

APPENDIX C



PROPERTY DETAILS

Property Information	Detail
Civic Address	101 Edward Street East and 111 George Street, Creemore
Roll Number	432903000102600, 432903000101702
Legal Description	Part of Lots 35 & 36 S/S of Edwards Street, Plan 315, Except Parts 5,6,7,8 & 9 51R17775, Part 1 51R30437, Parts 1 & 2 51RR20079, formerly Creemore, now in the Township of Clearview (101 Edward Street East Parcel) Part of Lot 43 S/S of George Street, Plan 128 & 315 Nottawasaga, Part of Lot 22 S/S of George Street Plan 138 & 315 Nottawasaga, Except Parts 1 & 2 51R22105, formerly Creemore, now in the Township of Clearview (111 George Street Parcel)
Site Frontage	131.16 m (101 Edward Street East Parcel) 28.45 m (111 George Street Parcel)
Site Depth	114.48 m (101 Edward Street East Parcel) 197.75 m (111 George Street Parcel)
Site Area	2.99 ha (101 Edward Street East Parcel) 1.79 ha (111 George Street Parcel)
Existing Structures	Vacant (101 Edward Street East Parcel) Vacant (111 George Street Parcel)
Road Access/Frontage	Edward Street East or George Street and Concession 3 South Nottawasaga is a year-round maintained road that can be accessed from 111 George Street Parcel

Available Servicing	Detail
Potable Water	Municipal Services will be provided as a condition of subdivision approval
Wastewater	Municipal Services will be provided as a condition of subdivision approval
Stormwater	To be provided on 111 George Street as a condition of subdivision approval

Planning Policy	Detail
Simcoe County Official Plan	'Settlements'
Township Official Plan	'Residential' and 'Mad River Hazard Lands – Special Policy – Area 13.2.1'
Township Zoning By-law 06-54, as amended	'Residential Medium Low Density Exception Hold (RS3-14(H26))', 'Residential Medium Low Density Exception Hold (RS3-14(H27))', 'Residential Multiple Medium Density Exception Hold (RS5-8(H26))', 'Recreation Lands Hold (REC(H26))', and 'Stormwater Management Facilities Hold (SW(H26))'