about this application.

Regards,

A handwritten signature in black ink, appearing to read 'Alex Troop', is written over the printed name.

Alex Troop
President
Alliance Homes/Co Alliance Heritage Village Inc.

From: [Rossalyn Workman](#)
To: [Prokopenko Yura](#)
Cc: ["kristine@loftplanning.com."](mailto:kristine@loftplanning.com)
Subject: RE: Proposed plan of subdivision (2019-024 & 2019-025) Creemore
Date: July 8, 2019 4:29:00 PM

Hi Yury

Thank you for your email.

I will put your comments in the file and I'm also copying the Owners Planner, Kristine Loft, Loft Planning for her records.

Below please see the link that will take you to the Township website where all the submission information is posted.

<https://www.clearview.ca/building-planning/current-projects/edward-street-east-george-street-residential-development>

I will also ensure that your name is included in the mail out for the notice of public meeting. We have not set a date for the public meeting as the current submission is being reviewed by the commenting agencies and our consultant engineers.

You are welcome to submit your concerns at any time. You can do this through email or by written letter.

I hope that this has answered your questions.

Please do not hesitate to contact me if you have any other questions.

Thanks Rossalyn

Rossalyn Workman, MURP, RPP, Dipl.M.M.

Community Planner, Policy and Approvals

Township of Clearview

705-428-6230 ext. 248

rworkman@clearview.ca

From: Prokopenko Yura <yurae24@yahoo.com>
Sent: July 2, 2019 10:59 PM
To: Rossalyn Workman <rworkman@clearview.ca>
Subject: Proposed plan of subdivision (2019-024 & 2019-025) Creemore

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.

Hi, Rossalyn. My name is Yury Prakapenka. I live on [REDACTED]. My property is adjacent to the property for a proposed subdivision development plan on 111 George Street (Project No 2019-024 & 2019-025). I have concerns and comments regarding this proposed plan.

I'm planning to attend public meeting and express my concerns in person. So, I would like to know the date of this meeting.

Also, I would like to make written submissions regarding proposed development plan. What is a proper procedure and form of that written submission to the Corporation of the Township of Clearview regarding proposed subdivision or Zoning By-Law amendment?

I would like to submit a request to be notified of the decisions of the Corporation of the Township of Clearview regarding the proposed plan.

Regards,

Yury Prakapenka

Hi, name is Yury. I Live at [REDACTED] which is adjacent property to proposed development on George St.

Getting prepared for public meeting I was not able to find this project number in "Current projects" section of Township official website. Invitation letter to this public meeting suggests that that following application associated with file 2019-024-SD, 2019-025-SD and 2019-024-ZB. Which "Supporting Materials" am I supposed to use? Old ones dating 2019 or there will be new documents? If old can they be considered still up to date?

Following applications propose condition called "Exception hold" and will be lifted once municipal water and sewage servicing capacity has been allocated to the lands, registration of plan of subdivision has been completed and completion of master servicing study.

1. What about storm water management system, should it not be a part of this same condition?

My concerns regarding this future development will be mostly about Stormwater management System and Sanitary pumping Station. I would like to stress out that we had a public meeting on May 10, 2021 about this development plan where I have presented my concerns and questions. It will be 2 years in couple weeks since that meeting I haven't received any answers, except an answer on one question regarding zoning of my property. The response from Community Planner Rossalyn Workman for this question was detailed and fast. Thank you! I still expect to get those answers for the rest of my questions from all parties.

2. Getting ready to today's event I went over same documents provided on the official township website. In almost all instances there is no sound mention of my property. My property will be mentioned as rural, agricultural, except couple aerial shots of poor quality where my house can be seen slightly. All other adjacent properties to subject property marked as "Existing". I find it misleading and had requested in the 1st public meeting to resubmit that portion of documents properly.

My biggest concern will be health and safety in relation to potential building of Sanitary pumping station and Storm Water Management pond close to my property which may introduce potential hazard created by power outage, potential breakdown of equipment or leaking pipe, or bad weather event.

3. How this in its turn may affect soil contamination, vegetation on my property, my well water quality and potentially Mad River itself?

4. What is the plan should emergency arise?
5. Is Sanitary pump station and corresponding infrastructure (pipelines) are allowed to be present on hazard land?
6. What is the set back from my residence to sanitary pumping station? Please provide a drawing? What are the regulations on this matter?
7. Could any new potential hazards be created by SWM and sanitary pumping station during normal operation? During emergency (power outage, flood, etc.)?
8. Is untreated sewage in general a hazardous substance? Is it permitted to store and transport it on hazard land?
9. Will sanitary pump station create any nuisance whether it be odor or noise?
10. Is there any plan to mitigate such?

11. My next concern will be related to proper buffering my property with vegetation and landscaping from SWM pond that will have steel fencing, blankets, danger signs and overall has industrial design that is not in harmony with surrounding neighborhood.
12. As of right now there is no design provided for SPS but I would like to know if it would be buffered accordingly too.

My next concern will be related to a construction itself shall it be approved.

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Is there any potential hazard to vegetation in my garden and well water levels on my property?
14. On a preliminary SWM plan, in particular on a Conceptual grading plan, p.102 Comments on my property suggest that "Minor grading may be required on adjacent lands to suit drainage channel Grading design". I need all the details on how it is planned to be done

Finally I have a concern about overall nuisance during construction period

15. Which road will be used for construction traffic?
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And last not least is of financial nature and I'm asking following from perspective of a taxpayer

19. In this development what projects will be done at municipal cost? Please name them and provide an estimated cost of them? Does Township believe it is a profitable project?

Rossalyn Workman

From: Prokopenko Yura [REDACTED]
Sent: May 6, 2021 11:05 PM
To: Rossalyn Workman
Subject: Concerns and Inquiries planning proposal Project No.: 2019-024 & 2019-025
Attachments: Prakapenka Concerns and inquires Development Edward and George St.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Hello Rossalyn! My name is Yury. I live at [REDACTED]. My property is adjacent to proposed development on George St property. By this letter, I formally submit my concerns, comments, inquiries regarding proposed development on George St.

My biggest concern will be health and safety in relation to potential building of Sanitary pumping station and Storm Water Management pond close to my property which may introduce potential hazard created by power outage, potential breakdown of equipment or leaking pipe, how this in its turn may affect soil contamination, vegetation on my property, my well water quality and potentially Mad River itself. Documents provided along with development project suggest in numerous instances that George St property is a part of hazard land, vulnerable land, land under special policy, etc.) Despite this fact a group of professional engineers hired by 2408969 Ontario Inc suggests it is safe to move line established back in 1988 in MacLaren Plansearch Watershed Hydrology Study (May 1988), which is the NVCA approved watershed hydrology model for the area.

Going over provided documents I realized that my property is not marked properly as all other existing adjacent properties (as Existing property), rather it is marked as Agricultural/Rural. I have concern that group of experts who will be making decision on whether to approve this project or decline may confuse my property with farm field.

I would like to ask to mark my property correctly on those documents before submitting for approval.

In the Preliminary SWM report a phosphorus load analysis has been provided where a predevelopment number of 0.35 kg/ha/yr is been replaced with 1.52 kg/ha/yr (after suggested mitigation) for post development.

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Thank you
Best regards