

APPENDIX H

Comment & Response Summary

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

#	Comment Summary	Response to Comment
1	<p>County of Simcoe – Planning:</p> <p>Regarding the draft OPA text and schedules:</p> <ul style="list-style-type: none"> Part B, Paragraph 1 can be revised to read: “That Schedule A1 – Creemore Land Use and Transportation Plan is hereby amended by re-designating the lands identified in Policy 4.6.2.3.7h) from Residential Special Policy 1 to Residential Special Policy XX, Open Space, and Greenland – Hazard Land Areas as shown on Schedule ‘A’ attached hereto and forming part of this amendment. <p>County Planning staff understand that a draft of the Flood Hazard Study for the Upper Mad River watershed was made available to the public on February 22, 2024 and that the preliminary findings indicate that a portion of the proposed development lands fall within the draft regional floodplain mapping. The County anticipates that the recommendations of this study will be further addressed by the Township, NVCA and/or applicant to ensure conformity with provincial policy.</p>	<p>Part B, Paragraph 1 has been revised in the Draft Official Plan Amendment.</p> <p>A condition of draft plan approval will be for the limits of flood hazard to be determined and that the subdivision be revised, if necessary, to reflect the final determinations of the Upper Mad River Hazard Study and associated studies in support of the stormwater management design. The flood hazard and limits of development must be to the satisfaction of the Township of Clearview and the NVCA. Development will not be permitted in the hazard and related hazard setback, or it must be consistent with and conform to municipal natural hazard policies or the MCEA</p>

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	<p>It is understood that residential uses are being contemplated for Block 29 (Future Development). Considering this block's separation from the remainder of the development, County staff suggest that alternate uses for Block 29 be considered, but will ultimately be subject to future planning approvals.</p> <p>The old closed Creemore landfill site has been fully remediated and is no longer considered a landfill site. There is no requirement for development in proximity to the property to do a D-4 Study.</p>	<p>process (as applicable) in order to mitigate the flood hazard to the satisfaction of the municipality and the NVCA.</p> <p>The policies of Section 4.6.2.3.7.h) will apply to Block 29. In addition to the new site specific provisions, the standard residential policies which do not conflict with Section 4.6.2.3.7.h) will continue to apply and would permit neighbourhood commercial uses, in addition to residential uses. The specific use of the Block 29 lands will need to be determined through a future zoning by-law amendment application.</p> <p>Noted.</p>
2	<p>County of Simcoe – Solid Waste Management:</p> <p>All municipal roads must be designed to accommodate County waste collection vehicles. Additional information is required for the terminus of proposed Streets 'A' and 'G' in order to confirm adequate accessibility and turn around for County waste collection vehicles. Condition #3 has</p>	<p>Condition #3 has been included as a conditions of Draft Plan of Subdivision approval.</p>

#	Comment Summary	Response to Comment
	been requested to address this area of concern.	
3	<p>County of Simcoe – Transportation and Engineering Comments:</p> <p>An Engineering Review Application form and applicable fees will be required for each submission.</p> <p>Comments were provided related to external servicing infrastructure within the County Road 9 right-of-way and landscaping adjacent to County Road 9.</p> <p>The County has received and reviewed the Functional Servicing & Preliminary Stormwater Management Report and finds it acceptable at this time.</p> <p>Please include the details and location of the temporary construction entrance to County Road 9 within the Erosion and Sedimentation Control Plan.</p> <p>The County has following comments regarding Traffic Impact Study:</p> <ul style="list-style-type: none"> • Road improvements are required as a result of the proposed subdivision development. • A westbound left turn lane at County Road 9 and new Street 'A' will be required. The left turn lane shall consist of a 115m taper lane, 40m parallel lane and 15m of storage. • An eastbound right turn taper lane of 75m will be required at County Road 9 and new Street A. 	<p>Noted</p> <p>These comments will be implemented through detailed design.</p> <p>Noted</p> <p>Noted, to be revised prior to final subdivision approval.</p> <p>Noted, comments related to road improvements will be addressed as conditions of draft plan approval.</p>

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	<ul style="list-style-type: none"> The developer will be required to enter into a road improvement agreement with the County to construct the necessary road improvements at County Road 9 and new proposed Street 'A' 	
4	The county of Simcoe has requested conditions of draft plan approval.	The requested conditions will be included in the conditions of draft plan approval for the subdivision.
5	<p>Town of Clearview – Drinking Water Source Protection Comments:</p> <p>The property is located within a WHPA-A with a vulnerability score of 10. The South Georgian Bay Lake Simcoe Source Protection Plan contains several policies that apply to this class of vulnerable area. Based on the latest configurations of the subdivision, the area within the WHPA-A consists of residential homes and parks.</p> <p>It is currently understood that the residential homes will be using municipal sewers, not septic systems.</p> <p>It has been determined that the potential land use activity(s) associated with the proposed development are not subject to either Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the Act.</p> <p>This Notice is only effective as it relates to this Application;</p> <p>This Notice is not valid for any subsequent approvals which the proposal may require under the Planning Act or for any building</p>	The source protection comments have been noted. The requirement for a new application for a restricted land use notice will be included as a condition of draft plan approval.

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	<p>permits that may be required under the Building Code Act; and</p> <p>Prior to applying for any subsequent municipal approvals under the Planning Act for building permits under the Building Code Act, a new application for a Restricted Land Use Notice must be submitted for review by the Risk Management Official.</p>	
6	<p>Nottawasaga Valley Conservation Authority Comments:</p> <p>NVCA staff have reviewed the Draft Plan of Subdivision and have provided conditions of draft plan approval.</p>	<p>The NVCA comments have been noted. The requirement for a new application for a restricted land use notice will be included as a condition of draft plan approval.</p>
7	<p>Township of Clearview – Public Works & Engineering Department Comments:</p> <p>The results of a Phase Two ESA are required for future submission.</p> <p>Confirmation from utility providers that utilities can be provided.</p> <p>Further information is required to confirm that the site can be serviced by municipal servicing infrastructure.</p> <p>Elizabeth Street must be constructed from Mary Street to the eastern limits of the subject lands.</p> <p>Commentary on the FSR will be provided following the completion of the East Creemore Drain Study and the Creemore Mater Servicing Plan.</p>	<p>Noted, to be required for future draft plan of subdivision submissions.</p> <p>Noted, to be confirmed as a conditions of Draft Plan Approval.</p> <p>Noted, to be confirmed as a conditions of Draft Plan Approval.</p> <p>Noted, to be required as a condition of draft plan approval.</p> <p>Noted, to be required as a condition of draft plan approval.</p>

#	Comment Summary	Response to Comment
	<p>Servicing capacity will be required to be available prior to a Subdivision Agreement or Pre-Servicing Agreement.</p> <p>Detailed site design comments have been provided to be addressed through detailed design.</p> <p>Conditions of Draft Plan of Subdivision Approval are provided.</p> <p>The Official Plan Amendment needs to be supported by demonstration that adequate municipal services (water and sanitary) can be provided.</p> <p>The proposed zoning by-law amendment requested reduced setbacks and increased lot coverage. The owner shall demonstrate how these lot standards will maintain engineering functions and snow storage.</p> <p>The proposed zoning by-law amendment refers to a condominium road. The Township does not currently have minimum standards for condominium roadways and the applicant must provide further details for Township review.</p>	<p>Noted, to be required as a conditions of Draft Plan of Subdivision approval.</p> <p>Noted, to be addressed through detailed design.</p> <p>Noted, Engineering conditions of Draft Plan Approval will be included and reviewed by Engineering Staff.</p> <p>Noted, the Official Plan Amendment includes servicing policies.</p> <p>The owner has not demonstrated that the proposed reduced setbacks and includes coverage will function appropriately. Township staff have drafted an alternative zoning by-law amendment which meet's Township engineering standards.</p> <p>The owner has not provided any supplementary information related to the condominium roadway. Township staff have drafted an alternative zoning by-law amendment which meet's Township engineering standards.</p>
8	<p>Simcoe County District School Board Comments:</p> <p>Planning staff have no objection to this proposed development. Please be aware that pupils residing in this development may not be accommodated in local schools due to accommodation limitations. Staff request that sidewalks be included</p>	<p>Noted</p>

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	<p>throughout the proposed development to facilitate heavy foot traffic areas and promote active transportation.</p> <p>Planning staff request that the Simcoe County District School Board's standard conditions be included as conditions of Draft Plan Approval.</p>	<p>Requested conditions have been included in the conditions of Draft Plan of Subdivision Approval.</p>
<p>9</p>	<p>Bell Canada Comments:</p> <p>Bell Canada has reviewed the application and have requested standard conditions of approval.</p> <p>Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to confirm the provision of communication/telecommunication infrastructure needed to service the development.</p> <p>It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.</p> <p>If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.</p>	<p>The requested conditions of approval have been included in the conditions of Draft Plan of Subdivision Approval.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
<p>10</p>	<p>Enbridge Gas Comments:</p> <p>Enbridge Gas does not object to the proposed application(s) however, we</p>	<p>Noted.</p>

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	reserve the right to amend or remove development conditions.	
11	<p>Epcor Comments:</p> <p>Epcor does not object to the proposed application(s), they have provided a number of conditions, and we reserve the right to amend or remove development conditions.</p>	Noted.
11	<p>Architectural Control Review Comments:</p> <p>Minor comments were provided related to the Architectural Control Guidelines.</p> <p>Confirmation was requested related to where sidewalks are proposed.</p>	<p>The Architectural Control Guidelines will be finalized as a condition of Draft Plan of Subdivision Approval.</p> <p>The revised concept plan has identified that sidewalks will be provided on one side of all municipal roadways and both sides of Street A.</p>
12	<p>Public Comment #1:</p> <p>Please advise what strategy the applicant has proposed for consulting with the public with respect to the request.</p> <p>How can the application information provided by the applicant be accessed?</p> <p>Can the June 28 meeting be characterized as an Open House so the applicant can have an opportunity to share its scheme</p>	<p>In accordance with the Planning Act, a public meeting was held on June 28, 2023.</p> <p>The supporting materials submitted by the applicant can be found on the Township Website on the “Current project” page, under the name “Tribute – Official Plan Amendment, Zonign By-law Amendment & Draft Plan of Subdivision”</p> <p>The June 28th meeting was a public meeting. The public meeting was held so that the applicant could present the project to the</p>

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	<p>with the public and get an initial feeling about the public’s response.</p> <p>I believe some of the information and material the Planning Act requires the applicant to provide is missing. An uncomplicated way to remedy the missing “proposed strategy for consulting with the public with respect to the request” for amendment suggests itself: consult with the community by recharacterizing the June 28 meeting as an Open House and schedule it to be held in Creemore.</p> <p>The secondary plans/comprehensive Official Plan amendments have not yet been undertaken. It is understood that Section 11.9 of the Official Plan related to the Future Development Area designation would require a secondary plan prior to major development.</p>	<p>public, and the public was given the opportunity to ask questions.</p> <p>The application was deemed complete by Township Staff on May 12, 2023.</p> <p>The subject lands are not designated Future Development. The subject lands were subject to an Official Plan Amendment in 2007, and through that amendment, the subject lands were redesignated to residential Special Policy 1.</p>
13	<p>Public Comment #2:</p> <p>Where there two concept plans submitted, one for each density scenario (ie. 473 units to 536 units).</p> <p>Concerns were raised related to the proposed location for townhouses along County Road 9 which will block viewsapes and are not consistent with Creemore’s village character.</p>	<p>One concept plan was submitted, which identified a total of 474 units. The Official Plan Amendment will permit a maximum density based on units per hectare, and the details of the development’s layout will be established through detailed design.</p> <p>Townhouses have not been proposed along County Road 9 on the Concept Plan, but the Official Plan Amendment would allow a variety of low-rise housing forms on the subject lands. Detailed design related to the</p>

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	<p>Concerns were raised that there is no servicing or development details provided for Block 29 and it is next to a Hydro Substation.</p> <p>Concerns were raised related to pedestrian safety and boulevard tree planting on new streets?</p> <p>Can more street frontage be provided for the open space east of the Creedan Valley Seniors Residence?</p> <p>Can the Gordon House property be completely open to the end of the proposed Wellington Street Extension?</p> <p>Can the residential building ground floors be restricted to no more than a ½ storey above the street sidewalk level for front door access.</p> <p>Concerns were raised that the “gateways” could result in a separate or exclusive neighbourhood character.</p>	<p>exact location of each building type will be determined through detailed design.</p> <p>Block 29 is proposed to be zoned Development Area. The specific zoning permission for Block 29 will be determined through a future official plan and zoning by-law amendment application.</p> <p>The proposed subdivision includes sidewalks on one side of all public streets and both sides of proposed Street A. Streets including boulevards and sidewalks will be designed in accordance with Township standards.</p> <p>The referenced park is an existing park which has previously been conveyed to the Township. The applicant has proposed to add an additional 32 metres of Street frontage for the Park on Francis Street. The applicant is not required to provide any additional parkland, since their statutory parkland requirements were already met by the two existing Township Parks in the subdivision.</p> <p>Urban Design staff have not identified any need to change the proposed lot fabric.</p> <p>The proposed zoning by-law amendment would not permit a building over 3 storeys. The height of the front door is not regulated through the zoning by-law.</p> <p>The Architectural Control Guidelines reference “Gateways”, but this is only a way to identify entrances to the subdivision. There are no proposed entrance features. The only design elements proposed for “gateway” locations are enhanced landscaping and</p>

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	<p>How will the required servicing improvements be paid for? This should not be the responsibility of current taxpayers.</p> <p>Can the stormwater pond be used as an open space feature?</p> <p>Concerns were raised related to the provision of snow storage and waste receptacle areas along the proposed streets.</p> <p>Concerns were raised related to the way the proposed development will be phased. The main concern was that phasing should be based on occupancy of units, rather than sales of units.</p> <p>Concerns where raised related to how phase 2 will be serviced and what the timing of development will be?</p> <p>Concern was raised related to the lack of a senior's housing development, which had previously been included in the Alliance plan. It is noted that the proposed</p>	<p>architectural massing to ensure that views of the subdivision highlight the character of the area.</p> <p>The owner will be responsible to complete any required upgrades to the water distribution and sewage treatment system system to provide adequate services to the subject lands, or shall pay the Township for their proportionate share of the costs of services subject to any applicable development charge credits.</p> <p>The applicant has identified that a perimeter trail can be added around the stormwater management facility if grades are appropriate during detailed design.</p> <p>The zoning by-law amendment has been revised by Township staff to ensure that sufficient setbacks are provided for snow storage and waste receptacle pick-up.</p> <p>The proposed subdivision will be phased based on the availability of services. Phasing development based on occupancy or sales is not appropriate and does not conform with the Township Official Plan.</p> <p>The proposed development will not proceed until it is demonstrated that sufficient municipal services are available. Currently there is no definitive timeline for servicing.</p> <p>The current Official Plan Designation does not require the construction of a senior's housing development. A senior's housing development</p>

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	<p>transitional housing will not serve this need.</p> <p>Concerns were raised related to the provision of trees. Will the Township establish a target of 1600 trees throughout the new subdivision?</p> <p>Can an automated watering system be installed for boulevard and perimeter trees for their first three years?</p> <p>Can tree maintenance instructions be prepared and provided to each future resident?</p> <p>What is planned for the buffer along County Road 9.</p> <p>Can perimeter trees along County Road 9 be planted early in the development process to shield the construction site from view from the street.</p> <p>Can Tribute source trees from local nurseries?</p> <p>Are trees being planted in the two parks and who is responsible for these plantings?</p> <p>Will Tribute commit to planting trees with a diameter of 3 inches or more?</p>	<p>has already been constructed at the corner of Mary Street and Elizabeth Street.</p> <p>The Township will require the applicant to meet all minimum engineering and landscaping standards through detailed design. The exact number of trees to be provided has not yet been confirmed.</p> <p>An automated watering system is not a Township development standard and as such will not be required.</p> <p>The applicant has offered to provide a Tree Stewardship Guide to all homeowners. The preparation of a Tree Stewardship Guide will be required during later stages of the development process and will be responsibility of the Owner.</p> <p>The buffer along County Road 9 is proposed to be used for landscape open space and a trail. Details of the design of these blocks will be determined through detailed design.</p> <p>The landscape and trail blocks along County Road 9 are required to be developed prior to occupancy of any development beyond the lots and blocks fronting Marry Street.</p> <p>Tribute has been provided this comment. The Township does not restrict where trees can be sourced from.</p> <p>The details of the park design will be determine during detailed design.</p>

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	<p>Concern was raised related to the use of a “transitional housing” style and whether it is consistent with Creemore’s existing housing stock or will integrate well with the other housing proposed by Tribute.</p> <p>Can the Township impose a cap on the number of “transitional housing” units? Can the architectural control guidelines be amended to preclude the use of vinyl siding, heavy gauge aluminium and stucco as a main form of cladding?</p> <p>Can there be a minimum roof pitch identified in the Architectural Control Guidelines and Zoning By-law Amendment to preclude lower roof slopes?</p> <p>Concern was raised related to existing flooding on Mary Street. Is there an existing Ground Water management and Surface Water Management Plan for each of the three Tribute Phases?</p> <p>How will the high groundwater table be managed? The Alliance subdivision only permitted slab on grade construction.</p> <p>What is the status of the sanitary sewer expansion which is needed to support this development? Who will pay for the sanitary expansion and how many units can be built without the expansion?</p>	<p>This comment was provided to Tribute. The subdivision design will be required to meet Township landscape standards.</p> <p>The Architectural Control Guidelines proposed to use a mix of traditional and transitional architectural styles. Only traditional architectural styles are proposed along the edges of the development area to provide an appropriate visual transition from the broader area.</p> <p>Township urban design staff have reviewed the Architectural Control Guidelines and have no concerns with the proposed “transitional housing” units or proposed cladding materials.</p> <p>Township urban design staff have reviewed the Architectural Control Guidelines and have no concerns with the proposed guidelines related to roof pitch.</p> <p>The applicant has submitted a Functional Servicing and Preliminary Stormwater Management Report. The report included analysis of the area’s existing flooding issues and has been reviewed by Township Engineering Staff and Nottawasaga Valley Conservation Authority Staff.</p> <p>The applicant is undertaking a groundwater monitoring program which will be finalized prior to detailed design. The final site grading and depth of basements will be based on the findings of the groundwater monitoring program.</p> <p>The Creemore Master Servicing Plan is completed. The results of the Creemore</p>

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	<p>Who is considering the likely demographics and services needed to serve the new population?</p> <p>Concerns were raised about the safety of designating Roads A and C as collector roads.</p> <p>Will Elizabeth Street be extended?</p>	<p>Master Servicing Plan are being reviewed and considered. Development or recommendations will be dependent on additional funding servicing agreements.</p> <p>Planning staff have considered the services needed to support the proposed development in their review.</p> <p>Only street A is proposed to be designed as a Collector Road. The Township Official Plan identifies Street A as a collector road on the subject lands. All roads will be constructed in accordance with Township standards for safety and design.</p> <p>A condition of Draft Plan of Subdivision Approval is proposed to require that Elizabeth Street be extended to provide access to the subject lands.</p>
14	<p>Public Comment #3</p> <p>Concerns were raised related to the compatibility between the existing auto repair and towing business on Edward Street and the proposed residential plan of subdivision. Has the applicant considered the potential issues caused by the adjacent industrial facilities and are there any strategies proposed to mitigate potential disturbances?</p>	<p>The applicant was required to prepare a Land Use Compatibility Letter to assess the anticipated impacts of the surrounding industrial land uses on the proposed residential development. The Draft Plan of Subdivision Conditions require that the applicant must provide a landscape buffer or privacy screen between the proposed condominium block and the adjacent industrial waste disposal site. A clause will also be required in the Agreements of Purchase and Sale for future purchasers advising them that the development is in proximity to industrial lands.</p>
15	<p>Public Comment #4</p>	

#	Comment Summary	Response to Comment
	<p>Concerns were raised related to whether the old Creemore Landfill site been assessed?</p> <p>Concerns were raised related to Street C (Francis Street). It was questioned whether the instillation of sidewalks on Francis Street will be part of Phase 1 of the development.</p> <p>Concerns were raised related to parking during construction and whether construction vehicles will be permitted to park on Mary, Francis, Wellington or Nelson Street during construction. Can all construction parking be contained in the subdivision?</p>	<p>The Old Creemore Landfill site has been fully remediated and is no longer considered a landfill site. As such, there is no requirement for further assessment.</p> <p>There are no proposed street works outside of the limits of the proposed draft plan of subdivision. The section of Francis Street which is proposed to be constructed as part of this development will include a sidewalk on one side.</p> <p>A construction management plan will be required as a condition of Draft Plan of Subdivision Approval. The details of the construction management plan are not yet available.</p>
16	<p>Public Comment #5</p> <p>Concerns were raised related to the amount of asphalt proposed specifically related to environmental sustainability and cost of maintenance.</p> <p>Concerns were raised related to the amount of greenspace proposed and whether it is enough.</p>	<p>The Township's standard road design requirements will be applied to the proposed development during detailed design. Sustainability measures to be included in the development will be reviewed during detailed design.</p> <p>The proposed development includes 2 parks which constitutes more than the minimum 5% parkland dedication requirement for the subdivision.</p>

Rossalyn Workman

From: Marek, Greg <Greg.Marek@simcoe.ca>
Sent: June 28, 2023 2:00 PM
To: Rossalyn Workman; Celeste Phillips
Cc: Amy Cann; Dempster, Calvin; Thorne, Stefanie
Subject: Tribute Creemore OPA and ZBA Public Meeting
Attachments: 2023.04.13 - Draft Official Plan Amendment (2).pdf

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Hello Rossalyn and Celeste,

County Planning Staff has reviewed the proposed OPA documents and cross-referenced the changes with the existing Township Official Plan and specifically policy 4.6.2.3.7. c), noting that this existing policy refers to schedules that do not form part of the Official Plan.

The current proposed OPA follows this existing policy structure by referring to a Schedule 'B' (Block Plan), Schedule 'C' (Phasing Plan) and Schedule 'D' (Concept Plan) as forming part of the OPA. If these Schedules are not incorporated within the Official Plan by amendment (e.g. by adding them as new Schedules A1.1, A1.2, and A1.3), then it is unclear how they can be enforced through the application of the proposed OP policy.

The submission of the Block Plan, Phasing Plan, and Concept Plan could be made a requirement of the Draft Plan of Subdivision application approval process, to the satisfaction of the Township.

To maintain flexibility in the development of the related subdivision Block Plan in the future and to provide a broader range of potential housing options as encouraged by the Township Official Plan, the County is suggesting that consideration be given to permitting not only single-detached lots and townhouse units, but also semi-detached lots, four-plexes, six-plexes and low-rise apartment buildings within the Residential - Special Policy XX designation.

This would eliminate the need for a future Official Plan Amendment should the mix of housing types need to change.

Additional recommended revisions to the proposed OPA are as follows:

1. Revise the introduction to Part B – The Amendment, to read as follows: "...consisting of the following text and schedule...";
2. Under Part B – The Amendment, paragraph 5, change "Special Policy Area XX" to "Residential – Special Policy XX"; and
3. Revise the title block of Schedule 'A' to the OPA to read: "Official Plan of the Township of Clearview Schedule A1 – Creemore Land Use and Transportation Plan Urban Settlement Area".

Also for consideration, by repealing and replacing the Residential - Special Policy 1 policies currently within Section 4.6.2.3.7. c) with the new Residential Special Policy XX policies, the Residential Special Policy 1 lands as shown on Schedule 'A' to the OPA are left without any site-specific policies within the Official Plan.

Please do not hesitate to contact me with any questions.

Best regards,

Greg Marek, RPP, MCIP

Manager of Planning

County of Simcoe, Planning Department

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Rossalyn Workman

From: Marek, Greg <Greg.Marek@simcoe.ca>
Sent: October 27, 2023 11:42 AM
To: Aleah Clarke; Dempster, Calvin
Cc: Rossalyn Workman; Amy Cann; Dave Aston; Bonany, Jamie
Subject: RE: Tribute Creemore OPA, ZBA and Subdivision Applications (2023-025)
Attachments: Creemore Landfill Site 25 - Clearance letter for residnets within 500m (1).pdf; Creemore Landfill_RSC 224922.pdf; Creemore Landfill_Letter of Acknowledgement RSC 224922.pdf

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Good morning Aleah,

The old closed Creemore landfill site has been fully remediated and is no longer considered a landfill site. The site has been removed from the [County of Simcoe Official Plan Schedule 5.6.1 County Waste Management System](#) and there is no requirement for development in proximity to the property to do a D-4 Study.

I have attached some documentation related to the decommissioning of the site.

I have copied County Solid Waste Management Staff on this email for awareness and to provide any other necessary comment.

Best regards,

Greg Marek, RPP, MCIP
Manager of Planning
County of Simcoe, Planning Department
Phone: 705-726-9300 x1362 Fax: 705-727-7984
Email: greg.marek@simcoe.ca
Website: www.simcoe.ca
MCR webpage: www.simcoe.ca/dpt/pln/mcr

From: Aleah Clarke <aclarke@mhbcplan.com>
Sent: Friday, October 27, 2023 11:16 AM
To: Dempster, Calvin <Calvin.Dempster@simcoe.ca>; Marek, Greg <Greg.Marek@simcoe.ca>
Cc: Rossalyn Workman <rworkman@clearview.ca>; Amy Cann <acann@clearview.ca>; Dave Aston <daston@mhbcplan.com>
Subject: [EXTERNAL] Tribute Creemore OPA, ZBA and Subdivision Applications (2023-025)

Good Morning Calvin and Greg,

MHBC has been retained to assist the Township of Clearview with some of its development review applications. One of these files is the Tribute Subdivision application 2023-025. We received the attached County comments on file 2023-025, but we have noted that there is an old landfill site adjacent to the property. We understand that the County has already remediated this site, but could you please circulate this application to the waste management division for comment to confirm there are no outstanding issues?

If you need any additional information please let me know.

Thanks,
Aleah

ALEAH CLARKE, BES, MCIP, RPP | Intermediate Planner (she/her)

MHBC Planning, Urban Design & Landscape Architecture

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County of Simcoe
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Toll Free 1-866-893-9300
Fax (705) 726-9832
simcoe.ca



September 25, 2014

Marie Leroux
Development Planner
Township of Clearview
Box 200, 217 Gideon Street
Stayner, ON L0M 1S0

Dear Marie

RE: D-4 Guideline Clearance for properties within 500m of the remediated Creemore Landfill Site (25), Creemore, Township of Clearview

The County of Simcoe, Solid Waste Management Department is pleased to report that properties within 500m of the County of Simcoe remediated Creemore Landfill Site (25) do not require to complete the Ministry of Environment's Guideline D-4 – Land Use On or Near Landfills and Dumps.

This clearance letter is being provided based on the information reported in the 2013 Closed Creemore Landfill - Annual Monitoring Report, and due to the absence of waste and landfilling activities at the site.

Please distribute this letter to the appropriate departments in order to have the D-4 buffer for the landfill site removed.

If you require any further information, please do not hesitate to contact Melissa Phillips at 705-726-9300 x1195.

Sincerely,

Melissa Phillips
Technical Compliance Supervisor

Copy: Rob McCullough, Director, Solid Waste Management
David Parks, Director, Planning, Development & Tourism

Rossalyn Workman

From: Marek, Greg <Greg.Marek@simcoe.ca>
Sent: January 22, 2024 1:19 PM
To: Rossalyn Workman
Cc: Amy Cann; aclarke@mhbcplan.com; daston@mhbcplan.com
Subject: RE: Tribute, OPA, Zoning and Draft Plan of Subdivision - Response Matrix and Additional Submission
Attachments: 2023.11.09_Creemore Commons_Draft OPA.pdf

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,

I am providing comments now on the draft OPA as attached. County comments on the draft plan of subdivision will follow after I hear back from the County's Transportation & Engineering and Solid Waste Management staff.

For the OPA under Part B – The Amendment, Paragraph 2 states the following:

2. Schedule “B” is the Land Use Plan showing the proposed land uses and is attached hereto and forms part of this Amendment.

It is unclear how the Official Plan is being amended. Is the Land Use Plan a new Schedule to the OP? Where will it be inserted in the OP and what Schedule # will it have? If the Land Use Plan is more of a reference document to highlight the layout of the subdivision which lands are subject to the new/revised policy 4.6.2.3.7 c), it could be included as a document to be listed as an Appendix under Part C – The Appendices.

If you have any questions about my comments, please do not hesitate to contact me.

Best regards,

Greg Marek, RPP, MCIP
Manager of Planning
County of Simcoe, Planning Department
Phone: 705-726-9300 x1362 Fax: 705-727-7984
Email: greg.marek@simcoe.ca
Website: www.simcoe.ca
MCR webpage: www.simcoe.ca/dpt/pln/mcr

From: Rossalyn Workman <rworkman@clearview.ca>
Sent: Thursday, January 18, 2024 4:14 PM
To: Marek, Greg <Greg.Marek@simcoe.ca>
Cc: Amy Cann <acann@clearview.ca>; aclarke@mhbcplan.com; daston@mhbcplan.com
Subject: [EXTERNAL] FW: Tribute, OPA, Zoning and Draft Plan of Subdivision - Response Matrix and Additional Submission

Hi Greg
I wanted to send this link again.

As I mentioned we are working towards recommendation reports, particularly as it relates to the OPA.

But we would also accept draft plan conditions as well should you be ready to provide those.

<https://we.tl/t-HkkJmBv5q4>

The draft OPA is in this link. We would appreciate any comments you have.

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

From: Rossalyn Workman

Sent: Thursday, December 21, 2023 11:47 AM

To: Greg Marek <Greg.Marek@simcoe.ca>; Davin Metheral <dmetheral@nvca.on.ca>

Cc: Amy Cann <acann@clearview.ca>; aclarke@mhbcplan.com; daston@mhbcplan.com

Subject: Tribute, OPA, Zoning and Draft Plan of Subdivision - Response Matrix and Additional Submission

Hi Greg and Davin

Please find the link to the response table to comments received to date and to the additional submissions.

At this time we are working on our recommendation reports and just want to make sure that we have your clearance letters/draft plan conditions for these applications.

<https://we.tl/t-q2a9T1Dn94>

Let me know if you have any questions.

Thanks Rossalyn

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

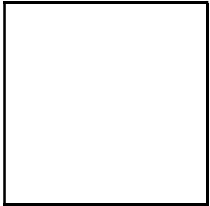
Community Planner, Approvals and Policy

Township of Clearview

705-428-6230 ext. 248

rworkman@clearview.ca

Holiday Closure & Out of Office Alert: I will be out of the office from 4:30pm on December 22, 2023 returning January 8, 2024. The Clearview Administration Centre will be closed the week of December 25th. Have a safe and happy holiday.



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April 17, 2024

VIA EMAIL

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

RE: Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision (Project No.: 2023-025)
Creemore Commons
County File No.: CV-PRE-23011

Thank you for circulating the County on the above applications for comment. County Planning staff understand that the applicants are seeking, through an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, to develop the subject lands with between 473 and 536 residential units, composed of single detached and townhouse units. In order to facilitate this development, the OPA is proposed to replace the policies in Section 4.6.2.3.7c) of the Township of Clearview Official Plan with new policies. Additionally, the effect of the ZBA would be to modify the current zoning of the subject lands which is based on a previous subdivision approval on the subject lands to reflect the modified subdivision proposal.

County staff have reviewed the following reports and studies in support of the proposed applications:

- Planning Justification Report prepared by Celeste Phillips Planning Inc., dated April 11, 2023; updated November 9, 2023;
- Draft Plan of Subdivision prepared by Celeste Phillips Planning Inc., dated April 5, 2023; updated November 9, 2023;
- Block Plan prepared by Celeste Phillips Planning Inc., dated April 4, 2023;
- Concept Plan prepared by Celeste Phillips Planning Inc., dated April 3, 2023; updated November 9, 2023;
- Phasing Plan prepared by Celeste Phillips Planning Inc., dated April 12, 2023;
- Draft OPA Text prepared by Celeste Phillips Planning Inc., dated April 13, 2023; updated November 9, 2023;
- Traffic Impact Study prepared by Crozier Consulting Engineers, dated April 2023; and
- Functional Servicing Report and Stormwater Management Report prepared by Crozier Consulting Engineers, dated November 9, 2023

Planning Comments

The subject lands are designated 'Settlements' on Schedule 5.1 – Land Use Designations of the County of Simcoe Official Plan. Objectives of this designation include focusing population and employment growth within settlements, and to promote development forms and patterns which minimize land consumption and servicing costs.

Regarding the draft OPA text and schedules, County Planning staff offer the following comments and suggestions:

- Part B, Paragraph 1 can be revised to read: “That Schedule A1 – Creemore Land Use and Transportation Plan is hereby amended by re-designating the lands identified in Policy 4.6.2.3.7h) from Residential Special Policy 1 to Residential Special Policy XX, Open Space, and Greenland – Hazard Land Areas as shown on Schedule ‘A’ attached hereto and forming part of this amendment.

County Planning staff understand that the Nottawasaga Valley Conservation Authority (NVCA) and the Township of Clearview have partnered on a Flood Hazard Study for the Upper Mad River watershed, which includes lands within the settlement area of Creemore. It is also understood that a draft of this study was made available to the public on February 22, 2024 and that the preliminary findings indicate that a portion of the proposed development lands fall within the draft regional floodplain mapping. The County anticipates that the recommendations of this study will be further addressed by the Township, NVCA and/or applicant to ensure conformity with provincial policy.

It is understood that residential uses are being contemplated for Block 29 (Future Development). Considering this block’s separation from the remainder of the development, County staff suggest that alternate uses for Block 29 be considered, but will ultimately be subject to future planning approvals.

It should also be noted to the applicant that the County is the approval authority for local official plan amendments with an associated fee of \$3,000.00 (site specific) to be paid when the adoption package is submitted to the County.

Solid Waste Management Comments

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 as outlined in the County’s Waste Design Policy and Design Standards.

It appears from the submitted site plan that the roads can be constructed as per County engineering standards in order to offer waste collection services. However, there is one area of concern at the terminus of proposed Streets ‘A’ and ‘G’ where additional information would be required in order to confirm adequate accessibility and turn around for County waste collection vehicles. Condition #3 has been requested to address this area of concern.

Carts must be able to be placed 0.6 metres (2ft) away from each other and 0.6 metres (2ft) from any other objects or obstructions (e.g. mailboxes, fire hydrants, parked vehicles). The carts must also be placed within 2.4 metres (8ft) of the travelled portion of the roadway for collections service.

If the Applicant has any questions or comments regarding the waste collection comments above, please direct them to solidwaste@simcoe.ca.

Transportation and Engineering Comments

The Transportation & Engineering Department has the following comments:

1. An Engineering Review Application form and applicable fees will be required for each submission.
 2. Please be advised, for the engineering design stage, any external servicing infrastructure proposed to be located within the County Road 9 right-of-way shall be located within the boulevard and not beneath any portion of roadway, except for any required crossings.
-

3. All trees and shrubs must be planted at least 3.0 metres from the County Road 9 new property line to ensure that they do not encroach onto the road right-of-way as they mature. Fencing must be setback at minimum 0.3 metres adjacent to the County Road 9 new property line, if applicable.
4. The County has received and reviewed the Functional Servicing & Preliminary Stormwater Management Report and finds it acceptable at this time.
5. Please include the details and location of the temporary construction entrance to County Road 9 within the Erosion and Sedimentation Control Plan.
6. The County has following comments regarding Traffic Impact Study:
 - Road improvements are required as a result of the proposed subdivision development.
 - A westbound left turn lane at County Road 9 and new Street 'A' will be required. The left turn lane shall consist of a 115m taper lane, 40m parallel lane and 15m of storage.
 - An eastbound right turn taper lane of 75m will be required at County Road 9 and new Street A.
 - The developer will be required to enter into a road improvement agreement with the County to construct the necessary road improvements at County Road 9 and new proposed Street 'A'

Therefore, in consideration of the above comments, the County requests the following as conditions of draft plan of subdivision approval:

1. *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.*
2. *The Owner shall agree in the Subdivision Agreement in wording satisfactory to the County of Simcoe, to construct temporary turnarounds at the termini of Streets 'A' and 'G' in the south of the subject lands which would allow the County to provide waste collection services to all ground related units in the development. The temporary turnarounds:*
 - *Are to be designed as either a P-turnaround or T-turnaround;*
 - *Are to be designed according to County of Simcoe Waste Collection Design Standards;*
 - *Art to remain in place until such time as a permanent road connection has been made between Street 'A' and Street 'G' to facilitate safe and consistent through movement of waste collection vehicles, and the County has confirmed in writing to the Township that the turnaround is no longer required.; and*
 - *May require use of existing municipal rights-of-way and/or portions of future development lots/blocks, as determined by the Township of Clearview and the County of Simcoe.*

All costs associated with the design and construction of the temporary turnaround 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 MPlan which show the temporary turnarounds.

3. *In the event lots/blocks or portions thereof are required to accommodate a temporary turnaround, the Owner shall agree in the Subdivision Agreement in wording satisfactory to the County of Simcoe, to place an Inhibiting Order with a "No Dealings Restriction" on the southernmost lots of Blocks 43 and 44 due to the inability of the County to provide curbside*
-

waste collection services to these lots. The No Dealings Restriction is to remain in place until such time as a permanent road connection has been made between Street 'A' and Street 'G', and the County has confirmed in writing to Township of Clearview that the restriction can be lifted. All costs associated with the preparation, execution and registration of the Inhibiting Order shall be borne by the Owner.

4. 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.
 5. That in the Subdivision Agreement, the Owner shall agree that any site plan approvals that may be required for development on Blocks 2, 5, 26 and 27 shall incorporate circulation to the County of Simcoe to ensure that County interests with regard to the County Road are addressed to the satisfaction of the County of Simcoe. The subdivision agreement shall also require that the owner acknowledge that the development of Blocks 2, 5, 26, and 27 shall be subject to meeting relevant by-law provisions and permit requirements of the County.
 6. That prior to final approval and any site alteration of the Phase 2 lands, the Owner shall submit the following to the satisfaction of the County of Simcoe:
 - Landscape Plans including fencing details; and,
 - Erosion and Sedimentation Control Plan
 7. That the Owner shall permanently remove any existing entrances to County Road 9 and reinstate the boulevard to its original condition at the Owner's expense.
 8. The Owner shall submit to the satisfaction of the County, engineering drawings, prepared by a professional engineer, for the road improvements at the intersection of County Road 9 and the proposed local road, Street 'A'.
 9. That prior to final approval of Phase 2, the Owner shall submit to the satisfaction of the County, an updated Traffic Impact Study that reassesses the requirement for a westbound left turn lane at County Road 9 and Mary Street and includes a traffic signal warrant analysis for the intersections of County Road 9 and Mary Street and County Road 9 and Street 'A'.
 10. That prior to final approval, phasing of required road and intersection improvements and the schedule for the submission of associated detailed design documents shall be determined in consultation with and to the satisfaction of the County of Simcoe in accordance with the approved Traffic Impact Study.
 11. That prior to final approval, the Owner shall enter into a Road Improvement Agreement with the County whereby the Owner agrees to assume financial and other responsibility for the construction of all necessary road improvements at County Road 9 and new proposed Street 'A'.
 12. That prior to final approval of grading or construction on the Phase 1 lands, and in accordance with the phasing plan, the Owner shall submit a detailed Landscape Plan for Blocks 1 and 25 adjacent to the County Road allowance, in compliance with applicable County standards, policies and by-laws, all to the satisfaction of the County of Simcoe.
 13. That the Owner shall submit a Stormwater Management Plan/Report to the satisfaction of the County of Simcoe, which ensures that post-development surface drainage rates to the County
-

of Simcoe road allowance do not exceed pre-development rates of the 2, 5, 10, 25, and 100 year storm events.

The County also requests the following as notes to draft approval:

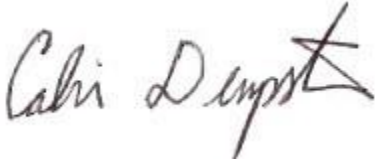
- 1. An Entrance Permit will be required for proposed Street 'A' intersects with County Road 9.*
- 2. The County of Simcoe Entrance By-law No. 5544 regulates the construction, alteration or change in the use of any private or public entranceway, gate or other structure or facility that permits access to a County road. As per Section 2.5.4, direct access from single lots on to County Roads from a plan of subdivision or condominium is not permitted. Therefore, Blocks 2, 5, 26 and 27 will not have direct access to County Road 9. Access shall be from the local street.*
- 3. A Road Occupancy Permit will be required for any work being completed in the County right-of-way.*

County Planning staff request that the County be circulated on all future notices related to this proposal, and that these be directed to planning.notices@simcoe.ca.

If you have any questions or require further information, please do not hesitate 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: Nathan Westendorp, Director of Planning/Chief Planner, County of Simcoe
Supneet Singh, Engineering Technician II, County of Simcoe
County Solid Waste Management Department
Amy Cann, Director of Planning and Building, Township of Clearview
Celeste Phillips, Celeste Phillips Planning Inc.

May 29, 2023

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

VIA EMAIL

FILE NO.: 2023-025-SD

NOTICE OF COMPLETE APPLICATIONS FOR
AN OFFICIAL PLAN AMENDMENT,
ZONING BY-LAW AMENDMENT &
DRAFT PLAN OF SUBDIVISION
ALLIANCE HERITAGE VILLAGE, CREEMORE
TOWNSHIP OF CLEARVIEW

Thank you for circulating notification with respect to an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications for the lands commonly known as the Alliance Heritage Village, south of County Road 9 and east of Mary Street, in the Village of Creemore. The first phase of the Alliance Heritage Village dwelling units is not included in these applications. The effect of the OPA is to consider between 473-536 residential units, including single detached dwellings and condominium townhouse units.

Planning staff have no objection to this proposed development. Please be aware that pupils residing in this development may not be accommodated in local schools due to accommodation limitations. Staff request that sidewalks be included throughout the proposed development to facilitate heavy foot traffic areas and promote active transportation.

Planning staff request that the Simcoe County District School Board's standard conditions, as indicated below, be included:

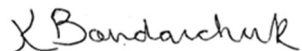
- That the owner(s) agree in the Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that accommodation within a public school in the community is not guaranteed and students may be accommodated in temporary facilities; including but not limited to accommodation 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 Agreement to include in all Offers of Purchase and Sale a statement advising prospective purchasers that if school buses are required within the development 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 the Simcoe County District School Board with a copy of the Notice of Decision. Once the agreement and plans have been registered, please provide the Simcoe County District School Board with a copy of the registered agreement in electronic format.

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

Sincerely,



Kandas Bondarchuk, MCIP, RPP, CAHP
Planner, Planning & Enrolment

Rossalyn Workman

From: circulations@wsp.com
Sent: May 23, 2023 8:45 AM
To: Rossalyn Workman
Subject: OPA (2023-025-OP), ZBLA (2023-025-ZB) and Draft Plan of Subdivision (2023-025-SD), SE of Mary St. and County Rd 9., Clearview

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2023-05-23

Rossalyn Workman

Clearview

, ,

Attention: Rossalyn Workman

Re: OPA (2023-025-OP), ZBLA (2023-025-ZB) and Draft Plan of Subdivision (2023-025-SD), SE of Mary St. and County Rd 9., Clearview; Your File No. 2023-025-OP,2023-025-SD,2023-025-ZB

To Whom this May Concern,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

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

Should you have any questions, please contact the undersigned.

Yours truly,

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca

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-LAEmlHhHzdJzBITWfa4Hgs7pbKl

Rossalyn Workman

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: May 30, 2023 3:50 PM
To: Christine Taggart
Subject: RE: Notice of Complete Application Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision (2023-025)

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Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Thank you,

Casey O'Neil (she/her)
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-5180
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

From: Christine Taggart <ctaggart@clearview.ca>
Sent: Friday, May 12, 2023 8:12 AM
To: Sasha Helmkey <shelmkey@clearview.ca>; Krista Pascoe <kpascoe@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Amy Cann <acann@clearview.ca>; Scott Davison <sdavison@clearview.ca>; Jennifer Georgas <Jennifer.Georgas@rjburnside.com>; Baz Dokainish <bdokainish@clearview.ca>; Todd Patton <tpatton@clearview.ca>; Dan Perreault <dperreault@clearview.ca>; Mike Rawn <mrawn@clearview.ca>; Kelly McDonald <kmcdonald@clearview.ca>; Scott McLeod <smcleod@clearview.ca>; Terry Vachon <tvachon@clearview.ca>; Tammy Gill <tgill@clearview.ca>; Council <council@clearview.ca>; County of Simcoe <planning.notices@simcoe.ca>; Rogers 1 <simcoecirculations@rci.rogers.com>; Rogers 2 <newdevelopment@rci.rogers.com>; 'Ontario Power Generation (executivevp.lawanddevelopment@opg.com)' <executivevp.lawanddevelopment@opg.com>; MPAC <lpuconsents@mpac.ca>; Simcoe County District School Board <kbondarchuk@scdsb.on.ca>; Simcoe Muskoka District School Board <planningdept@smcdsb.on.ca>; NVCA - Chris Hibberd <c.hibberd@nvca.on.ca>; NVCA - Planning <planning@nvca.on.ca>; EPCOR - Jody Wilson <jwilson@epcor.com>; EPCOR - Ted Burrell <tburrell@epcor.com>; EPCOR - Mehta <mmehta@epcor.com>; EPCOR - Horne <ohorne@epcor.com>; Canada Post <willy.behrens@canadapost.postescanada.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; Bell Canada <circulations@mmm.ca>; CA - Circulations <ca.circulations@wsp.com>; kaitlinh@curvelake.ca
Cc: Rossalyn Workman <rworkman@clearview.ca>; Avi Shwartz <ashwartz@williamsarch.com>; Jeremy Ordog <jordog@williamsarch.com>
Subject: [External] Notice of Complete Application Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision (2023-025)

CAUTION! EXTERNAL SENDER

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?
DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good morning, please find attached the Notice of Complete Application relating to an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision (2023-025).

The following link to the project on our website provides the applicant's full submission for your review. We ask that you please provide your comments by **June 2, 2023**.

<https://www.clearview.ca/building-planning/current-projects/tribute-official-plan-amendment-zoning-law-amendment-draft-plan>

You can also use the QR Code below to access the projects page.



Kind regards,
Christine Taggart, ACST
Planning & Development Technician
Secretary-Treasurer, Committee of Adjustment
ctaggart@clearview.ca
705-428-6230 ext. 238



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

In response to the COVID-19 pandemic, Clearview Township has implemented strategies to ensure we stay connected safely. Please exercise physical distancing & follow health guidelines. Face coverings are not mandatory but are currently being recommended in all indoor public spaces. The Township is offering in-person services 8:30 to 4:30 Monday through Friday, however, we encourage you to check ahead by making an appointment if you require more than just cashier services. Please contact staff by phone (705) 428 - 6230 or email which is available in the staff list located on our website. All service delivery announcements for the public will continue to be communicated through the township website, www.clearview.ca and on Twitter,

Rossalyn Workman

From: AMIN Pranav <Pranav.Amin1@HydroOne.com>
Sent: April 13, 2024 5:53 PM
To: Rossalyn Workman
Subject: Clearview - Part of Lot 8,9 Concession 4, Nottawasaga - 2023-025-SD

You don't often get email from pranav.amin1@hydroone.com. [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,

We are in receipt of your Site Plan Application, 2023-025-SD dated March 26th, 2024. 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



MENU



HELP



SEARCH

Customers Affected:  >5000  501-5000



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,

Dennis De Rango

Specialized Services Team Lead, Real Estate Department

Hydro One Networks Inc.

Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

Restricted Land Use Notice

Issued under the Clean Water Act, Section 59 (2) (a)
No Prohibition or Risk Management Plan Requirement

Notice No.: 01-2023_Clearview

To/Attention: Tribute (Creemore) Limited

Property address: Part of Lot 8 and 9, Concession 4 (Mary Street and County Road 9, Creemore, Clearview, ON)

Municipality: Town of Clearview

Date: October 16, 2023

This Notice was prepared in response to the Draft Plan of Subdivision for the Tribute Creemore Subdivision/ Creemore Commons. This property is designated for Restricted Land Use under Section 59 of the *Clean Water Act (Act)* as the subject property is located within the Wellhead Protection Area (WHPA) A of the Creemore Municipal Wells #1 and #2. As required under the *Act*, the proposal was reviewed in consideration of the South Georgian Bay Lake Simcoe Source Protection Plan which came into effect July 1, 2015, and contains policies to protect municipal drinking water sources.

The proposed development along Mary Street in Creemore covers an area of approximately 37.38 ha, which is part of a 39.08 ha Draft Plan (formerly owned by Alliance Heritage Village Inc.). The Draft Plan proposes 536 residential units, roadways, a SWM facility, parks, open spaces, and drainage blocks.

The property is located within a WHPA-A with a vulnerability score of 10. The South Georgian Bay Lake Simcoe Source Protection Plan contains several policies that apply to this class of vulnerable area. Based on the latest configurations of the subdivision, the area within the WHPA-A consists of residential homes and parks.

It is currently understood that the residential homes will be using municipal sewers, not septic systems.

It has been determined that the potential land use activity(s) associated with the proposed development are not subject to either Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the Act.

- This Notice is only effective as it relates to this Application;
- This Notice is not valid for any subsequent approvals which the proposal may require under the *Planning Act* or for any building permits that may be required under the *Building Code Act*; and
- Prior to applying for any subsequent municipal approvals under the *Planning Act* for building permits under the *Building Code Act*, a new application for a Restricted Land Use Notice must be submitted for review by the Risk Management Official.

Sincerely,



Sarah Thompson
Risk Management Official and Inspector, Town of Clearview
Nottawasaga Valley Conservation Authority; T (705) 424-1479 ext 283, sthompson@nvca.on.ca

Nottawasaga Valley Conservation Authority

8195 8th Line, Utopia, ON L0M 1T0

T: 705-424-1479 ext. 283 •

• nvca.on.ca



Nottawasaga Valley
Conservation Authority

August 25, 2023

SENT BY EMAIL

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

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

Dear Ms. Workman,

**RE: Proposed Official Plan and Zoning By-law Amendment
"Alliance Heritage Creemore"
Town File No. 2023-025
NVCA ID #31916**

Nottawasaga Valley Conservation Authority [NVCA] staff is in receipt of an application to re-designate and rezone the subject lands. The OPA proposes to replace policies of OPA No. 5 Residential Special Policy 1 to consider between 473 residential units to 536 residential units. Single detached dwelling frontages include: 9.1 m (30 ft); 11.6 m (38 ft); and 15.2 m (50 ft). It will also include 68 condominium townhouse units with frontages of 8.5 m (28ft). The ZBA proposes to zone the lands Residential Multiple Low Density (RS3), Residential Multiple Medium Density (RS4), Recreational (REC), Stormwater (SW) and Development Area (DA).

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, 2020) 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. Finally, NVCA has provided comments as per our Municipal Partnership and Service Agreement with the Township of Clearview.

Ontario Regulation 172/06

1. The subject property is 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

Based upon a review of the proposed site plan provided with the application NVCA staff offer the following regulatory comments:

Natural Hazard - Regulatory Comments

2. NVCA staff recognize that the limits of development were established during Draft Plan of Subdivision process, taking into consideration the environmental features and hazards identified on the subject lands. All NVCA staff therefore have no Natural Hazard concerns with the proposed Draft Plan of Subdivision.
3. Please note the applicant will be required to demonstrate that the existing stormwater management scheme can accommodate storm water flows resulting from the increase in impervious area.
4. Revisions to the draft plan may be required due to the increased storm water flows, to the satisfaction of the Nottawasaga Valley Conservation Authority and the Township of Clearview. Stormwater concerns will be addressed during the redline revision.

Conclusion

In closing, staff has no objection to the application.

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

Planner I



Nottawasaga Valley
Conservation Authority

February 27, 2024

SENT BY EMAIL

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

Attn: Rossalyn Workman
Community Planner
rworkman@clearview.ca

Dear Rossalyn,

**RE: NVCA Conditions for Draft Plan Approval
Alliance Heritage Village (Tribute Creemore)
Town File No. 2023-025-SD
Blocks 19 to 27 and Blocks 29 to 47, Registered Plan 51M-1163
NVCA ID #31916**

Nottawasaga Valley Conservation Authority (NVCA) staff have completed their review of the Draft Plan of Subdivision, Notice of Complete Application :

The following conditions are recommended for inclusion at the Draft Plan Approval stage, in order to ensure that the final site plan is supportable by the NVCA and will be eligible for permit issuance.

1. That prior to the execution of the Subdivision Agreement, the following shall be prepared to the satisfaction of the NVCA and the Municipality:
 - a. Determination of the flood hazard and limits of development (*as further defined in Condition #6*);
 - b. A detailed stormwater management report demonstrating conformance with the criteria presented in the NVCA Stormwater Technical Guide (2013), or more recent applicable standards;
 - c. Demonstration of an acceptable stormwater outlet in accordance with MECP, NVCA, and municipal engineering guidelines;
 - d. A detailed channel re-alignment design, including, and in conformance to the recommendations provided, all necessary supporting technical studies (including fluvial geomorphic assessment, geotechnical review of channel design, hydrogeological review of proposed drainage plan);
 - e. A detailed erosion and sediment control plan;
 - f. A detailed grading plan;
 - g. A detailed geotechnical report;
 - h. A hydrogeological report;

Nottawasaga Valley Conservation Authority

8195 8th Line, Utopia, ON L0M 1T0

T: 705-424-1479 F: 705-424-2115

admin@nvca.on.ca • nvca.on.ca

A member of Conservation Ontario

- i. Detailed restoration and landscaping plans;
 - j. A Stormwater Operations and Maintenance Manual; and
 - k. A Fill Management Plan.
2. That the Owner shall agree to carry out, or cause to carry out, the recommendations and measures contained within plans and reports approved by the municipality and the NVCA.
3. That following completion of the works, the Owner shall agree to provide written certification from a qualified professional that the works have been constructed in accordance with plans and reports approved by the municipality and the NVCA.
4. That the owner obtain permission from the Nottawasaga Valley Conservation Authority for the placement of fill, the alteration of existing grades or any construction activity at this location under the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 172/06) prior to undertaking the proposed works.
5. That the Nottawasaga Valley Conservation Authority is notified in writing through a copy of the passed zoning by-law including its text and schedule that the Regulatory Floodplain, open space blocks, environmental protection blocks and the storm water management facility(ies) have been appropriately zoned.
6. That the Subdivision be revised, if necessary, to reflect the final determinations of the Upper Mad River Flood Hazard Study and associated technical studies in support of the stormwater management design such that:
 - The flood hazard and limits of development delineated, to the satisfaction of the municipality and NVCA; and,
 - That the development is completely outside of the hazard and related setback from the hazard, or is consistent with and conforms to municipal natural hazard policies or the MCEA process (as applicable) in order to mitigate the flood hazard to the satisfaction of the municipality and the NVCA.
7. That the Owner shall agree, in wording acceptable to the Township and the Nottawasaga Valley Conservation Authority, to ensure that proper erosion and sediment control measures will be in place prior to any site alteration. The Agreement must also contain a provision stating that all major storm water management facilities (e.g. storm water pond providing treatment for the subject site), including the receiving channel re-alignment (to be implemented as prescribed through the Municipal Class Environmental Assessment process), must be in place prior to the creation of impervious areas such as roads and buildings.
8. That the major stormwater management facilities, regulatory floodplain areas, environmental protection areas, open space blocks and any easements required for storm water drainage purposes shall be dedicated/granted to the municipality.

9. Should the documentation in 1. a-k necessitate revision to the lot fabric to provide sufficient space for the required LIDs and stormwater management facilities, the applicant shall complete a red line revision to accommodate the required block sizing within the approved limits of development prepared to the satisfaction of the NVCA and the municipality.

Regards,



Davin Metheral

Planner

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.

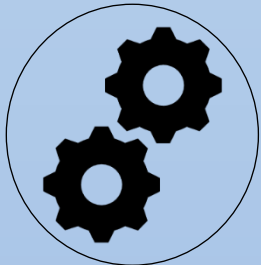
What is an Economic Evaluation?

*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)

What are the steps to get connected?



Request for Connection

Complete a form which includes:

- * Connection Horizon
- * Estimate of Capital Costs
- * Expected load



Preliminary EE & Offer to Connect

An initial economic evaluation (based on estimated costs and forecasted revenues) is drafted in conjunction with the **Offer to Connect (OTC)**.

The Offer to Connect outlines the standards and responsibilities of acquiring vendors and completing capital work.



Expansion Deposit & Sign OTC

For expansions that require a capital contribution, a distributor may require the customer to provide an **Expansion Deposit** for up to 100% of the present value of the forecasted revenue.

This is required to ensure that the forecasted connections included in the **Connection Horizon** are realized along with associated revenue.



Complete Capital Work

Working with our operations department, complete the required infrastructure work as per the specifications of the construction agreement/OTC.



Final EE & Transfer Price Determination

Upon energization, an updated economic evaluation is performed, which determines transfer price and **Capital Contribution** using actual costs and number of forecasted connections within the five year connection horizon.

Payment due to/from Developer will be made.



Annual Review & Expansion Deposit Refund

Following energization, an annual review will be conducted over the five year **Connection Horizon**.

The **Expansion Deposit** will be returned based on the proportion of actual Connections over the five year **Connection Horizon** (i.e. 20% of actual connections in the first year results in 20% of the **Expansion Deposit**, less the Warranty, being released).





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:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Commercial (GS<50kW):	<input type="text"/>	<input type="text"/>	<input type="text"/>
Multi-Unit Residential	<input type="text"/>	<input type="text"/>	<input type="text"/>
Industrial & Large Commercial (GS>50kW):	<input type="text"/>	<input type="text"/>	<input type="text"/>

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:

--

Rossalyn Workman

From: Art McIlwain <[REDACTED]>
Sent: June 12, 2023 1:00 PM
To: Rossalyn Workman
Subject: 2023-025 Mary Street Request for Official Plan Amendment - Request for Information and Material provided by applicant

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 from Lavender Hill Road in Ward 2 in the Niagara Escarpment. It was great to see you landed the assignment to manage the current requests to amend the Official Plan and Zoning ByLaw for the Mary Street lands in Creemore. Your involvement more than twenty years ago with the two prior requests gives you a deeper understanding than most about how the people in the community view the matter. Thank you for getting involved once again. Please advise what strategy the applicant has proposed for consulting with the public with respect to the request.

Please provide a link to the information and material that the applicant provided with its requests.

Thank you.

I understand this is what the Planning Act required the applicant to provide with the request.

1. The name, address, telephone number and, if applicable, the e-mail address of the applicant.
2. The name of the municipality or planning board that is being requested to initiate the amendment to its official plan.
3. The date of the request to the municipality or planning board.
4. The name of the official plan requested to be amended.
5. A description of the subject land, including such information as the municipality, or the geographic township in unorganized territory, concession and lot numbers, reference plan and part numbers, and street names and numbers.
6. If known, the approximate area of the subject land, in metric units.
7. Whether the requested amendment changes, replaces or deletes a policy in the official plan.
8. If the answer to section 7 is yes, the policy to be changed, replaced or deleted.
9. Whether the requested amendment adds a policy to the official plan.
10. The purpose of the requested amendment.
- 10.1 In the case of a requested amendment to a lower-tier municipality's official plan, the current designation of the subject land in the upper-tier municipality's official plan and an explanation of how the proposed amendment conforms with the upper-tier municipality's official plan.
11. The current designation of the subject land in the official plan and the land uses that the designation authorizes.
12. Whether the requested amendment changes or replaces a designation in the official plan.
13. If the requested amendment changes or replaces a designation in the official plan, the designation to be changed or replaced.

14. The land uses that the requested official plan amendment would authorize.
15. Whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body, or other means.
16. Whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.
17. If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed,
 - (a) a servicing options report; and
 - (b) a hydrogeological report.
18. Whether the subject land or land within 120 metres of it is the subject of an application by the applicant under the Act for,
 - (a) a minor variance or a consent;
 - (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
 - (c) approval of a plan of subdivision or a site plan.
19. If the answer to section 18 is yes, the following information about each application:
 - (a) its file number;
 - (b) the name of the approval authority considering it;
 - (c) the land it affects;
 - (d) its purpose;
 - (e) its status; and
 - (f) its effect on the requested amendment.
20. If a policy in the official plan is being changed, replaced or deleted or if a policy is being added, the text of the requested amendment.
21. If the requested amendment changes or replaces a schedule in the official plan, the requested schedule and the text that accompanies it.
22. If the requested amendment alters all or any part of the boundary of an area of settlement in a municipality or establishes a new area of settlement in a municipality, the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.
23. If the requested amendment removes the subject land from an area of employment, the current official plan policies, if any, dealing with the removal of land from an area of employment.
24. An explanation of how the requested amendment is consistent with the policy statements issued under subsection 3 (1) of the Act.
25. Whether the subject land is within an area of land designated under any provincial plan or plans.
26. If the answer to section 25 is yes, an explanation of how the requested amendment conforms or does not conflict with the provincial plan or plans.

26.1 A proposed strategy for consulting with the public with respect to the request.

27. An affidavit or sworn declaration by the applicant certifying that the information required under this Schedule and provided by the applicant is accurate.

O. Reg. 543/06, Sched. 1; O. Reg. 180/16, s. 11; O. Reg. 68/18, s. 13

--

Best Regards

Art McIlwain



Rossalyn Workman

From: Art McIlwain <[REDACTED]>
Sent: June 13, 2023 9:30 AM
To: Rossalyn Workman
Subject: 2023-025 Request for Official Plan Amendment - Second Request for Information and Material provided by applicant

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.

Hi again Rossalyn from Lavender Hill Road in Ward 2 in the Niagara Escarpment. Thank you for your prompt reply to my request yesterday for a link to the information and material the applicant provided with its requests. I said then it was great to see you landed the assignment to manage the current requests to amend the Official Plan and Zoning ByLaw for the Mary Street lands in Creemore. Of course, the Mary Street reference is hopefully incorrect. The east side of Mary Street is in private ownership now and the applicant does not own that frontage.

I have an idea for you to consider Rossalyn: Recharacterize the June 28 meeting as an Open House so the applicant can have an opportunity to share its scheme with the public and get an initial feeling about the public's response.

This is the prescribed information and material the applicant is obligated to provide. I repeat my request that you provide a link to the information and material that the applicant provided.

Thank you.

1. The name, address, telephone number and, if applicable, the e-mail address of the applicant.
2. The name of the municipality or planning board that is being requested to initiate the amendment to its official plan.
3. The date of the request to the municipality or planning board.
4. The name of the official plan requested to be amended.
5. A description of the subject land, including such information as the municipality, or the geographic township in unorganized territory, concession and lot numbers, reference plan and part numbers, and street names and numbers.
6. If known, the approximate area of the subject land, in metric units.
7. Whether the requested amendment changes, replaces or deletes a policy in the official plan.
8. If the answer to section 7 is yes, the policy to be changed, replaced or deleted.
9. Whether the requested amendment adds a policy to the official plan.
10. The purpose of the requested amendment.
 - 10.1 In the case of a requested amendment to a lower-tier municipality's official plan, the current designation of the subject land in the upper-tier municipality's official plan and an explanation of how the proposed amendment conforms with the upper-tier municipality's official plan.
11. The current designation of the subject land in the official plan and the land uses that the designation authorizes.

12. Whether the requested amendment changes or replaces a designation in the official plan.
13. If the requested amendment changes or replaces a designation in the official plan, the designation to be changed or replaced.
14. The land uses that the requested official plan amendment would authorize.
15. Whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body, or other means.
16. Whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.
17. If the requested amendment would permit development on a privately owned and operated individual or communal septic system and more than 4500 litres of effluent would be produced per day as a result of the development being completed,
 - (a) a servicing options report; and
 - (b) a hydrogeological report.
18. Whether the subject land or land within 120 metres of it is the subject of an application by the applicant under the Act for,
 - (a) a minor variance or a consent;
 - (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
 - (c) approval of a plan of subdivision or a site plan.
19. If the answer to section 18 is yes, the following information about each application:
 - (a) its file number;
 - (b) the name of the approval authority considering it;
 - (c) the land it affects;
 - (d) its purpose;
 - (e) its status; and
 - (f) its effect on the requested amendment.
20. If a policy in the official plan is being changed, replaced or deleted or if a policy is being added, the text of the requested amendment.
21. If the requested amendment changes or replaces a schedule in the official plan, the requested schedule and the text that accompanies it.
22. If the requested amendment alters all or any part of the boundary of an area of settlement in a municipality or establishes a new area of settlement in a municipality, the current official plan policies, if any, dealing with the alteration or establishment of an area of settlement.
23. If the requested amendment removes the subject land from an area of employment, the current official plan policies, if any, dealing with the removal of land from an area of employment.
24. An explanation of how the requested amendment is consistent with the policy statements issued under subsection 3 (1) of the Act.

25. Whether the subject land is within an area of land designated under any provincial plan or plans.

26. If the answer to section 25 is yes, an explanation of how the requested amendment conforms or does not conflict with the provincial plan or plans.

26.1 A proposed strategy for consulting with the public with respect to the request.

27. An affidavit or sworn declaration by the applicant certifying that the information required under this Schedule and provided by the applicant is accurate.

O. Reg. 543/06, Sched. 1; O. Reg. 180/16, s. 11; O. Reg. 68/18, s. 13

--

Best Regards

Art McIlwain


Rossalyn Workman

From: Art Mcllwain <[REDACTED]>
Sent: June 20, 2023 8:00 AM
To: Rossalyn Workman
Subject: 2023-025 Request for Official Plan Amendment - Second Request for Prescribed Minimum Information and Material Applicant Required to Provide

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, from Ward 2 on Lavender Hill Road in the Niagara Escarpment. Thanks for your prompt advice to read the application in response to my second request for a link to the prescribed minimum information and material the Planning Act requires the applicant provide. I acted on your advice and read the application together with Celeste's Planning Justification Report referred to in it.

I now believe some of the minimal information and material the Planning Act requires the applicant to provide is missing, and some incorrect information is provided there. I expect that you and Celeste, who is the applicant's agent, will easily identify the defects when you read the application you advised me to read together with the Planning Act minimum requirements.

Rossalyn, I know you and the applicant's agent Celeste are both skilled and experienced planning professionals who have worked well together in good faith to assemble much useful information and material about the Official Plan Amendment that her principal requests you to initiate – just not some of the prescribed minimum information and material the Planning Act requires her principal provide.

An uncomplicated way to remedy the missing ***“proposed strategy for consulting with the public with respect to the request”*** for amendment suggests itself: consult with the community by recharacterizing the June 28 meeting as an Open House and schedule it to be held in Creemore. You and Celeste's principal would gain valuable insight that will be helpful preparation for the Public Meeting(s), while you go about curing the rest of the defects in what her principal has presented to date.

--

Best Regards

Art Mcllwain
[REDACTED]

Rossalyn Workman

From: Art Mcllwain <[REDACTED]>
Sent: June 20, 2023 8:00 AM
To: Rossalyn Workman
Subject: 2023-025 Mcllwain Request for Notices

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, please put me on your delivery list for notices in connection with this matter and advise me of the delivery of your staff report to the Council together with a link to the report in advance of meetings where it will be considered.

Best Regards

Art Mcllwain
[REDACTED]

Rossalyn Workman

From: Art Mcllwain <[REDACTED]>
Sent: June 20, 2023 10:00 AM
To: Rossalyn Workman
Subject: 2023-025 Reliance on 11.0 Official Plan

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.

Hi Rossalyn from Ward 2 in the Niagara Escarpment,

I am relying in part on this provision in the Official Plan in preparing comments for the June 28 meeting and believe that the secondary plans/comprehensive Official Plan amendments have not yet been undertaken.

11.9 SECONDARY PLANS Prior to the occurrence of major development on lands within the Future Development Area, Special Development Area and Recreational District boundary classifications on Schedules A through A14, and prior to the expansion of primary or secondary urban settlement areas beyond the boundaries delineated on Schedules A through A14, it is the intent of this Official Plan that secondary plans/comprehensive Official Plan amendments be undertaken which address the potential environmental/economic/social impact of future growth, and provide a rational policy framework for its occurrence. This detailed planning will establish the preferred land use pattern, road network, servicing approach and method of stormwater management for the area, and provide a framework which minimizes potential impacts on natural heritage resources and maintains consistency with the character of the surrounding urban or rural landscape. The preparation of secondary plans/comprehensive Official Plan amendments shall be guided by the intent and purpose of the policies of this Plan and shall be developed having regard for surrounding land uses; environmental constraints; the physical suitability of the land in relation to the contemplated servicing approach; public utilities, schools, parks and other community facility uses; major road systems particularly as they relate to accessibility and safety; housing types and projected population growth. During the planning for future development, the Township shall give full consideration to the adequacy of existing schools and the need for the expansion of existing education facilities and/or the identification of new school sites, in consultation with the public and separate school boards.

--

Best Regards

Art Mcllwain
[REDACTED]

--

Regards and Be Safe

Art Mcllwain
[REDACTED]



Creemore Area
Residents' Association

P.O. Box 2029, Creemore
Ontario, L0M 1G0
www.creemoreresidents.ca

*An advocacy organization that
listens, informs and acts on issues
of vital importance to our community.*

June 28, 2023

CARA Submission and Questions for the Tribute Development Public Meeting

To: The Mayor and Councillors of Clearview Township and Rosalyn Workman

To: The County of Simcoe

c. Tribute (Creemore) Limited c/o Susan Zucchero

c. Celeste Phillips

From: Creemore Area Residents' Association (CARA)

Clearview Township has invited public input into the proposals from Tribute (Creemore) Limited ("Tribute") to amend the Clearview Official Plan (2001) and Zoning By-law (06-54) at a public meeting scheduled for June 28, 2023, or at any time in writing before the proposed Official Plan is adopted and the amended Zoning Bylaw is passed. Clearview Township has also invited public input on Tribute's Draft Plan of Subdivision Application.

These are CARA's submissions on the proposed Official Plan Amendment ("OPA"), Zoning Bylaw Amendment ("ZBLA") and Draft Plan of Subdivision applications made by Tribute. By making these submissions, we are preserving our right to appeal the enabling by-laws and to be added as a party to any other appeal before the Local Planning Appeal Tribunal.

CARA is an incorporated volunteer organization whose purpose is to represent the interests and concerns of all residents of Creemore, its neighbouring villages and rural communities, and to act on the relevant issues which impact the way we live. Our objective is to preserve the unique character of the Creemore area.

In this submission, we are highlighting the major issues we see, being:

- A. The Development Concept in the OPA and Draft Plan of Subdivision
- B. Servicing Requirements in the OPA and Draft Plan of Subdivision
- C. Phasing in the Development Concept/OPA and Draft Plan Approval Conditions
- D. Seniors Housing
- E. The Importance of Trees
- F. Architectural Control Guidelines

We also address some other Issues that have been brought to our attention by other residents of Creemore.

A. The Development Concept in the OPA and Draft Plan of Subdivision: Issues and Requests

The purpose of the Official Plan Amendment Application (OPA) is to replace the policies of OPA No. 5 Residential Special Policy 1 (Section 4.6.2.3.7.c) that was passed after the Ontario Municipal Board (“OMB”) approved OPA No. 5 in 2008 following a settlement of a hotly contested appeal launched by Alliance Homes and opposed by Clearview Township and CARA (among others). The effect of the Tribute proposed OPA will allow between 473 residential units to 536 residential units on the balance of the undeveloped lands in the Alliance Subdivision, increasing the approved density from 498 to 561.

CARA has the following concerns and questions on the proposed OPA:

1. The Planning Justification Report from Celeste Phillips advises that Tribute is seeking approval for a block plan of subdivision with a flexible number of units between 473 to 536 units. The Development Concept Plan drawing does not show the number of units. So, the public does not know if the Concept Plan filed with the OPA Application shows 473 or 536 new units. **REQUEST:** Require Tribute to file publicly two Development Concept Plans that shows(1) 473 units and (2) 536 units.
2. The Alliance Subdivision Plan for the Block 2 equivalent area included 14 condominium 4 plex and 6 plex units, with a proposed design in the approved Williams Architectural Control Guidelines (the “Alliance ACG”) that would continue the look of the new housing being added on Mary Street. The Tribute Planning Justification Report notes that although the current Concept Plan shows single family dwellings, Tribute is asking for additional density of 23 units in Block 2 adjacent to County Road 9 in case it later decides to build townhouses in Block 2. The Planning Justification Report talks about permitting higher yields on County Road 9. Townhouses facing the landscape berm along County Road 9 will block viewscapes and are not good planning or consistent with Creemore’s village character.
3. More appropriately, the proposed Architectural Control Guidelines prepared by W Architect Inc. (“WAI”) for the proposed Tribute Subdivision (the “Tribute ACG”) show this block as containing homes in the traditional architectural style only. The Tribute ACG also speaks to the importance of this area at page 34:

“...Lots are permitted to utilize only traditional building designs along the site perimeters. In addition, since these homes will be highly visible from County Road 9, approaching the site and have exposure to other open space features and roads, rear and/or side wall articulation should display upgrade elements such as wall projections, window box-out, bay windows etc. “
4. Townhouses would not normally be an effective transition from agricultural land to the east and a long string of townhouses facing County Road 9 is not consistent with Creemore’s existing village character. **REQUEST:** That the Township and County cap Block 2 at the lower

target level of 32 units and require that all the homes in that area will be single family dwellings in the traditional architectural style.

5. Block 29 – Future Development: A triangle is shown with zero units on the Concept Plan but with the potential for 27 units. This land abuts the Hydro substation. **REQUEST:** That Tribute disclose now its plans for building and servicing 27 units right next to the Hydro substation so that the feasibility and suitability of the proposals can be assessed during this public process.
6. Are the roads, curbs and sidewalks in the Development Concept Plan and subdivision design adequate for pedestrian safety?
7. Are boulevards provided for tree planting and municipal services along some or all of the new streets?
8. Park Frontage and Visibility: The interior of the proposed north park open space is mostly open to street frontages which reflects the Creemore open space character at Gowan Memorial Park, the Village Green, the Recreation Centre and the river frontage at the south end of Mill St. **REQUEST:** The proposed expansion of the existing open space east of the Creedan Valley Seniors Residence does not have sufficient public exposure and should be bordered by a street with building frontages facing the park. Alternatively, the open space could be combined with the storm pond as a landscape feature as noted below.
9. Preserved Gordon House Context: **REQUEST:** It would be beneficial to have the preserved Gordon house property completely open to the end of the proposed Wellington Street extension. The currently proposed residential lot opposite the end of Wellington St. will interrupt the visual connection to the front of the preserved residence.
10. Building Floor Level Relationship to Street Level: **REQUEST:** The proposed residential building ground floors should not be more than ½ story above the street sidewalk level for front door access. Current village development (the “BRIX”) is raised one complete floor level above existing grade to accommodate a level of parking at grade. This has unfortunately resulted in unnecessarily high buildings, which in turn will be detached from street level resident interaction except at collective lobby entrances.
11. Community Gateways: **REQUEST:** Community “gateways” should be discouraged as this results in a sense of a separate or exclusive neighbourhood character. This residential development should feel like an integrated and compatible extension of the existing village. The sense of a separate and detached identity is not a beneficial addition to the community and is more in character with metropolitan suburbs rather the current village character. It is understood that a gateway or landscape feature may be useful as a temporary sales marketing feature, but this should not remain upon completion of the neighbourhood.

B. OPA to Ensure Services Needed by Proposed New Residents are Actually Available

12. Tribute proposes that the OPA expressly require that “All development shall be serviced with municipally piped water and sanitary sewers. Prior to final approval, the Township of Clearview will confirm that municipal services are available prior to development proceeding with each phase.” CARA agrees this is necessary.
13. However, there is nothing in the draft OPA or Tribute’s Planning Justification Report that explains to the public who is going to pay for these services. **REQUEST:** that any and all improvements to the water supply, storm drainage and sanitary sewer systems to service the lands proposed to be included in the OPA, ZBLA and Tribute Plan of Subdivision be paid for by Tribute, without any increase in the taxes and rates now being paid by Clearview taxpayers.
14. Storm Water Pond and Open Space Integration: **REQUEST:** Use of the storm water pond as an open space or park feature should be encouraged. This should include restricting in-water pond slope gradients so that perimeter fencing will not be necessary. Relocating a portion of the current and proposed expanded park space next to Creedan Valley Home with the water feature should be encouraged. The perimeter drainage corridor could also include a pedestrian walkway providing an integrated open space link through the new neighbourhood.
15. Snow removal: Residents of the new Alliance homes on Mary Street report that there is not sufficient space on the new boulevard constructed by Alliance to allow for clearance of snow from the roads as well as snow from the sidewalks. Relevant Township staff reportedly agree. The new subdivision design depicted in the OPA Block Plan and Development Concept appears to be worse due to narrower areas for streets/services/boulevard trees because of increasing density on these remaining undeveloped lands to 536 units. **REQUEST:** Can this be remedied in the new OPA design and ZBLA?
16. Simcoe County Garbage Removal: Residents of the new Alliance homes on Mary Street have difficulty getting their two large garbage bins out for collection by Simcoe County- they have to be placed on the road, narrowing access along Mary Street. This is unacceptable. **REQUEST:** Can this be remedied in the new OPA design and ZBLA?
REQUEST: County and Township to ensure roads, sidewalks and boulevards in the units shown in the OPA Block Plan and Development Concept are sufficient and an improvement over the current design along Mary Street.

C. Phasing Issues and Requests: OPA, ZBLA and Draft Plan of Subdivision

17. It is acknowledged in the Planning Justification Report that a Phasing Plan is required prior to any approval of the Official Plan Amendment, to ensure that all municipal services are

available prior to development proceeding. The three phases of the proposed Tribute subdivision are about 206 homes in Phase 1, the remainder in Phase 2 (from 277 to 325) and Phase 3 being undefined "Future Development".

18. Adequate Phasing Controls and a controlled increase in the Creemore population commensurate with the availability of public and private services is very important.

Background

19. During the appeal of the Alliance applications and in the settlements, phasing of the rollout of the maximum 498 homes over a period of years was seen by CARA as necessary to reduce the impact on Creemore's "character", as well as ensuring the actual availability of all municipal and public services.

20. The phasing of the Alliance Subdivision, as agreed upon after weeks of settlement negotiations, was contained partly in OPA#5 approved by the OMB. Specifically:
 - a. any preceding phase must be **70% complete, based on units available for occupancy**; and
 - b. Phasing to be in general accordance with Schedule B to OPA#5.

21. While the Phillips Planning Justification Report justifies the requested new Tribute development based on the same concept of "completion", a comment by an unknown person adds:

"Response: Tribute is proposing a 3 phase development program but does not wish to be restricted by the 70 percent completion clause. Consideration could be given to draft plan conditions that allow for the advancement of subsequent phases based on sales, not on units available for occupancy."

22. That "Response" comment is not consistent with good planning. It treats the mere fact of sales as the equivalent of "completed" homes and as if all municipal services are actually available to those homes upon occupation, and that all finishing work has been done (eg, paving, sidewalks, curbs, streetlights, etc).

23. **REQUEST:** that the Township and County of Simcoe require that Phase 1 and then Phase 2 of the development described in the OPA be **70% complete, based on units available for occupancy**, consistent with its Planner's Justification Report and with OPA #5 approved by the OMB, before development of the next Phase can begin.

24. The Phillips Planning Justification Report says: "the details of the phasing [will be] established as conditions of draft plan approval". **REQUEST:** that Tribute or the Township provide the public now with a copy of the draft proposed Conditions of Draft Plan Approval for the proposed Tribute subdivision including, but not limited to, the proposed detailed phasing plan.

The Alliance Draft Plan Conditions 35 and 36 (approved by the OMB) set out a reasonable roll-out of buildings in four phases (with the Seniors Housing block excluded from phasing restrictions). They were:

Phase 1	25 units	
Phase 2 and 3	110 units in the 12 months following the first servicing permit for Phase 2	Plus unconstructed Phase 1 units
Phase 2 and 3	70 units in every 12 month period thereafter	Plus unconstructed units from prior phases
Phase 4	76 units per year	Plus unconstructed units from prior phases
Block 88 (Seniors Housing)	Excluded from unit totals for any year	
TOTAL Units	498	

25. Prior to the registration of the Subdivision Agreement, Alliance requested an amendment to the Plan of Subdivision to create Blocks, rather than individual lots. However, before getting CARA’s agreement to that proposed change, Alliance signed a Memorandum of Understanding with the Township confirming:

“The Phasing Plan appended to this MOU is intended to serve as a guideline for the proposed registration and development of the Plan of Subdivision in phases to assist the Owner in achieving its goal of developing a mixed density residential development project with and contributing to the community of Creemore.

2.4 Commitment to CARA

*The Owner has entered into this MOU with the Township with the intent that it will be provided to the members of CARA for information purposes and **to demonstrate the intent and commitment on the part of the Owner and the Township to adhere to the intent of the Approval given for the development and registration of the Plan of Subdivision throughout each phase in accordance Phasing Plan** subject to any revisions that may be approved from time to time by the Approval Authority.”*

26. The new phasing plan that CARA accepted and supported in 2018 and that still exists was:

Phase 1a	25 units
Phase 1b	90 units
Phase 2	226 units
Phase 3	70 units
Phase 4	87 units
Seniors Housing	Part of Phase 2
TOTAL Units	498

This revised plan continued to add new homes and new residents needing local services such as schools, hospital, doctors, etc., at a controlled rate.

27. To June 2023, 17 single family dwellings in Phase 1a have been constructed by Alliance.
28. Tribute's proposed Phase 2 is about 206 housing units. Realistically speaking, all the required roads and municipal services and 206 homes will not all be built in one year.

29. In the draft OPA, Tribute is proposing that:

- *“The buffering of development facing County Road 9, with a landscaped open space and trail area which **shall be fully developed prior to the initiation of any development beyond the lots and blocks fronting on Mary Street.**”*

30. **CARA therefore requests** Information from Tribute for this public process on how Phase 2 is currently actually planned to be serviced and developed, being the intended order and estimated timing of constructing:

- i. Blocks 1 and 25-Landscape Berm and Hiking Trail
- ii. Block 28-Drainage
- iii. Block 46-Storm Water Management Pond;
- iv. Phase 1 services along and for homes at Streets A, C, and parts of Streets H,G,J,K, as shown in orange as Phase 1 on the Phasing Plan ;
and
- v. The homes in Phase 1 along the streets listed above.

D. Seniors' Complex

31. Many who have grown up in the Creemore area are unable to retire in the Village. At the public hearings preceding the Alliance approval, residents reported the need for seniors' housing. Alliance responded to this community need.
32. The Alliance plan included a seniors' apartment complex and nearby "quad" townhouses that helped address the Places to Grow Act requirement for complete communities. There is a well-documented shortage of seniors' housing options in Creemore and Clearview. The need for seniors' housing options was cited in the Alliance OMB witness statements prepared by Peter Smith of Weston Consulting. It makes several references to the seniors' block or complex, saying for example, "the proposed density minimizes the cost of housing and ensures that special needs are met (e.g., seniors' housing)".
33. CARA is very disappointed to see that the current OPA, Development Concept and Plan of Subdivision do not include any provision for Seniors Housing. We do not believe the proposed transitional housing will serve this need. Creating a new subdivision provides a

perfect opportunity to address the severe shortage of seniors housing in Clearview Township.

34. **REQUEST:** that the Township require Tribute to alter its proposals to include a seniors' housing option in the Development Concept and Plan of Subdivision.

E. The Importance of Trees: Issues, Requests and Suggestions

Background

35. Before asking some questions and making some recommendations, we feel some comments taken from the Creemore Tree Committee's presentation to the Alliance OMB hearing might be helpful:

"First time visitors to Creemore often comment that the town is "filled to the brim" with a wide variety of trees. The trees shelter front, side and back yards. Residents take pride in their trees and work to care for them. Local residents feel that an important component of our town's character is its sylvan landscape, as important as its architecture, housing types and our welcoming nature."

Approaching the town from the east in the future, the first impression of the town will be the Tribute development. We would hope that, once largely completed, its treed profile will blend seamlessly into the rest of Creemore.

A study organized by the Creemore Tree Committee found that the average number of trees per building in town was just over 6. Alliance committed to a minimum of 1450 trees in the Alliance Subdivision and Michael Wynia said this would be the minimum requirement. The Tribute proposals only address replacing existing trees on the lands.

Questions and Recommendations

36. **REQUEST:** Will the Township establish a target of 1600 trees throughout the new subdivision, including trees on house lots, boulevards, parks and the perimeter border? The minimum number of trees per residential lot would be:

Small lots – 2

Medium lots – 2

Large lots – 4

This results in about 990 trees for house lots and 610 for the perimeter and boulevards, for a total of 1600. If this proposal is not feasible, what would be a realistic number that Tribute would commit to?

37. In the Minutes of Settlement entered into by Clearview, CARA and Alliance, Alliance agreed to plant a minimum of 1450 trees. More importantly, these trees were intended to be in yards and boulevards such that the character of north Mill Street was replicated:

*"Alliance confirms its present intent to plant trees **along both sides of proposed Street "A", with the objective of replicating the character of Creemore's North Mill Street as the trees mature.** The Township may also require similar plantings along the remaining streets..., as determined through the approval of [tree planting and landscaping plans] to be approved by the Township for each phase of the development, including individual site plans and condominium plans".*

REQUESTS:

A) Will the Township impose this as a requirement? Will Tribute commit to a tree planting plan that will replicate the character of Creemore's North Mill Street as the trees mature?

B) Are the areas reserved for roads and services in the new plan of subdivision wide enough to provide for sidewalks as well as tree planting in boulevards, as is seen on the north section of Mill Street?

C) Tree spacing in the boulevards and along the perimeters should be equal to or less than that for trees on Mill Street.

38. Boulevard trees on Mill Street have struggled because of underwatering in their early years. Can an automated watering system be installed for boulevard and perimeter trees for their first three years with water paid for by Tribute?

39. Can written tree maintenance instructions be prepared and provided to each owner following occupation of their house?

40. OPA #5 and Draft Plan Approval (DPA) terms for Alliance required a landscape buffer to be installed along County Road 9 prior to the second phase of the development proceeding. We note Tribute intends to provide the landscape buffer before any other development proceeds according to the Planning Justification Report, which we welcome. The Alliance DPA terms specified that the buffer shall at a minimum contain **a stone and wrought iron fence, a screen of tree plantings and shrubs along the fence and a pedestrian walkway.** **REQUEST:** Is this Tribute's plan as well? If not, what is planned?

41. On County Road 9, can the perimeter trees and shrubs for lots be planted early in the construction process to shield the construction site from view by passing motorists?

42. The Creemore Tree Committee found that two local nurseries (Triple J and Clearview Nursery) have a broad selection of trees well-suited and acclimatized to local conditions. Would Tribute undertake to source the trees from these local providers whenever possible?

43. Are trees being planned for the two park areas? Is the Township or Tribute responsible for the planning and installation of trees in the parks?
44. The diameter of the trees being planted should be roughly 3 inches or more. This is the standard used for past plantings on Mill Street. Will Tribute commit to this standard?

E. Architectural Control Guidelines (ACG) Issues and Requests

45. CARA had input into and supported the original Alliance ACG developed by John Williams which were adopted by Council. The Alliance ACG built on some of the more attractive elements of Creemore's architecture.
46. The new Tribute ACG include a mix of styles including "transitional housing". The illustrations and descriptions of "transitional housing" are inconsistent with Creemore's existing housing stock. Further, such homes would not integrate well with the other housing forms proposed by Tribute.
47. The "transitional housing" component is a major concern to CARA and two architects who have looked at the new proposed ACG, especially the total number of homes designated for transitional housing. **REQUEST:** That the Township put a reasonable, low cap (i.e., provide a maximum allowable limit) on the number of "transitional housing" units in the development.
48. The Alliance ACG stated that, "in order to maintain a high quality of exterior treatments, the use of vinyl siding is not permitted as a main material." The use of stucco as the full form of cladding was also precluded. Heavy gauge aluminum (MAC Metal or Longboard Simulated wood) siding should also be eliminated. **REQUEST:** Amend the proposed Tribute ACG, to preclude the use of vinyl siding, heavy gauge aluminum (MAC Metal or Longboard Simulated wood) and stucco as the main form of cladding.
49. The Williams ACG specified a minimum roof pitch of 7.9:12 which CARA supports. **REQUEST:** keep this roof pitch standard and have the ACG and ZBLA preclude lower roof slopes.

F. Various Other Issues and Requests

50. Other residents have raised concerns such as:
 - a. Local residents on Mary Street are complaining about flooding from the east side of Mary St to west side, with water overwhelming drains. Is there a current, up-to-date Ground Water Management and Surface Water Management Plan for each of the three Tribute phases?
 - b. A considerable amount of water comes down the hill to backyards of the new homes on Mary Street. A huge amount of water runs off the escarpment lands north of Co. Road 9.

The current drainage ditch is a problem. What will be done to protect the new buffer and trail on the eastern border of the Tribute development?

- c. The high water table level in Creemore noted in previous studies led to a requirement that the Alliance homes be “slab on grade” construction. Why has this requirement been eliminated How will the high water table and ground water issue be managed?
- d. What is the status of the needed sanitary sewer expansion? Who will pay for that? How many building permits can be issued to Tribute and how many homes can be built and occupied before that sanitary sewer expansion?
- e. With so many new residents potentially moving to Creemore, who is looking at likely demographics and the services (municipal, county and private) needed by that new population?
- f. Roads A and C should not be designated as “collector roads” for safety reasons.
- g. Will the Township open and improve the unopened part of Elizabeth Street to improve traffic flow to and from the proposed huge new housing development?
- h. Road safety within the new subdivision is a concern. There is a need for proper curbs, and arterial streets. Speeding is a concern.
- i. Residents of the new Alliance homes on Mary Street are concerned because of the lack of a boulevard between sidewalk and curb.

Respectfully submitted,

CREEMORE AREA RESIDENTS' ASSOCIATION

A handwritten signature in black ink, appearing to read 'Greg Young', written in a cursive style.

Greg Young, President
Valerie Dyer, Secretary
Bill Mann, Director

Rossalyn Workman

From:
Sent: June 28, 2023 3:48 PM
To: Rossalyn Workman
Subject: OPA amendment Project 2023-025

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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.

We are the proud owners of the auto repair and towing business situated just south of the proposed development. Having been part of this community for many years, we take great pride in providing valuable services to our customers. As immediate neighbors to the planned subdivision, we're here to share our concerns about the potential impacts of this development on our operations and understand the developer's plans to manage these issues.

We're appreciative of the opportunity to participate in these discussions and we recognize the potential benefits the new subdivision could bring to our community. However, as operators of an auto repair and towing business, we foresee potential compatibility issues. Our operations, which involve vehicle repair, maintenance, auto body, and a 24/7 towing service, inevitably generate noise, traffic, fumes, and visual impact. We're cognizant of the potential disturbances this could cause to future residents.

Our business does create certain disturbances that future residents should be aware of. Noise is a frequent byproduct of our daily activities and our round-the-clock towing services, particularly during emergency responses at night. The towing operation necessitates vehicles, including large trucks, moving in and out at all hours, potentially leading to elevated noise levels, vibrations, and traffic, especially noticeable during nighttime operations.

We're interested in learning whether the developer has considered these potential issues during their planning process and acknowledged the proximity of the industrial land to the south. We're also eager to understand the proposed strategies to mitigate possible disturbances to new residences. Above all, we feel it's vital that the sellers provide transparent and upfront information to potential buyers about the proximity to the industrial area.

We're also interested in learning about the future plans for Elizabeth Street East. Previous official plans had identified this road for potential commercial development and indicated it would eventually be opened. However, we note that the current development plan does not address this road. Understanding the long-term vision for Elizabeth Street East is important for us as it may have a significant impact on our operations and the overall character of the area.

Please notify us with any decisions on this matter.

Thank you,
Matt Playne & Margie Riddell
Owners of Auto Solve Inc.



CLEARVIEW

PUBLIC MEETING DELEGATION FORM



I would like to be informed of Council's decision and receive further notices or information concerning this proposal/project

PLEASE PRINT CLEARLY AND HAND THIS FORM TO THE CLERK

Title of Agenda Item: Drainage Ditches

Date: June 28/23

Name: Scott McQueen

Address: 225 Mary St

Street Address

P.O. Box

Cremona Ont L0M 1G0

City

Province

Postal Code

Telephone Number: 705-466-2194

Email Address: amcqueen697@gmail.com

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CLEARVIEW

PUBLIC MEETING DELEGATION FORM



I would like to be informed of Council's decision and receive further notices or information concerning this proposal/project

PLEASE PRINT CLEARLY AND HAND THIS FORM TO THE CLERK

Title of Agenda Item: REG. BOULDERS ROAD (DRAINAGE DITCH)

Date: June 28/22

Name: DON PARWELL

Address: 231 MARV ST.

Street Address

P.O. Box

GREEMORE

ON.

L0M 1G0

City

Province

Postal Code

Telephone Number: 647-405-4737

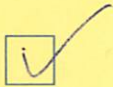
Email Address: MENDEE@ROGERS.COM

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CLEARVIEW

PUBLIC MEETING DELEGATION FORM



I would like to be informed of Council's decision and receive further notices or information concerning this proposal/project

PLEASE PRINT CLEARLY AND HAND THIS FORM TO THE CLERK

Title of Agenda Item: TRIBUTE APRIL 17TH OPA (ZBLA) Plan of

Date: June 28/23

Name: Valerie Dy

Address: 12-13 N. A. St

Street Address

P.O. Box

Clearview ON L8M 1G0

City

Province

Postal Code

Telephone Number: 705-428-3852

Email Address: valdyer@outlook.com

Personal information completed on this form is collected and maintained for the purpose of Public Meeting Minutes and to facilitate the public participation process. In accordance with the Municipal Freedom of Information and Protection of Privacy Act and the Personal Information Protection and Electronic Documents Act, you are advised that this record is considered public information and is available to the general public.