



BY ELECTRONIC MAIL ONLY

March 11, 2026

Mr. Derek Abbots MCIP RPP PLE  
Director of Planning and Building  
Ms. Rossalyn Workman MURP, Dipl. MM, MCIP RPP  
Manager of Planning  
Township of Clearview  
217 Gideon Street  
Stayner, Ontario  
L0M 1S0

Dear Derek and Rossalyn:

**Subject: Nottawa Limited Partnership  
57 Batteaux Road, Nottawa  
Planning Applications for Draft Plan of Subdivision Approval  
and a Zoning By-law Amendment**

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I am writing to you on behalf of Nottawa Limited Partnership regarding planning applications for Draft Plan of Subdivision Approval and a Zoning By-law Amendment, for lands municipally known as 57 Batteaux Road in Nottawa.

The property is located on the south side of Batteaux Road next to the elementary school, in the Nottawa Settlement Area. The property is designated Residential and is contiguous to existing single detached homes, located on Donald Avenue.

A total of 47 single detached lots is proposed along a municipal road, with each lot having a minimum frontage of 12.8 metres, with lot depths of 30 metres or greater. The proposed zoning is Residential Multiple Low Density (RS3-XX) to recognize the lot frontages and area. The proposed open space lands total 0.14 hectare (0.35 acre) or approximately 4.1 percent of the ownership. The balance of the required parkland dedication would be subject to cash in lieu of parkland.

In addition to the completed and commissioned planning applications (which are enclosed), the proposed plan of subdivision and the Planning Justification Report, a number of technical reports form part of the application package.

85 Bayfield Street, Suite 300, Barrie, ON L4M 3A7  
T 705 797 8977 C 705 730 8850  
celeste@cplan.ca



All reports are available at:

[https://drive.google.com/drive/folders/1qkVtizaTs2qyYT9vHWVRFvhGNz-OtuVt?usp=drive\\_link](https://drive.google.com/drive/folders/1qkVtizaTs2qyYT9vHWVRFvhGNz-OtuVt?usp=drive_link)

Could you kindly advise of the planning application fees/deposits and Jay Beech of Georgian Communities ([jbeech@georgiancommunities.ca](mailto:jbeech@georgiancommunities.ca)) will arrange for delivery of the cheques to the Township.

Please let me know if anything further is required in order to process these planning applications.

Sincerely,

Celeste Phillips, MCIP RPP

Enclosures:

Rezoning and Subdivision Approval Planning applications

Copy:

J. Beech, Georgian Communities

B. Robertson, C. F. Crozier

A. Mysliwiec, C. F. Crozier