
To: Mayor and Council

From: Rossalyn Workman, Manager of Planning

Meeting Date: April 27, 2026

Subject: Report # PB-012-2026 - Creemore Commons (Tribute) Zoning By-law Amendment and Minor Redline Draft Plan of Subdivision

Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report # PB-012-2026 (Creemore Commons (Tribute), Zoning By-law Amendment and Minor Redline Draft Plan of Subdivision) dated April 27, 2026; and

- 1) That Council, grants a minor redline revision to draft plan approval for Tribute (Creemore) Ltd. Draft Plan of Subdivision 51M-X prepared by Celeste Phillips dated April 17, 2024, and revised January 15, 2026, attached in Appendix 'F'; and,
- 2) That Council considers the proposed minor redline revision to the draft plan approval for Tribute(Creemore) Ltd. minor in nature, as the changes constitute a reduction in the total number of units proposed and therefore no notice under Section 51(45) of the Planning Act is required; and,
- 3) That Council considers the proposed changes minor to Zoning By-law 26-029 attached in Appendix 'E', and is satisfied that the public meeting held on June 28, 2023, fulfills the requirements of the Planning Act and that no further public meeting is required; and,
- 4) That Zoning By-law 26-029 for the Tribute(Creemore) Ltd. Subdivision, be presented to Council for approval at the April 27, 2026, meeting.

Background & Proposal:

Applications for a Draft Plan of Subdivision, Official Plan Amendment (OPA) and Zoning By-law Amendment were submitted by Celeste Phillips Planning Inc. on behalf of Tribute (Creemore) Ltd. for the creation of a residential subdivision having 46 blocks and considered and approved by Council at the November 18, 2024 meeting. The development is referred to as Creemore Commons and was previously known as Alliance Homes Subdivision.

The OPA was adopted by Council on November 18, 2024, however it was not approved by the County of Simcoe until March 11, 2025, and is now in effect. At the November 18, 2024, meeting Council also agreed in principle to a draft Zoning By-law Amendment. Council asked that once the OPA was approved that Staff be directed to bring the Zoning By-law back to Council for approval.

In April 1, 2025, Tribute (Creemore) Ltd. requested that the Zoning By-law presented at the November 18, 2025, Council meeting be held in abeyance. The reason that the deferral was requested and was to allow “Tribute an opportunity to fully assess the housing market, to confirm the type of homes proposed, and to monitor the Township’s preparation of a new Comprehensive Zoning By-law as it relates to the revised zoning standards.” A planning memo dated March 17, 2026, attached as Appendix ‘H’ from Celeste Phillips, fully explains the reasons for deferral. Since April 2025 Township Staff have been working with the Team at Tribute (Creemore) Ltd, including their planning consultant Celeste Phillips, to consider a revised Zoning By-law from what was presented on November 18, 2024.

Tribute (Creemore) Ltd, is also requesting approval of a minor change to the approved draft plan of subdivision that was given on November 18, 2024. The request consists of changing Block 23 on the current draft plan from 68 townhouse units to 47 single detached lots on a municipal roadway. The proposed change affects Block 23 on the current plan by adding Blocks 24, 25, and 26, and ‘Street K’. The proposed changes can be seen in Appendix ‘F’.

Property Description

The subject property is located within the primary settlement area of Creemore, in the northeast quadrant of the village. The lands are not municipally addressed as they are presently vacant except for a temporary stormwater management facility and a single detached dwelling known as the ‘Gordon Homestead’. The lands are legally described as Blocks 18-53 51M-1163. The lands are sized approximately 35 ha with frontage on County Road 9 and an unimproved portion of Elizabeth Street. The East Creemore Drain runs along the east property line.

Surrounding land uses include:

North: vacant residential

East: agricultural, East Creemore Drain

South: single and multi-unit residential, former landfill/existing light industrial

West: single residential, long term care facility

The subject lands are designated ‘Residential’, ‘Open Space’, ‘Greenland – Hazard Lands Area’ and ‘Future Development’ in the Township of Clearview 2024 Official Plan.

The lands are zoned 'Residential Low Density Exception Hold (RS2-2(H7)', 'Residential Medium Low Density Exception Hold (RS3-1(H7)', 'Residential Medium Density Exception Hold (RS4-3(H8)', 'Residential Medium Density Exception Hold (RS4-4(H8)', 'Residential High Density Exception Hold (RS6-3(H9)', 'Residential High Density Exception Hold (RS6-4(H10)', 'Residential High Density Exception Hold (RS6-5(H9) , 'Recreation Lands (REC)', 'Recreation Lands Exception (REC-4)' and 'Recreation Lands Exception (REC-3)', in the Township of Clearview Zoning By-law 06-54, as amended.

For location context and surrounding land uses, please see the Orthophoto in Appendix 'A'. For the planning policy context, please see the Planning Policy Map in Appendix 'B'.

The Proposal

The purpose of the recommendation report is to proceed with the direction given by Council from the November 18, 2024, recommendation report, which asked Staff to bring a Zoning By-law to amend the Township of Clearview Zoning By-law No. 06-54 for the subject lands. Secondly this report is also requesting consideration of a minor redline revision to the current draft plan approved plan of subdivision that was also approved by Council on November 18, 2024.

The purpose of the Zoning By-law and minor redline revision is to facilitate development of a residential Plan of Subdivision within 49 blocks. The proposal includes the development of an urban grid street pattern connecting the development to Mary Street, Elizabeth Street, and County Road 9, as well as a stormwater management facility, trails, and channelization of the East Creemore Drain. The development is proposed to be serviced with municipal water and municipal wastewater treatment.

The purpose of Zoning By-law Amendment application is to amend zone categories and special provisions of the Zoning By-law for the subject lands generally in accordance with the following:

Current Zone	Proposed Zone
Residential Low Density Exception Hold (RS2-2(H7))	Residential Low Density Exception Hold (RS3-22(H33))
Residential Multiple Low Density Exception Hold (RS3-1(H7))	Residential Low Density Exception Hold (RS3-22(H33))
Residential Medium Density Exception Hold (RS4-3(H8))	Residential Low Density Exception Hold (RS3-22(H33))

Current Zone	Proposed Zone
Residential Medium Density Exception Hold (RS4-4(H8))	Residential Low Density Exception Hold (RS3-22(H33))
Residential High Density Exception Hold (RS6-3(H9))	Residential Low Density Exception Hold (RS3-22(H33))
Residential High Density Exception Hold (RS6-4(H10))	Residential Low Density Exception Hold (RS3-22(H33))
Recreation Lands (REC)	Residential Low Density Exception Hold (RS3-22(H33))
Recreation Lands Exception (REC-3)	Development Area Hold (DA(H33))
Recreation Lands Exception (REC-4)	Stormwater Management (SM(H33))
Recreation lands Exception (REC-4)	Environmental Protection (EP(H33))
Residential Low Density Exception Hold (RS2-2(H7))	Recreation Lands Hold (REC(H33))
Residential High Density Exception Hold (RS6-5(H9))	Residential Low Density Exception Hold (RS3-22(H33))

The effect is to facilitate development of a residential subdivision, including road network, open space, stormwater management facilities, and a drainage channel attributed to the East Creemore Drain.

Comments and Analysis:

An extensive review of the policy for these lands was conducted in the [Staff Report PB-032-2024](#), Creemore Commons (Tribute) Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, dated November 18, 2024. That report outlined how both the Planning Act and the Township Official Plan established criteria for evaluating an application for draft plan of subdivision approval, an amend the Township’s Official Plan and Zoning By-law was considered. Council approved both the Official Plan Amendment, the draft plan approval, and provided Staff direction to bring the Zoning By-law presented to Council to amend the Township Zoning By-law 06-

54 at such time as the Official plan Amendment were approved by the County of Simcoe.

A public meeting for the Zoning By-law was held June 28, 2023, and the Planning Act Section 34(17) states “that where a change is made in a proposed by-law after the holding of the public meeting mentioned in subclause (12) (a) (ii), the council shall determine whether any further notice is to be given in respect of the proposed by-law and the determination of the council as to the giving of further notice is final and not subject to review in any court irrespective of the extent of the change made in the proposed by-law”.

In reviewing the Zoning By-law that was presented to Council on November 18, 2024, see Appendix ‘D’ and comparing it to the proposed Zoning By-law 26-029, see Appendix ‘E’ there a few proposed changes worth noting. The table below outlines more details in the proposed changes and compares the two By-laws.

The proposed changes include the following: adding additional zoning provisions for three single detached lots types; adding increases in lot coverage; adding increases in the maximum driveway widths; adding an increase to the maximum driveway coverage; adding a change in the minimum front yard setback for the habitable portion of the house; adding a change in the setback to an intersection; adding setback changes to a drainage channel; customizing encroachments for all zones in the residential zone; and, removal of a condition of the Hold Symbol 33.

Provisions	By-law in November 2024	New Zoning By-law 26-029	Reasoning
Frontage (single detached dwelling)	11.5 m	9.8 m 12.2 m 15 m	Allows for a variety of single detached lot types, which can lead to more affordability and various types of families.
Minimum Lot Area (single detached dwelling)	340 m ²	280 m ² 360 m ² 450 m ²	Allows for a variety of single detached lot types, which can lead to more affordability and various types of families.
Maximum Lot Coverage (single)	50%	60%	Allows for a variety of single detached lot

detached dwelling)		60% 50%	types, which can lead to more affordability and various types of families.
Maximum Driveway width (single detached dwelling)	40%	40% 55% 45%	Ensure suitably sized parking areas and will accommodate additional parking spaces,
Maximum Driveway coverage (single detached dwelling)	45%	55%	Ensure suitably sized parking areas and will accommodate additional parking spaces,
Front Yard Setback (single detached dwelling and semi detached/duplex and townhouse)	6 m	4.5 m	Allows the habitable portion of the house to be closer to the road, which allows variability in the streetscape and for residents to have 'eyes' on the streets.
Driveway Triangle/Setback from intersection	9 m	5m local streets; 7.5m on other streets	With the shorter lot frontages, a reduction in the setback to the intersection is required to allow for driveways.
Removal of condition of Hold	Registration of Plan of Subdivision. Municipal water and sewage allocation is available, and capacity has	Registration of Plan of Subdivision. Municipal water and sewage allocation is available, and capacity has been allocated to the lands.	Tribute is not proposing a phased development and therefore the condition that is removed is not relevant.

	<p>been allocated to the lands.</p> <p>Completion of the relevant phase of development.</p>		
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Staff do not have any issues with the requested changes since many of the proposed changes are reflective of the architectural design of the homes that they are proposing in the subdivision.

The proposed Zoning By-law 26-029 was also compared to the Township of Clearview's New Comprehensive By-law (Draft 1), the comparison is also described in the planning consultant memo seen in the Appendix 'H'. The New Comprehensive Zoning By-law will incorporate provisions that are the same as what is proposed and will permit higher densities of development as well as reflect a provincial mandate of building more housing. The New Comprehensive Zoning By-law will as of right, permit smaller lot frontages and lot areas, permit a house to cover more of the proposed lot, to permit the habitable part of the house to be closer to the road than the garage and to allow for two car driveways.

There are some provisions of the proposed By-law 26-029 that do not align with the New Comprehensive Zoning By-law, and those provisions require an exception. The following items are being requested as exceptions:

- Permit a 60% lot coverage (rather than 50%), for some of the lot frontages, this would permit the construction of decks, on the smaller proposed lots.
- Maximum building height of 12 metres rather than 10 metres. This would permit the construction of 3 storey dwellings.
- Permit exterior side yards at 4 metres rather than increase the requirement to 4.5 metres.
- Permit maximum driveway widths and driveway coverage by percentage of the lot, based on lot width.
- A correction to the by-law such that the 15 m. setback is required from slopes that exceed 3:1 rather than slopes that are 3:1 or greater.
- Permit encroachments into yards for porches and decks, since the proposed architectural design of the housing considers porches for all units in the subdivision.

The proposed Zoning By-law 26-029 has been thoroughly reviewed, and it will meet the general intent and purpose of Zoning By-law that was proposed in on November 18,

2024, it also reflects the intent and purpose of the New Draft Comprehensive Zoning By-law.

The second request is to consider a minor redline revision to the current draft plan of subdivision. See Appendix 'C' for the current draft plan of subdivision and Appendix 'F' for the proposed redline revision and proposed Block fabric and Appendix 'G' for the proposed concept plan showing the proposed lotting fabric for the Block 23.

The current draft plan of subdivision would permit a total of 495 units. Block 23 was proposed to be a condominium townhouse development with a total of 68 units. The redlined proposes that Block 23 be divided into three additional Blocks (Block, 24, 25 and 26) in addition that 'Street K' be extended into the Block as a crescent municipally owned road. In addition, that the Blocks be divided into 47 single detached lots on a municipal road.

The Planning Act, Section 51(47) states that an approval authority is not required to give written notice under Section 51(45) if, in the opinion of the approval authority, the change to conditions is minor. It is Staff's opinion that the proposed changes are considered minor resulting in the reduction in the total number of units to 474 from the approved number of units of 495. This represents a reduction in 21 units.

The Zoning By-law amendment 26-029 meets the general intent and purpose of the By-law presented to Council on November 18, 2024, as well it is generally in line with the general intent and purpose of the Township New Draft Comprehensive By-law. The proposed redline revision is in response to the current markets that are looking for a single detached and freehold homes, with no condominium ownership. The proposed change is more in keep with the existing character of the Creemore.

Financial Implications

The Zoning By-law amendment and redline revision to the draft plan of subdivision will have no financial impacts on the municipality. Any of the financial implications of the development will be considered in the clearing of the draft plan conditions, final engineering design and will be captured in the subdivision agreement.

Clearview's Strategic Plan

Legislated review process.

Report Appendices

- Appendix A: Orthophoto
- Appendix B: Planning Policy
- Appendix C: Approved Draft Plan of Subdivision -Creemore Commons
- Appendix D: November 18, 2024 – Draft Zoning By-law
- Appendix E: Proposed Revised Zoning By-law
- Appendix F: Redline Revision Draft Plan of Subdivision – Creemore Commons

Appendix G: Redline Revision Concept Plan Creemore Commons
Appendix H: Planning Memo from Celeste Phillips Planning Inc.

Approvals

Submitted by: Rossalyn Workman, Manager of Planning
Reviewed by: Derek Abbotts, Director of Planning and Building
**Financial Implications
Reviewed by:** Kelly McDonald, Treasurer
Approved by: John, Ferguson, CAO