

PLANNING JUSTIFICATION REPORT

**Applications for a
Zoning By-law Amendment
and Plan of Subdivision Approval**

Nottawa Limited Partnership

**Part 1, Plan 51R-1975
Part of Lot 36, Concession 8**

Township of Clearview

County of Simcoe

March 6, 2026



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

TABLE OF CONTENTS

1.	INTRODUCTION	3
2.	EXISTING AND SURROUNDING LAND USES	3
3.	PLANNING APPLICATIONS AND DEVELOPMENT CONCEPT	4
4.	TECHNICAL REPORTS	7
5.	PLANNING POLICY CONTEXT	9
	5.1 Provincial Land Use Planning Documents	
	5.2 County of Simcoe Official Plan	
	5.3 Township of Clearview Official Plan	
6.	PROPOSED ZONING BY-LAW AMENDMENT	17
7.	SUMMARY	18

LIST OF FIGURES

Figure 1 -	Property Location
Figure 2 -	Aerial Photograph
Figure 3 -	Township of Clearview Official Plan (extract)
Figure 4 -	Existing Zoning
Figure 5 -	Proposed Draft Plan of Subdivision
Figure 6 -	Ministry of Finance Population Growth Projections
Figure 7 -	County of Simcoe Official Plan (extract)
Figure 8 -	Proposed Zoning

PLANNING JUSTIFICATION REPORT

Nottawa Limited Partnership Part 1, Plan 51R-1975, Part of Lot 36, Concession 8 Township of Clearview, County of Simcoe

1. INTRODUCTION

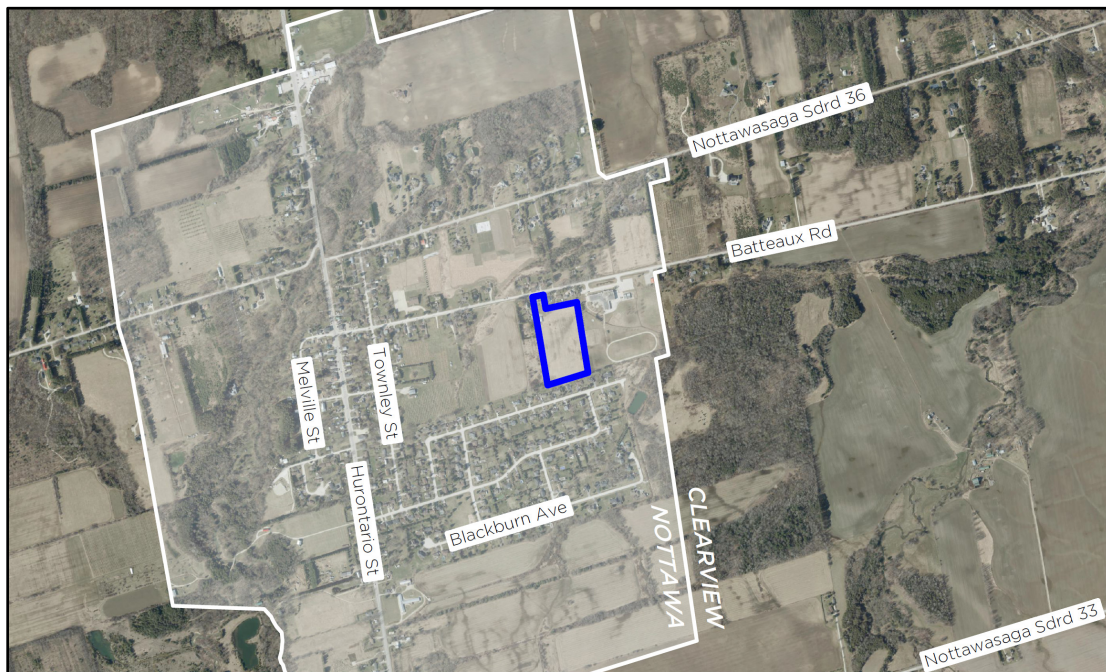
Celeste Phillips Planning Inc. has been retained by Nottawa Limited Partnership to provide professional planning advice regarding the proposed development of lands located in the Nottawa Settlement Area, in the Township of Clearview.

In preparing this Planning Justification Report, a review has been undertaken of Provincial, County and Municipal land use planning policy documents.

2. EXISTING AND SURROUNDING USES

The property consists of approximately 3.4 hectares (8.4 acres) and is located in the Nottawa Settlement Area, on the south side of Batteaux Road, east of County Road 124 (**Figure 1**). The municipal address is 57 Batteaux Road. Except for an existing single detached residential dwelling and outbuildings, the property is currently vacant.

Figure 1: Property Location



Surrounding land uses are shown in **Figure 2**, as follows:

- West:** To the immediate west, a single detached residential dwelling and outbuildings and beyond that, vacant lands, located in the Nottawa Settlement Area, and currently being farmed.
- North:** Single detached residential dwellings and lands used for agricultural purposes.
- East:** Single detached residential dwellings and the Nottawa Elementary School.
- South:** Single detached dwellings, located along both sides of Donald Avenue.

Figure 2: Aerial Photograph



3. PLANNING APPLICATIONS AND DEVELOPMENT CONCEPT

This Planning Justification Report has been prepared in support of applications for a Zoning By-law Amendment and the division of land by plan of subdivision approval, to allow for the development of 47 single detached residential dwellings, an open space parkland area and a 10 metre wide block, to be used for stormwater conveyance and a possible trail.

The property is designated Residential in the Township of Clearview Official Plan, December 2025 edition. **(Note Figure 3)**. An Official Plan Amendment is not required.

Figure 3: Township of Clearview Official Plan Designation

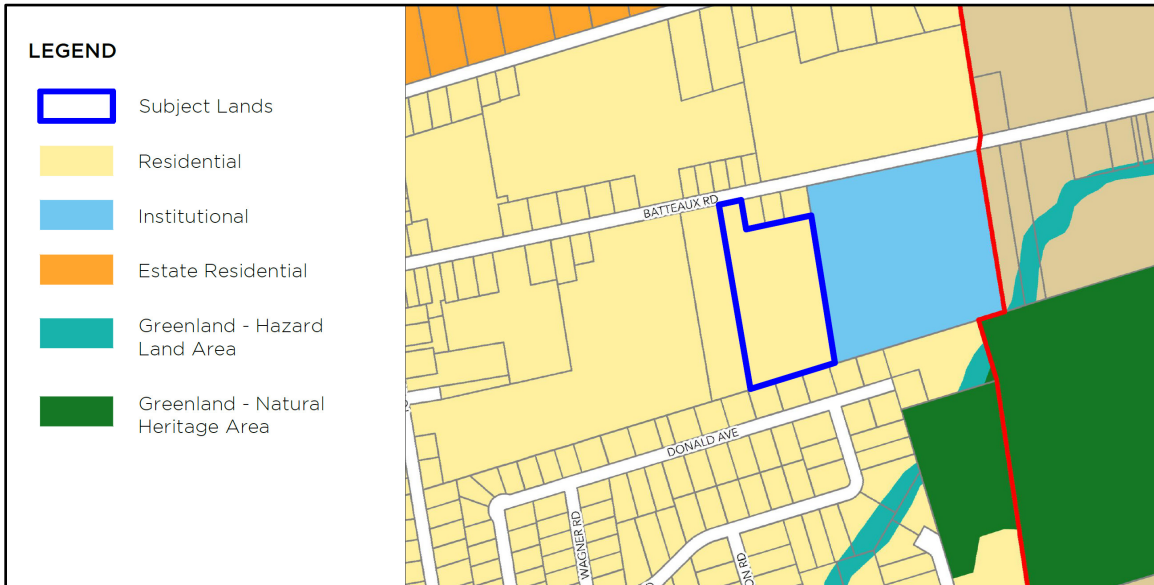


Figure 4 below shows the existing zoning of the property.

Figure 4: Existing Zoning



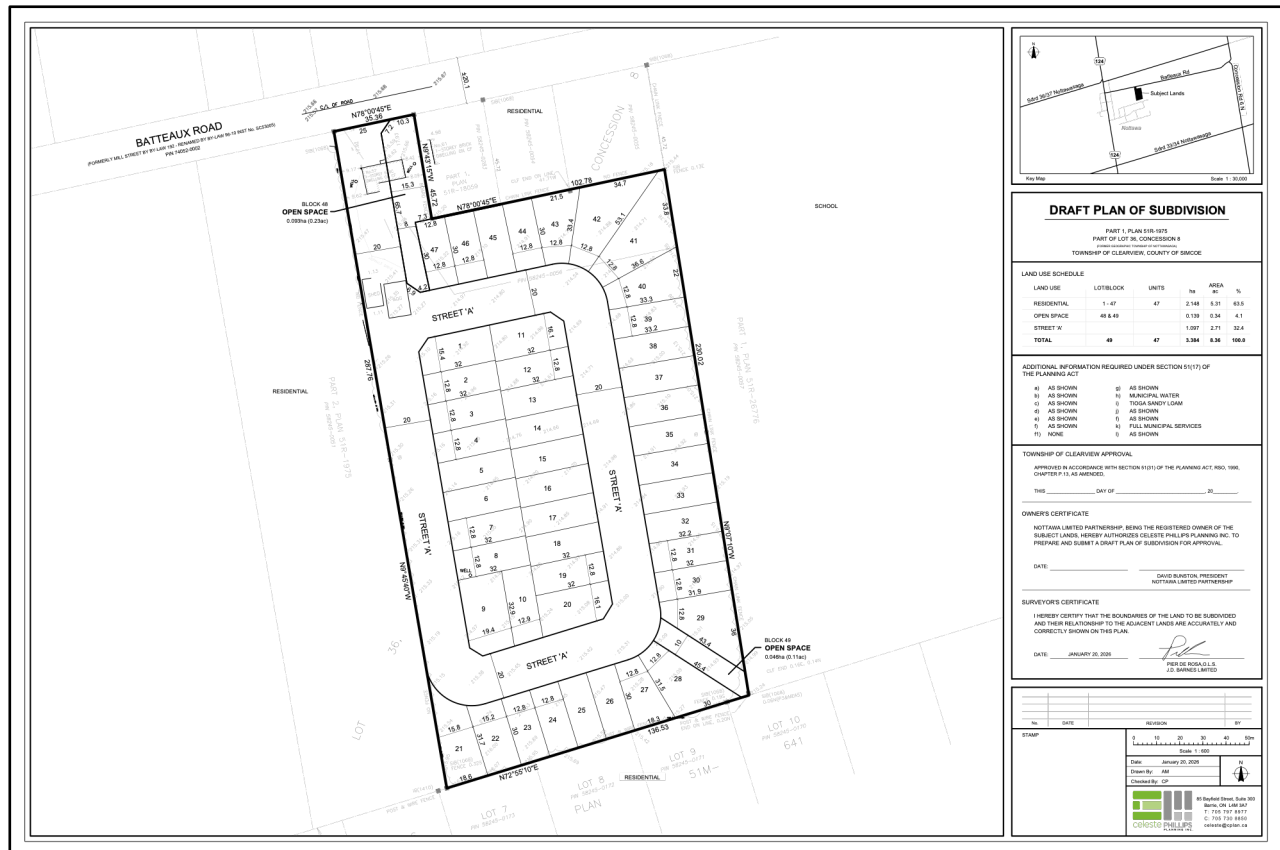
The front part of the subject property i.e. that portion that was used for residential purposes, is zoned Residential Hamlet (RS). The larger, back part of the property is

zoned Development Area (DA). Residential development is contemplated for lands zoned Residential Hamlet and Development Area, as the lands are located in a designated settlement area.

Figure 5: Proposed Plan of Subdivision shows the proposed lotting of the property. Lots would have a minimum of 12.8 metres of frontage (42 feet), with lot depths of 30 metres or greater (≈/± 98.4 feet). Each lot would be serviced with water and sanitary sewer services. The proposed municipal road is 20 metres in width, with a widened entrance adjacent to Batteaux Road.

A small park consisting of 0.093 hectare (0.23 acre) is shown on the east side of the entrance roadway. Additionally, the 10 m wide storm conveyance block is of sufficient width to allow for a trail/walkway and could be considered as part of the parkland dedication. The total parkland dedication would be 0.14 hectare (0.35 acre) representing 4.1 percent, slightly less than the Planning Act requirement of 5 percent. Cash in lieu of parkland can be considered for the 0.9 percent deficiency.

Figure 5: Proposed Plan of Subdivision



4. TECHNICAL REPORTS***

The following documents are being submitted in support of the applications to rezone and subdivide the lands:

- **Stage 1 and Stage 2 Archaeological Assessment**, Bluestone Research 2004 Ltd., February 2025.
 - The Archaeological Assessment concludes that no archaeological resources were identified during the assessment of the area. The Archaeological Report was entered into the Ontario Public Register of the Ministry of Citizenship and Multiculturalism on May 28, 2025.
- **Environmental Impact Study**, 57 Batteaux Road, Azimuth Environment Consulting, Inc. February 2026.
 - The Environmental Impact Study evaluates the environmental conditions of the property and potential impacts related to the proposed development. Subject to the incorporation of the recommended (and standard) environmental protection measures, the proposed development is not anticipated to result in a negative impact upon Key Natural Heritage Features or their ecological functions.
- **Phase 1 Environmental Site Assessment**, C.F. Crozier & Associates, February 2026.
 - The Phase 1 Environmental Site Assessment provides a summary of findings from a review of historical records and information pertaining to the property. One (1) on-site potentially contaminating activity, that being the historical use of pesticides in agricultural crop production. As the property was formerly used for agricultural crop production, (but not in use for this purpose now), the potential for soil impacts is low, and a Phase 2 Environmental Site Assessment is not required.
- **Geotechnical Exploration**, Batteaux Road- 57 Batteaux Road, Cambium Inc., February 2026.
 - Cambium's work involved field work and testing of the general subsurface soil and groundwater conditions. This was undertaken by way of borehole and laboratory testing. The Cambium report provides recommendations for site preparation and house construction.
- **Arborist Report**, 57 Batteaux Road Development, C.F. Crozier & Associates, February 2026.
 - A tree inventory and assessment of existing trees within the boundaries of 57 Batteaux Road and within 6 m of the property boundaries was

undertaken by C.F. Crozier & Associates. The report identifies the trees to be retained and those to be removed. A single butternut was observed at the northeast part of the property near to the road. This tree showed some evidence of disease and will be further assessed during the growing season, or left as-is, as the tree may be unaffected by the development of the property. A Tree Preservation Plan is included in the report.

- **Hydrogeological Assessment Report**, 57 Batteaux Road, C.F. Crozier & Associates Inc., January 2026.
 - The Hydrogeological Assessment involved an evaluation of the on-site soils, the installation and monitoring of 3 wells, determining groundwater levels and assessing groundwater quality. It is anticipated that temporary dewatering may be required during the installation of inground services, and the construction of the stormwater management infrastructure and basements.
- **Functional Servicing and Stormwater Management Report**, 57 Batteaux Road Development, C.F. Crozier & Associates Inc., February 2026.
 - The Functional Servicing and Stormwater Management Report details road standards, grading, and the existing and the proposed sanitary and water infrastructure. Additionally, the Report contains hydrology and hydraulics analyses, water balance results and makes recommendations related to site servicing and erosion and sediment controls.
- **Transportation Impact Study**, 57 Batteaux Road, C.F. Crozier & Associates Inc., February 2026.
 - Based on the findings of the Transportation Impact Study, there will be a total of 37 and 49 two-way trips during the weekday morning and late afternoon peak hours, respectively. The Study concludes that left-turn lanes and traffic signals (County Road 124 and Batteaux Road/Melville Street are not warranted. Intersection and stopping sight distances were also analyzed with no issues identified.
- It is noted that **Minimum Distance Separation** calculations and an **Agricultural Impact Assessment** are not required within designated settlement areas such as Nottawa.

*****All of the technical reports are available by accessing the google drive folder at:**

https://drive.google.com/drive/folders/1qkVtizqTs2qyYT9vHWVRFvhGNz-OtuVt?usp=drive_link

5. PLANNING POLICY CONTEXT

5.1 Provincial Land Use Policy Documents

Land use decisions in the Province of Ontario are guided by the *Planning Act, R.S.O., 1990, c. P.13*, and the *Provincial Planning Statement, 2024*. The Province has indicated that there is a desperate need for housing and has announced a commitment to getting at least 1.5 million homes built by 2031. Several Provincial directives have been issued in this regard, including the *More Homes Built Faster Act, November 28, 2022, Bill 109*, *More Homes for Everyone Act, 2022* and *Cutting Red Tape to Building More Homes Act, June 6, 2024*. The rezoning of the subject lands and approval of the proposed plan of subdivision for residential purposes responds to these Provincial initiatives.

In reviewing the proposed rezoning and subdivision approval requests in the context of the Provincial documents, I have concluded that the applications are in conformity and consistent with the direction provided by the Province of Ontario, as noted below.

5.1.1 The Planning Act, R.S.O., 1990, c. P. 13

The *Planning Act* is provincial legislation that sets out the provisions for land use planning in Ontario - a land use planning system led by provincial policy. Section 2 of the *Planning Act* requires approval authorities such as the Township of Clearview and the County of Simcoe, to 'have regard to' matters of provincial interest. With respect to the proposed development, relevant matters of provincial interest are as follows:

- e) the supply, efficient use and conservation of energy and water;
- f) the adequate provision and efficient use of communication, transportation sewage and water services and waste management systems;
- h) the orderly development of safe and healthy communities;
- j) the adequate provision of a full range of housing, including affordable housing;
- l) the protection of the financial and economic well-being of the Province and its municipalities;
- p) the appropriate location of growth and development;
- q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- r) the promotion of built form that,
 - i) is well-designed,
 - ii) encourages a sense of place, and

iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The regulations and direction of Section 2 of the *Planning Act* inform the Provincial Planning Statement, 2024 and the matters of provincial interest. It is my opinion that the proposed development has regard for matters of provincial interest.

5.1.2 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 also provides planning policy direction on matters of Provincial interest related to land use planning and development. As with the previous version (Provincial Policy Statement, 2020), the 2024 document sets the policy foundation for regulating the development and use of land in Ontario and encourages appropriate development and long-term economic prosperity while ensuring the protection of resources of provincial interest and promoting responsible development forms.

Chapter 1, Vision, of the PPS references the Province's desire to "... *increase the supply and mix of housing options, addressing the full range of housing affordability needs.*" Of note in the Province's Vision is the statement that says:

"Every community will build homes that respond to changing market needs and local demand. Providing sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come."

The proposed development of the subject lands responds to the critical need for housing in Ontario.

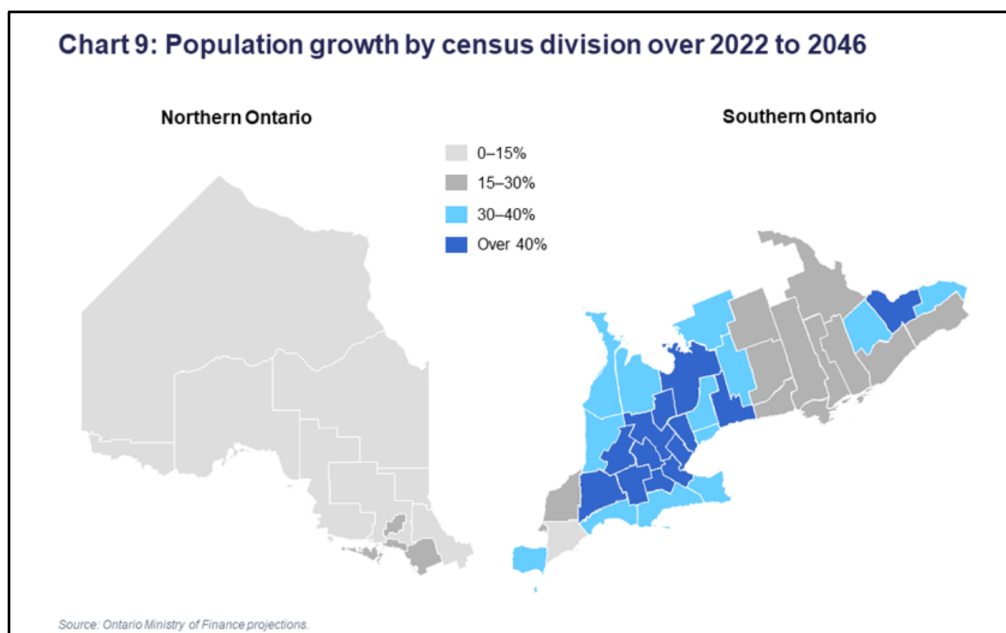
The following is an analysis of relevant policies from the Provincial Planning Statement, 2024 (the numbering reflects the applicable policy section of the new PPS):

In Chapter 2: Building Homes, Sustaining Strong and Competitive Communities, planning authorities are to base population and employment forecasts on projections published by the Ministry of Finance (PPS 2.1.1). The Ministry of Finance population projections were published in the summer of 2023. Highlights of the 2022-2046 forecast are summarized as follows:

- The population in Ontario is projected to increase 43.6 percent, and by over almost 6.6 million people by July 2046.
- The County of Simcoe is identified as Central Region Census Division 15. The population increase projection is over 40 percent for certain census divisions including the County of Simcoe, as illustrated in the **Figure 6**.
- Central Ontario, which includes the Township of Clearview is expected to be the fastest growing region in the Province of Ontario.

- By 2046, Central Ontario will have 22.6 percent of Ontario’s population (Source: Table A, Statistics Canada and Ontario Ministry of Finance projections).
- To accommodate this significant population increase, particularly in Central Ontario, municipalities are to maintain the ability to accommodate residential growth for a minimum of 15 years though lands that are *designated and available* for residential development (PPS 2.1.4 a). “Designated and available” is a defined term in the new Provincial Planning Statement, meaning “*lands designated in the official plan for urban residential use*”. For the Township of Clearview, the upper-tier municipality is the County of Simcoe and Table 5.1 of the County’s Official Plan identifies Nottawa as a “Recognized Settlement Area”. (PPS 2.1.5).

Figure 6: Ministry of Finance Population Growth Projections



- The anticipated population increase for the Township of Clearview is 6,600 persons by 2051 (Source: Official Plan Amendment 7, County of Simcoe, August 2022). It is important to note however that the population forecasts prepared for the County of Simcoe in 2022 were completed prior to the Ministry of Finance projections, issued in the summer of 2023. Since the adoption of County of Simcoe Official Plan Amendment 7 in August 2022 (a document which has not yet been approved by the Province), the housing crisis in the Province has not been remedied.
- Similar to the previous Provincial Policy Statement, the 2024 PPS encourages the provision of a range and mix of land uses and housing options (PPS 2.1.6).

- In the Housing section of the Provincial Planning Statement, 2024 there are policies that reiterate the need to accommodate a range and mix of housing options (PPS 2.2.1). This is to be accomplished by permitting a full range of housing options for current and future residents, and the needs arising from demographic changes (PPS 2.2.1 a)). Housing needs can be met by permitting and facilitating all types of residential intensification (PPS 2.2.1 b)). Similar to previous Provincial policies, new policies promote housing densities that result in an efficient use of land, resources, infrastructure and public service facilities (PPS 2.2.1 c).
- In Section 2.3, Settlement Areas and Settlement Area Boundary Expansions, the PPS continues to promote settlement areas such as Nottawa, as the focus of growth and development (2.3.1.1). An efficient use of land is encouraged, and existing and planned infrastructure and public service facilities are to be optimized (PPS 2.3.1.2 a) and b)). Of note, is the existence of an elementary school immediately adjacent to the subject property.
- With respect to the residentially related policies of the Provincial Planning Statement, 2024, the proposed development is consistent with the policies set out in Sections 2.1, 2.2 and 2.3 as noted above.
- The Provincial Planning Statement encourages 'compact built form' which is defined as: *...a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure.* The proposed development within a designated settlement area responds to the Province's interest in seeing a compact built form.

The applications for rezoning and subdivision plan approval to permit the proposed development of 47 residential lots are compatible with existing and planned development in the area and are consistent with the policies of the Provincial Planning Statement, 2024. Additionally, the approval of the planning applications directly responds to the Province's initiatives toward addressing the critical need for housing in Ontario.

Based on my review of Provincial land use policy documents, it is my opinion that the proposed rezoning and subdivision approval are consistent with the policies therein.

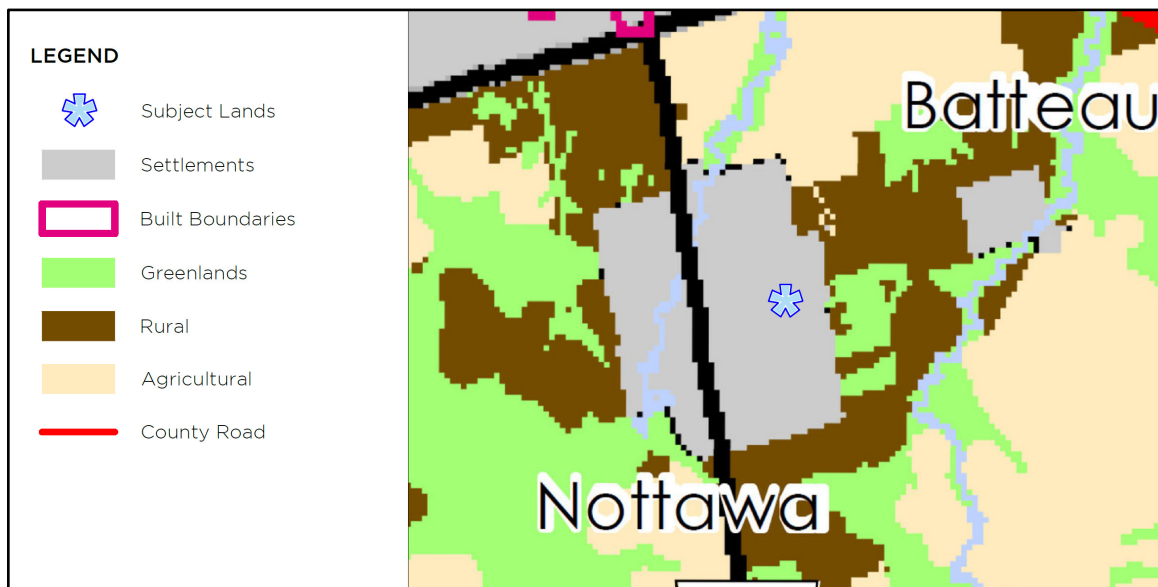
5.2 Simcoe County Official Plan

The lands proposed for development are located in Nottawa and designated "Settlements" in the County of Simcoe Official Plan (**Figure 7**). Objectives of the Simcoe County Official Plan indicate that population and employment growth are to be focused in settlement areas.

Policies of the County of Simcoe Official Plan are supportive of the type of development contemplated, as follows:

- Nottawa is recognized as a settlement area where population growth is to be focused (Table 5.1, 3.1.1, 3.5.1).
- Residential development is encouraged within primary and rural settlement areas (3.5.7, 3.5.8).
- Development within a settlement area is to be based on logical progression, with consideration given to among other matters, opportunities for infill and intensification (3.5.15, 3.5.16).

Figure 7: Extract from the County of Simcoe Official Plan



- The County of Simcoe has established specific density and intensification targets for local municipalities in Simcoe County. For the Township of Clearview, the density target is 32 residents and jobs per hectare, and the intensification target is set at 20 percent (3.5.24 and 3.5.25). Intensification is described in the County of Simcoe Official Plan as *'directing of development to the built-up area and serviced areas within settlement areas, which contributes to a compact development form'* (3.5.25).
- A range of types of housing is to be provided within settlement areas, including a mix of affordable housing, to meet a variety of housing needs (3.5.31).

In my opinion, the proposed subdivision of the lands and rezoning to permit the proposed development of the subject property conforms to these County of Simcoe land use policies.

5.3 Township of Clearview Official Plan

The Township of Clearview Official Plan was adopted by Township Council in May 2024. The consolidated version of the Official Plan is dated December 18, 2025. Nottawa is considered a “Community Settlement Area” in the Township’s Official Plan.

A key vision for the Township’s is to direct *housing development to areas with municipal services* (1.1.3) In Part II, Development & Land Use, there are a number of policies that support development in settlement areas, as follows:

2.1.1 Manage new population and employment growth in a way that makes optimal use of infrastructure and municipal services.

2.2.2 Direct the majority of new housing and employment growth to the Township’s Urban Settlement Areas, and permit a limited amount of development in Community Settlement Areas and Rural Settlement Areas.

Community Settlement Areas such as Nottawa have a more limited potential for development than Urban Settlement Areas such as Creemore and Stayner (2.2, p, 21). However, population and employment growth is anticipated in community settlement areas, particularly where municipal services are planned or available. The Township’s Official Plan anticipates:

..... a modest amount of population and employment growth, with the potential to accommodate some development depending on the availability of appropriate water and wastewater services.... The Township intends to monitor development activity in the two Community Settlement Areas to assess whether their possible future reclassification as Urban Settlement Areas might warrant consideration (2.2.2).

Of note are the overall objectives for the Township’s Community Settlement Areas as follows:

- (1) to provide for and maintain an appropriate mix of and uses that will support the achievement of complete communities;*
- (2) to encourage infilling and intensification that maintain the area’s existing built character; and*
- (3) to provide for some development as a logical extension of the existing built-up area.*

As illustrated in **Figure 3**, the subject property is adjacent to existing development to the immediate south, i.e. a logical extension to the existing built-up area.

In considering development proposals by plan of subdivision, the Official Plan at pages 26 and 27, sets out criteria for Council’s consideration, as follows:

- (a) the development can be provided with water and wastewater services to the full satisfaction of the Township without requiring the construction of new, or the major extension of existing facilities or infrastructure;*
- (b) the proposed development represents appropriate growth for the community; and,*
- (c) the proposed development represents either a logical rounding-out of existing development or a logical extension of the existing built-up area.*

In response to these criteria, the proposed development can be serviced with municipal water and wastewater services, the lands have long been considered for development given their Residential designation and Development Area (DA) zoning, and the property is contiguous with the existing built up area.

Table 2.2 – Target distribution of population growth to 2031 (p. 36), shows an estimated 2021 population for Nottawa at 1,136 persons with a 2026 projected population of 1,387 persons and 1,673 persons by 2031, representing 12 percent of Clearview’s population growth. Assuming 3 persons per unit, the proposed development of 47 single detached dwellings on the subject lands could accommodate approximately 141 people, thereby contributing to the anticipated growth in Nottawa. Similarly, with respect to projected units between 2021 and 2031 in Nottawa, the Township’s Official Plan at Table 2.3, anticipates 158 new residences.

Residential densities are set out in Policy 2.4.1, General Housing Policies. Low density development should generally be between 10 and 16 dwelling units per gross hectare. The density shown in the proposed plan of subdivision is calculated at 13.9 units per gross hectare, well within the low density category.

Part 4 of the Township of Clearview Official Plan sets out Land Use Designations, permitted uses, development principles and zoning policies. One of the key overall goals is for ... *orderly, logical and sustainable development in a way that fosters the growth of healthy, harmonious, and complete communities* (4.1). Permitted uses in the Residential designation are for a full range of dwelling types and sizes, provided there is not a conflict with population forecasts, density and intensification targets and housing policies (p. 83). Development, as proposed represents logical development within an existing settlement area.

Policies in the Development Principles section of the Official Plan, state that *.....Priority will be given to locations:*

- (a) where appropriate infrastructure and services already exist; or*
- (b) where the extension or installation of infrastructure and services is easiest and most cost-effective (p. 86)*

As noted previously, the proposed development can be efficiently serviced with municipal services.

Development by plan of subdivision is encouraged by policies in the Township's Official Plan, the development can be phased, and dwellings should be designed such that an attached garage does not dominate the front façade of the dwelling (p. 88). In this instance, a plan of subdivision is proposed, likely with a single development phase, and with lots that will have sufficient width to have garages that do not dominate the streetscape.

Open space lands include both active and passive recreational uses including trails and facilities for non-motorized vehicles (4.7.1, p. 121). As such, the Township can consider both open space areas on the proposed subdivision plan as part of the required parkland dedication.

Part IV of the Township's Official Plan pertains to community design, and placemaking. The proposed subdivision meets the access point policies in that one access to Batteaux Road will be provided, which is permitted for 85 or fewer dwelling units (8.2.2.8, p.247). The entrance roadway is single loaded: it therefore provides an opportunity for development of the property immediately adjacent to the west.

At final approval, consideration will be given to the Design Principles for new Development & Redevelopment. It is anticipated that all 47 lots will be constructed by the same builder, with variations in architecture, particularly elevations and rooflines (8.3.1, p. 250).

Although parks less than 0.5 hectare are discouraged (p. 257), for this plan of subdivision it is reasonable to provide some open space areas for use by the new residents.

Based on my review of the Township's land use planning policy framework, it is my planning opinion that the approval of the proposed planning applications is in conformity with the applicable policies of the Township of Clearview Official Plan.

6. PROPOSED ZONING BY-LAW AMENDMENT

Implementing zoning by-laws in the Township of Clearview establish several different residential zones, allowing for a full range of dwelling types and unit sizes in appropriate areas, and providing for a range of lot sizes, including for the development of smaller dwelling units (p. 88).

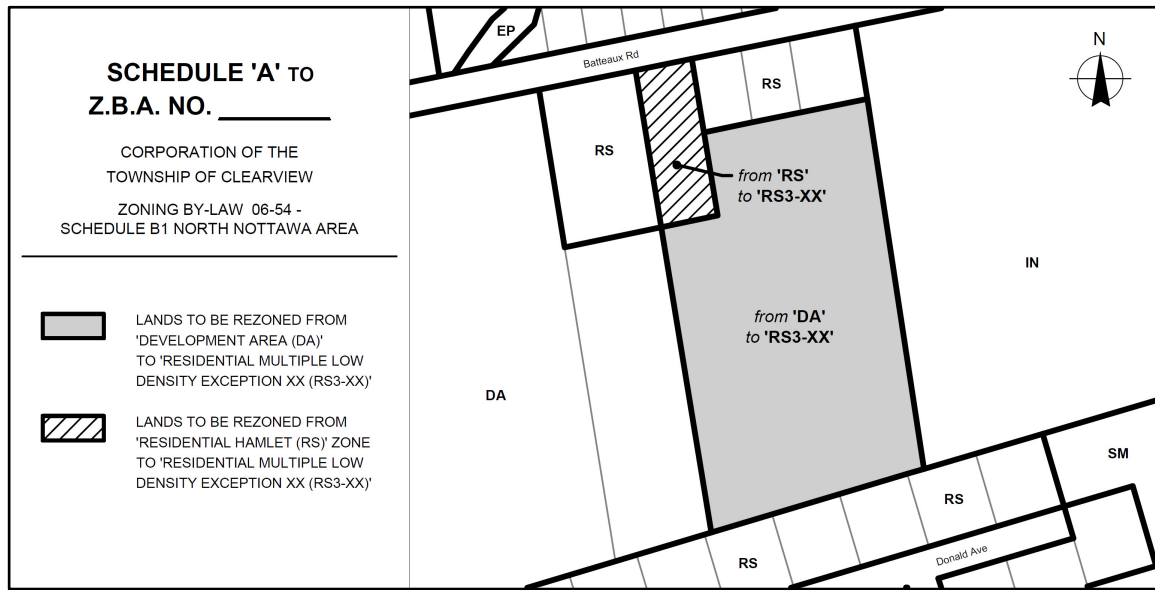
As noted previously, the property has both a Residential zone and a Development Area zone. The proposed zone category for the property is Residential Multiple Low Density (RS3-XX) with the following lot exceptions:

- Minimum lot frontage - 12.8 metres
- Minimum lot area - 380 square metres

Similar lot sizes have been approved, as noted in the Zoning By-law provisions, for RS3-9, RS3-12, RS3-13, RS3-15, RS3-16, RS3-17, RS3-17, RS3-18. The parkland areas would be zoned Recreation Lands (REC).

The proposed rezoning of the property is illustrated in **Figure 8**.

Figure 8: Proposed Rezoning



7. SUMMARY

The subject lands are proposed for the development of 47 single detached lots and parkland areas. The applications for rezoning and subdivision are supportable for the following reasons:

- The subject lands are located within an existing Settlement area where development is anticipated. The property is adjacent to an existing school.
- The applications for development represent contiguous residential development, as encouraged by land use planning policies at the Provincial, County and Municipal levels.
- The proposed residential lot sizes are compatible with existing development in the area and generally conform with the Residential RS3 zone.
- Technical reports including site servicing, geotechnical, hydrogeological and archaeological investigations, a Phase 1 Environmental Site assessment, an environmental impact study, an arborist report and a traffic analysis all conclude that the development of the property can occur without negative impacts.
- The approval of the planning applications is consistent with Provincial land use planning policies and conforms to both the County of Simcoe and Township of Clearview Official Plans.

It is my opinion that the approval of the proposed plan of subdivision and rezoning is entirely appropriate for this property and represents good land use planning.

Respectfully submitted,

A handwritten signature in green ink that reads "Phillips".

Celeste Phillips, MCIP, RPP