



CLEARVIEW

OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT NOTICE OF COMPLETE APPLICATION

The Township of Clearview Council has received applications to amend the Official Plan (2001) and the Zoning By-law (06-54). The amendments are being considered under the requirements of the *Planning Act RSO 1990 c.P.13* and applicable regulations. The purpose of this notice is to invite you to engage in the public process if you wish.

Public Meeting Information:

A Public Meeting date is yet to be determined by the Township. You will receive a second notice detailing the date, time, and location of the Public Meeting once this information has been finalized.

The Proposal:

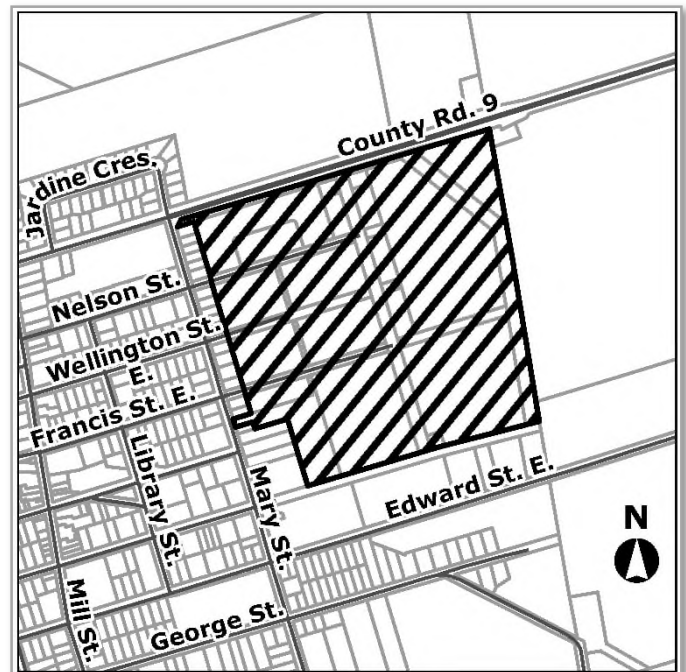
Project No.: 2023-025

The purpose of the Official Plan Application (OPA) is to replace policies of OPA No. 5 Residential Special Policy 1 (Section 4.6.2.3.7.c). The effect of the OPA will 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 purpose of the Zoning By-law Application (ZBA) reflects residential Draft Plan of Subdivision. The effect is to zone the lands Residential Multiple Low Density (RS3), Residential Multiple Medium Density (RS4), Recreational (REC), Stormwater (SW) and Development Area (DA). Exceptions will be used to permit maximum density allocation and consider provisions, as well as to place Hold symbols on the lands.

The lands were known as the Alliance Heritage Village. The lands are south of County Road 9 and east of Mary Street, Creemore. The first phase of the Alliance Heritage Village, dwelling units are not included in these applications.

A key map has been provided showing the subject lands.



The subject lands are also subject to a Draft Plan of Subdivision application (No.2023-025-SD).



CLEARVIEW

OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT NOTICE OF COMPLETE APPLICATION

Your Rights to Appeal:

Note that the County of Simcoe is the ultimate approval authority for Township Official Plan Amendments.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Township of Clearview before the by-law is passed or the Township of Clearview/County of Simcoe before the proposed Official Plan Amendment is adopted, the person or public body:

- i) is not entitled to appeal the decision of the approval authority to the Local Planning Appeal Tribunal; and
- ii) may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For More Information:

There are several ways to find more information about this application.

Visit our website: www.clearview.ca



Contact the Planner assigned to this file: **Rossalyn Workman, Community Planner**
rworkman@clearview.ca
705-428-6230 ext. 248

Visit or write to the Planning and Building Department at the Township of Clearview
Administration Centre: Box 200, 217 Gideon St., Stayner ON L0M 1S0
Monday to Friday 8:30 AM to 4:30 PM

We invite you to comment on these applications and to engage in the process with us. If you wish to be notified of the adoption of the proposed Official Plan amendment or the refusal of a request to amend the Official Plan, or of the decision regarding the proposed Zoning By-law amendment please submit your request in writing to the Planner assigned to this file using the information above. Please be advised that your comment or request to be notified will form part of the public record; your communication and any personal information therein will be made available to the public (i.e. e-mail address), unless you expressly request its removal.

If you have specific accessibility needs and would like another format or other accommodations the Township of Clearview will work to meet your needs. Please contact Human Resources at 705-428-6230 ext. 255.

Notice dated: 12 May 2023



CLEARVIEW

DRAFT PLAN OF SUBDIVISION NOTICE OF COMPLETE APPLICATION

The Township of Clearview Council has received a Draft Plan of Subdivision application. The Township of Clearview is required to provide notice of this application and is also required to provide access to the submission materials, as required under the *Planning Act RSO 1990 c.P.13*. The purpose of this notice is to invite you to engage in the public process if you wish, while there is no requirement to hold a public meeting on this application, the Township will consider any comments received.

The Proposal:

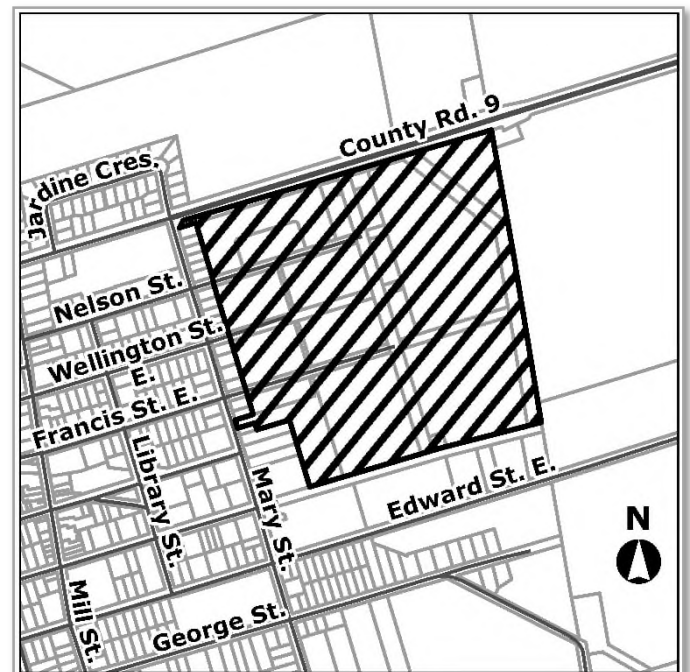
Project No.: 2023-025

The purpose of the draft plan of subdivision application is to consider a new draft plan of subdivision on the subject lands. A Block Plan containing 46 blocks has been submitted for review. The Block Plan considers 536 residential units as the maximum density of this plan. The Block plan provides an opportunity to provide a variety of lots sizes, flexibility to respond the needs of the community and the housing market. The various Blocks are dedicated to residential uses, but Blocks are also dedicated to roads, stormwater management, drainage, future development, parkland, and open space.

The effect of the draft plan of subdivision is to replace the existing registered plan of subdivision known as Alliance Heritage Village, which permitted 498 residential units, of which the first phase was 25 units. The lands encompassing the first phase of develop or the 25 units are not included in this application.

The lands are known as the Alliance Heritage Village. The lands are located south of County Road 9 and east of Mary Street, Creemore.

A key map has been provided showing the subject lands.



The subject lands are also subject to Official Plan and Zoning By-law Amendment applications (No.2023-025-OP & 2023-025-ZB).



CLEARVIEW

DRAFT PLAN OF SUBDIVISION NOTICE OF COMPLETE APPLICATION

Your Rights to Appeal:

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Township of Clearview before the draft plan of subdivision is approved the person or public body:

- i) is not entitled to appeal the decision of the approval authority to the Local Planning Appeal Tribunal; and
- ii) may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For More Information:

There are several ways to find more information about this application.

Visit our website: www.clearview.ca



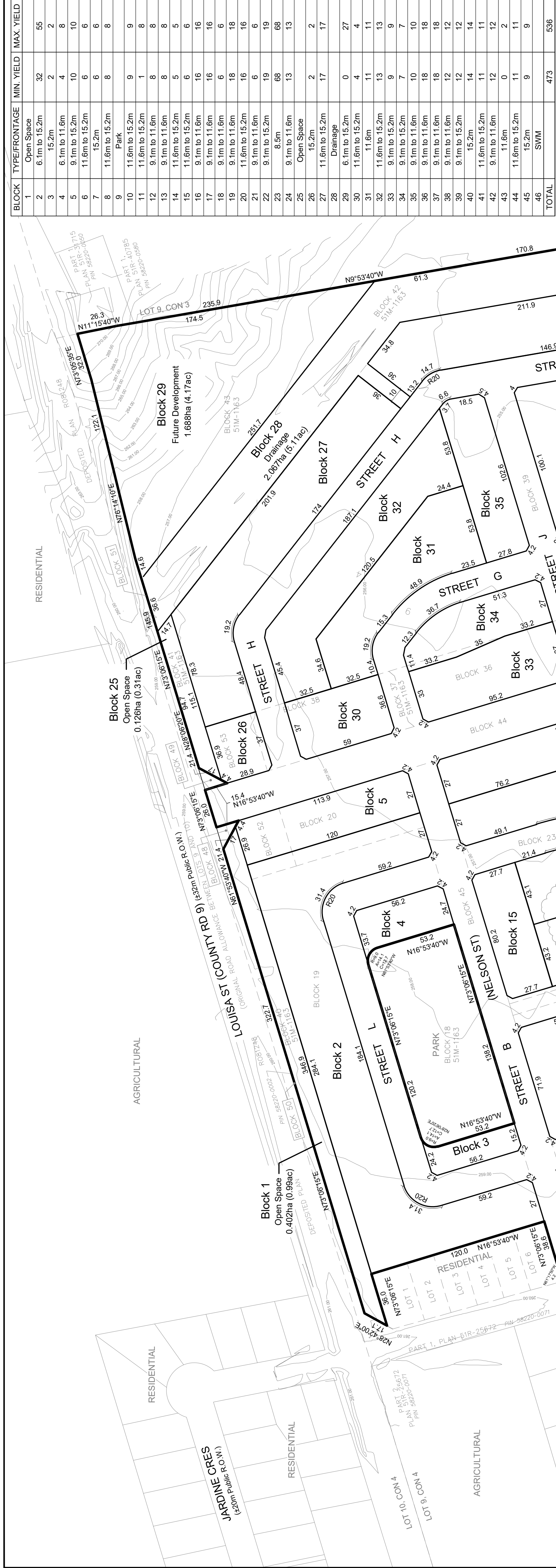
Contact the Planner assigned to this file: Rossalyn Workman, Community Planner
rworkman@clearview.ca
705-428-6230 ext. 248

Visit or write to the Planning & Building Department at the Township of Clearview
Administration Centre:
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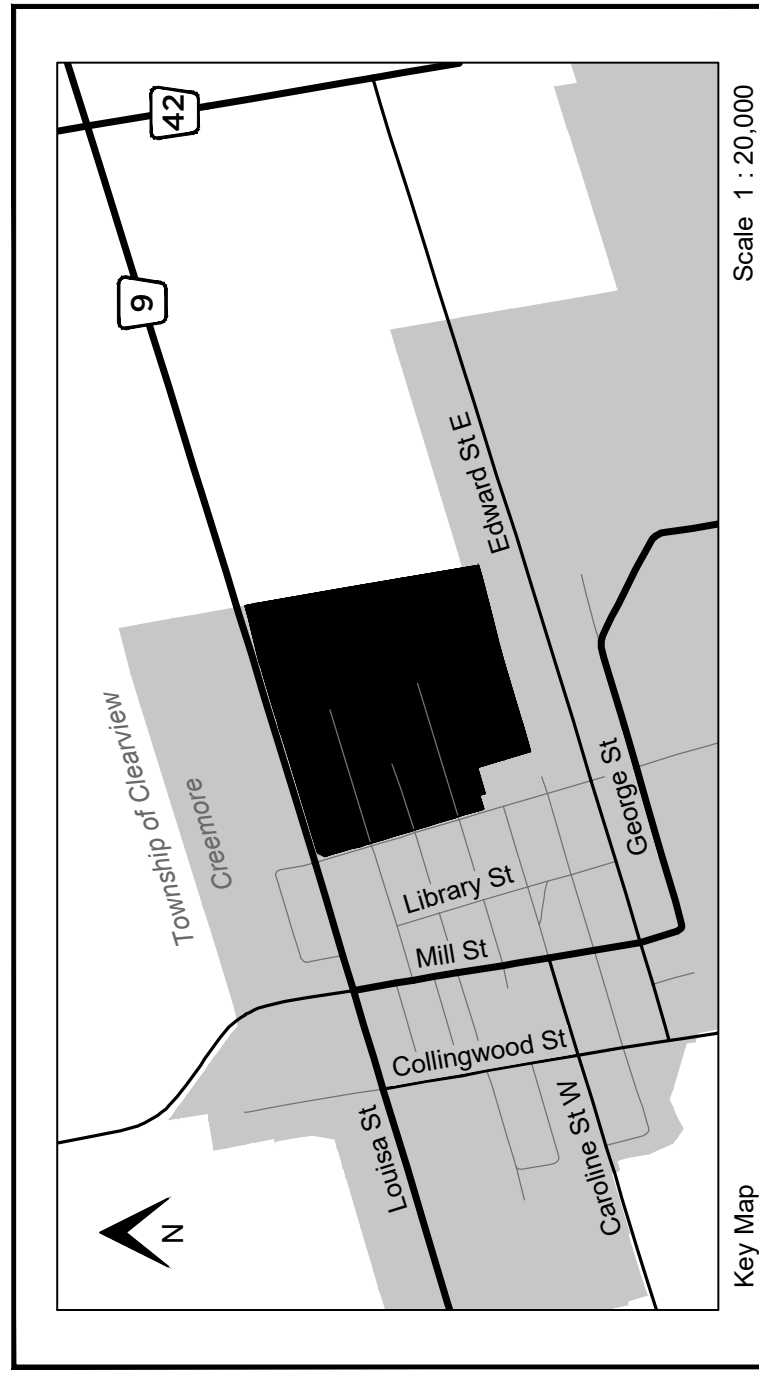
We invite you to comment on these applications and to engage in the process with us. If you wish to be notified of the adoption of the proposed Official Plan amendment or the refusal of a request to amend the Official Plan, or of the decision regarding the proposed Zoning By-law amendment please submit your request in writing to the Planner assigned to this file using the information above. Please be advised that your comment or request to be notified will form part of the public record; your communication and any personal information therein will be made available to the public (i.e. e-mail address), unless you expressly request its removal.

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Notice dated: 12 May 2023



BLOCK	TYPE/FRONTAGE	MIN. YIELD	MAX. YIELD
1	Open Space		55
2	6.1m to 15.2m	32	2
3	15.2m	2	2
4	6.1m to 11.6m	4	8
5	9.1m to 15.2m	10	10
6	11.6m to 15.2m	6	6
7	15.2m	6	6
8	11.6m to 15.2m	8	8
9	Park		
10	11.6m to 15.2m	9	9
11	11.6m to 15.2m	1	8
12	9.1m to 11.6m	8	8
13	9.1m to 11.6m	8	8
14	11.6m to 15.2m	5	5
15	11.6m to 15.2m	6	6
16	9.1m to 11.6m	16	16
17	9.1m to 11.6m	16	16
18	9.1m to 11.6m	18	18
19	11.6m to 15.2m	16	16
20	11.6m to 15.2m	16	16
21	9.1m to 11.6m	6	6
22	9.1m to 11.6m	19	19
23	8.5m	68	68
24	9.1m to 11.6m	13	13
25	Open Space		
26	15.2m	2	2
27	11.6m to 15.2m	17	17
28	Drainage		
29	6.1m to 15.2m	0	27
30	11.6m to 15.2m	4	4
31	11.6m	11	13
32	11.6m to 15.2m	11	13
33	9.1m to 15.2m	9	7
34	9.1m to 15.2m	10	10
35	9.1m to 11.6m	18	18
36	9.1m to 11.6m	18	18
37	9.1m to 11.6m	12	12
38	9.1m to 15.2m	12	12
39	9.1m to 15.2m	14	14
40	15.2m	11	11
41	11.6m to 15.2m	11	11
42	9.1m to 11.6m	0	2
43	11.6m	0	2
44	11.6m to 15.2m	11	11
45	15.2m	9	9
46	SWM		
TOTAL		473	536



CREEMORE COMMONS DRAFT PLAN OF SUBDIVISION

BLOCKS 19 TO 27 AND BLOCKS 29 TO 47, REGISTERED PLAN 51M-1163
(GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA),
TOWNSHIP OF CLEARVIEW, COUNTY OF SIMCOE

LAND USE	LOTS/BLOCKS	UNITS	ha	AREA ac	%
Townhouse and Single Detached Residential	Blocks 2-8, 10-22, 24, 26, 27, 29-45	468*	19.820	48.98	56.55
Condominium Townhouse	Block 23	68	2.549	6.30	7.27
Park	Block 9		0.133	0.33	0.38
Open Space	Blocks 1, 25		0.528	1.30	1.51
Stormwater Management	Block 46		2.036	5.03	5.81
Drainage Channel	Block 28		2.067	5.11	5.90
Streets ('A' - 'L')			7.915	19.56	22.58
TOTAL		536*	35.048	86.61	100

*Based on max. allocation.

TOWNSHIP OF CLEARVIEW APPROVAL
APPROVED IN ACCORDANCE WITH SECTION 51(31) OF THE PLANNING ACT, RSO, 1990,
CHAPTER P-13, AS AMENDED.

THIS _____ DAY OF _____, 20____

OWNER'S CERTIFICATE
TRIBUTE (CREEMORE) LIMITED, BEING THE REGISTERED OWNER OF THE SUBJECT
LANDS, HEREBY AUTHORIZES CELESTE PHILLIPS PLANNING INC. TO PREPARE AND
SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: April 5, 2023
STEVEN LIBFELD
TRIBUTE (CREEMORE) LIMITED

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR
RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON
THIS PLAN.

DATE: April 5, 2023
PIERDE ROSA, O.L.S.
J.D. BARNES LIMITED

- ADDITIONAL INFORMATION
REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT
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Stamp

No. _____ DATE _____ REVISION _____ BY _____

Scale 1:1,500

Date: April 5, 2023
Drawn By: AM
Checked By: CP

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

SCHEDULE 'B'

OFFICIAL PLAN

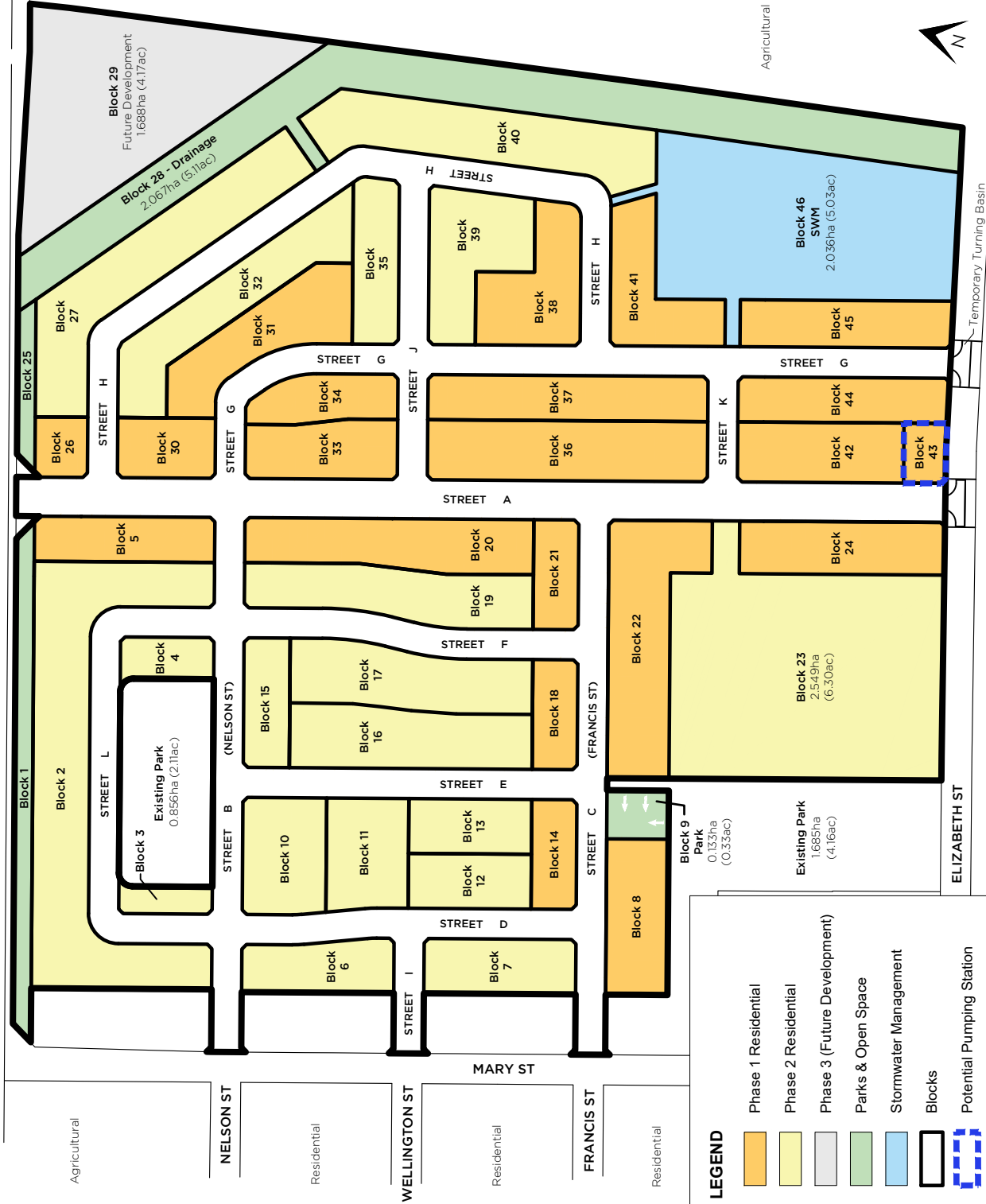
AMENDMENT No. _____

Block Plan

BLOCK	TYPE/FRONTAGE	MIN. YIELD	MAX. YIELD
1	OS		
2	6.1m to 15.2m	32	55
3	15.2m	2	2
4	6.1m to 11.6m	4	8
5	9.1m to 15.2m	10	10
6	11.6m to 15.2m	6	6
7	15.2m	6	6
8	11.6m to 15.2m	8	8
9	Park		
10	11.6m to 15.2m	9	9
11	11.6m to 15.2m	1	8
12	9.1m to 11.6m	8	8
13	9.1m to 11.6m	8	8
14	11.6m to 15.2m	5	5
15	11.6m to 15.2m	6	6
16	9.1m to 11.6m	16	16
17	9.1m to 11.6m	16	16
18	9.1m to 11.6m	6	6
19	9.1m to 11.6m	18	18
20	11.6m to 15.2m	16	16
21	9.1m to 11.6m	6	6
22	9.1m to 15.2m	19	19
23	8.5m	68	68
24	9.1m to 11.6m	13	13
25	OS		
26	15.2m	2	2
27	11.6m to 15.2m	17	17
28	Drainage		
29	6.1m to 15.2m	0	27
30	11.6m to 15.2m	4	4
31	11.6m	11	11
32	11.6m to 15.2m	13	13
33	9.1m to 15.2m	9	9
34	9.1m to 15.2m	7	7
35	9.1m to 11.6m	10	10
36	9.1m to 11.6m	18	18
37	9.1m to 11.6m	18	18
38	9.1m to 11.6m	12	12
39	9.1m to 15.2m	12	12
40	15.2m	14	14
41	11.6m to 15.2m	11	11
42	9.1m to 11.6m	12	12
43	11.6m	0	2
44	11.6m to 15.2m	11	11
45	15.2m	9	9
46	SWM		
TOTAL		473	536

Seal

LOUISA ST (COUNTY RD 9)



LEGEND

- Phase 1 Residential
- Phase 2 Residential
- Phase 3 (Future Development)
- Parks & Open Space
- Stormwater Management
- Blocks
- Potential Pumping Station

Date

Sasha HelmKay, Clerk

Doug Measures, Mayor

SCHEDULE 'C'

OFFICIAL PLAN

AMENDMENT No. _____

Phasing Plan

LEGEND



Subject Lands



Phase 1

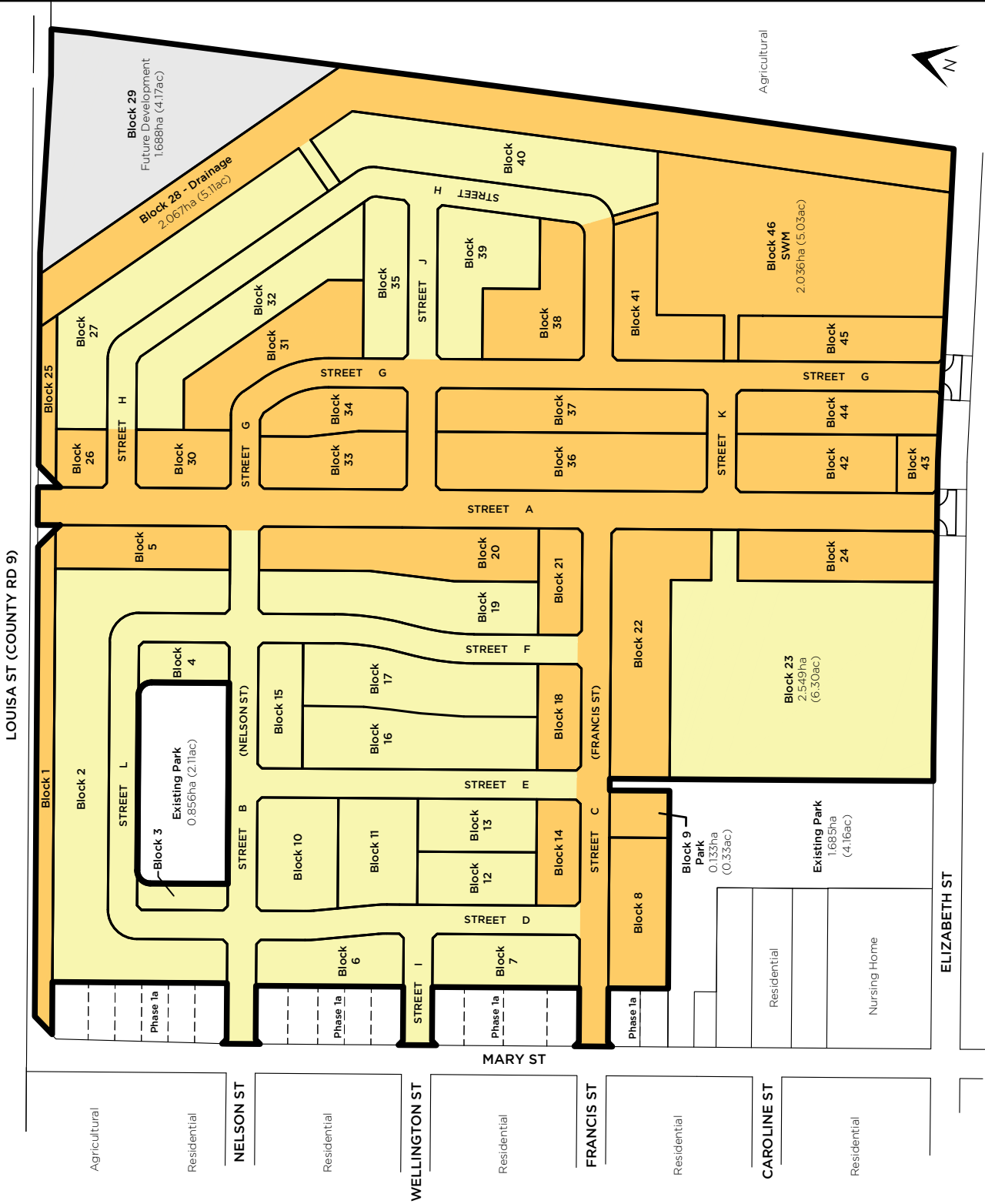


Phase 2



Future Development

Note: Landscape buffer along County Road 9 to be provided prior to the start of Phase 2.



Seal

Doug Measures, Mayor

Sasha HelmKay, Clerk

Date












SCHEDULE 'D'

OFFICIAL PLAN

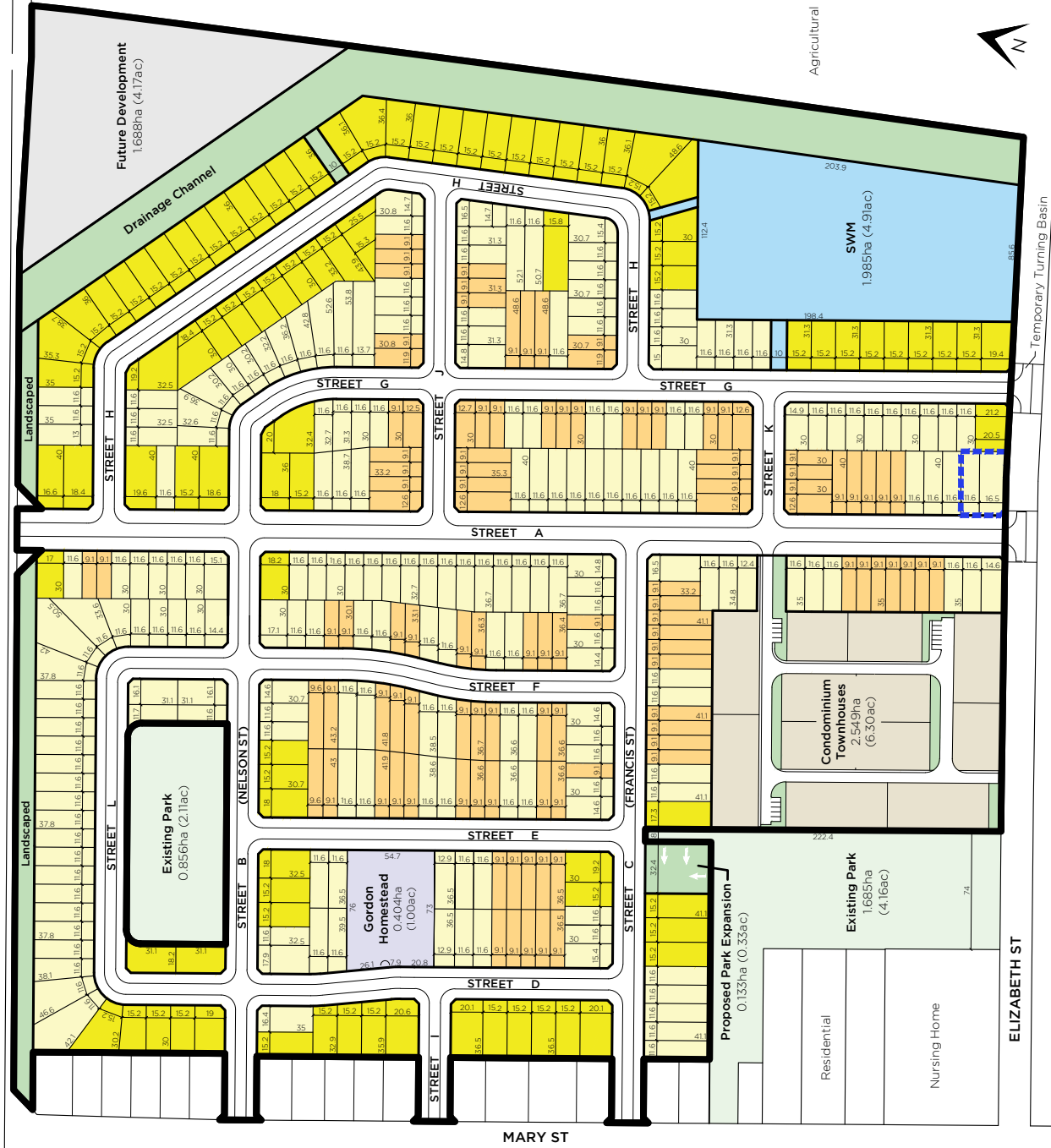
AMENDMENT No. _____

Development Concept

LEGEND

-  Subject Lands
-  8.5m Condominium Townhouses
-  9.1m (30ft) Single Detached
-  11.6m (38ft) Single Detached
-  15.2m (50ft) Single Detached
-  Gordon Homestead
-  Potential Pumping Station
-  Open Space & Drainage Channel
-  Parks Previously Conveyed
-  Stormwater Management
-  Future Development

LOUISA ST (COUNTY RD 9)



Seal

Doug Measures, Mayor

Sasha HelmKay, Clerk

Date