
To: Mayor and Council

From: Rossalyn Workman, Manager of Planning
Patti Kennedy, Manager of Engineer

Meeting Date: November 18, 2024

Subject: Report PB-032-2024 - Creemore Commons (Tribute) Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision

Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report PB-032-2024 (Creemore Commons (Tribute) Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision) dated November 18, 2024; and

That Council,

1. Finds that the applications are consistent with the Provincial Planning Statement, as well as the goals and objectives and intent of the County and Township Official Plans, and has considered the staff recommendations and the written and oral submissions made;
2. Grants draft plan approval to Draft Plan of Subdivision 51M-X prepared by Celeste Phillips dated April 17, 2024 attached in Appendix 'D' subject to the conditions outlined in Appendix 'E';
3. Directs staff to give notice of Draft Plan of Subdivision approval in accordance with Sec. 51 of the Planning Act;
4. Adopts Official Plan Amendment No. 26 to the 2001 Official Plan and Official Plan Amendment No. 1 to the 2024 Official Plan through the passing of By-law Number 24-80; and,
5. Directs written notice of the adoption of the Official Plan Amendment to be given in accordance with Sec. 17 the Planning Act;
6. Directs staff to forward the Official Plan Amendment along with all supporting material to the County of Simcoe for approval;
7. Directs staff to bring forward By-law located in Appendix 'G' to amend the Township Zoning By-law No. 06-54 at such time as the Official Plan Amendments are approved by the County of Simcoe; and

8. Directs staff to give notice of the passing of Zoning By-law Amendments located in Appendix 'G' in accordance with Section 34 of the Planning Act at such time as the By-laws are adopted.

Background & Proposal:

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

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' in the Township of Clearview 2001 Official Plan and 'Residential', 'Open Space' and 'Future Development' in the 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 subject lands are fully described in Appendix 'C'.

The Proposal

The purpose of the applications is to facilitate development of a residential Plan of Subdivision in 46 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 proposed Draft Plan of Subdivision includes:

Land Use	LOTS/ BLOCKS	Area (ha)	%	Estimated Units
Townhome & Single Detached Dwellings	Blocks 2-8, 10, 12-22, 24, 26, 27, 30-45	17.728	50.58	397
Gordon Lands	Block 11	0.404	1.15	0
Future Development Lands	Block 29	1.688	4.82	30
Condominium Townhouse	Block 23	2.549	7.27	68
Well Block	Block 9	0.133	0.38	0
Open Space	Blocks 1, 25	0.528	1.51	0
Stormwater Management	Block 46	2.036	5.81	0
Drainage Channel 5.90	Block 28	2.067	5.9	0
Streets ('A' - 'L')	--	7.915	22.58	0
		35.048	100.00	495

The purpose of the Official Plan Amendments (OPA) is to amend the land use designations on portions of the subject lands from 'Residential' to 'Greenland – Hazard Land Areas' and 'Open Space'. The amendment also alters the specific/special policy pertaining to the development of the lands.

- OPA No. 26 (OP2001) amends s. 4.6.2.3.7c pertaining to lands designated as 'Residential – Special Policy 1', and
- OPA No. 1 (OP2024) deletes s. 13.2.3 for lands designated as 'Specific Policy Area 13.2.3' deferring completely to the applicable policy wording of the 2024 Official Plan.

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-XX(HXX))
Residential Multiple Low Density Exception Hold (RS3-1(H7))	Residential Low Density Exception Hold (RS3-XX(HXX))
Residential Medium Density Exception Hold (RS4-3(H8))	Residential Low Density Exception Hold (RS3-XX(HXX))
Residential Medium Density Exception Hold (RS4-4(H8))	Residential Low Density Exception Hold (RS3-XX(HXX))
Residential High Density Exception Hold (RS6-3(H9))	Residential Low Density Exception Hold (RS3-XX(HXX))
Residential High Density Exception Hold (RS6-4(H10))	Residential Low Density Exception Hold (RS3-XX(HXX))
Recreation Lands (REC)	Residential Low Density Exception Hold (RS3-XX(HXX))
Recreation Lands Exception (REC-3)	Development Area Hold (DA(HXX))
Recreation Lands Exception (REC-4)	Stormwater Management (SM(HXX))
Recreation lands Exception (REC-4)	Environmental Protection (EP(HXX))
Residential Low Density Exception Hold (RS2-2(H7))	Recreation Lands Hold (REC(HXX))
Residential High Density Exception Hold (RS6-5(H9))	Development Area Hold (DA(HXX))

The effect of the three subject Planning Act applications 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.

Submission & Process Details

As part of the complete application, the applicant has submitted the following materials for consideration:

Submission Item Title	Submission Item Detail
Planning Justification Report	April 11, 2023, revised November 9, 2023, revised April 30, 2024, Celeste Phillips Planning Inc.
Creemore Commons, Architectural Control Guidelines	April 12, 2023, revised April 29, 2024, WAI
Traffic Impact Study	April 2023, Crozier Consulting Engineers
Hydrogeological Assessment Report	April 2023, Crozier Consulting Engineers
Functional Servicing & Preliminary Stormwater Management Report	April 2023, revised November 9, 2023, revised April 30, 2024, Crozier Consulting Engineers
Geotechnical Investigation	March 29, 2022, WSP Golder
PW1- 23 – Water Well Summary Report	October 5, 2022, April 7, 2024, September 26, 2024, Crozier Consultant Engineers
Creemore Commons Arbor Report	February 23, 2023, Landmark Environmental Group Ltd.
Ministry of Culture, Concurrent Letter	October 2, 2006
Topographic Survey	November 29, 2022
Tree Preservation Plan Creemore Commons	January 12, 2023, Landmark Environmental Group Ltd.

Submission Item Title	Submission Item Detail
List of Consultants	March 2, 2023, Celeste Phillips Planning Inc.
Creemore Commons Concept Plan 473-536 Units	April 3, 2023, revised November 9, 2023, revised April 10, 2024, Celeste Phillips Planning Inc.
Creemore Commons – Block Plan	April 4, 2023, Celeste Phillips Planning Inc.
Creemore Commons – Draft Plan(signed)	April 5, 2023, revised November 9, 2023, revised April 17, 2024, Celeste Phillips Planning Inc.
M Plan 51M-1163	May 31, 2019, J.D. Barnes Land Information Specialists
Creemore Commons Land Use Compatibility Letter	October 23, 2023, revised April 23, 2024 HGC Engineering
Creemore Commons Comments Matrix	November 9, 2023, revised April 29, 2024, Tribute Homes
Creemore Commons Draft OPA	November 9, 2023, revised April 24, 2024, Celeste Phillips Planning Inc.
Creemore Commons Draft ZBA	November 9, 2023, revised April 30, 2024, Celeste Phillips Planning Inc.
Lot Typologies	April 17, 2024, Cassidy & Co.
Creemore Commons Cover Letter	November 10, 2023, Celeste Phillips Planning Inc.

Submission Item Title	Submission Item Detail
Creemore Commons Cover Letter	April 30, 2024, Susan Zucchero, Tribute Creemore Limited

All submitted materials were made available to the public on May 12, 2023 and can be viewed on the Township website on the [Current Projects](#) page.

The statutory process relating to the formal application has proceeded as follows:

Date	Step
April 25, 2023	Letter for a Complete Application given to Celeste Phillips Planning Inc.
May 12, 2023	Notice of Complete Application and request for comments
June 7, 2023	Notice of Public Meeting
June 28, 2023	Public Meeting
October 12 & 13, 2023	Comments from Planning and Engineering First Submission Materials
November 10, 2023	Second Submission Materials received from Celeste Phillips
February 8, 2024	Comments from Planning and Engineering Second Submission Materials
April 8, 2024	CF Crozier provided the Tribute Creemore – Water Well Summary Report
April 29, 2024	Township Peer Review comments on the Water Well Summary Report
April 30, 2024	Third Submission Materials received from Celeste Phillips
May 10, 2024	CF Crozier provided response to the Tribute Creemore – Water Well Summary Report # 2

Date	Step
July 12, 2024	Township Peer Review comments on the Water Well Summary Report #2
September 26, 2024	CF Crozier provided response to the Tribute Creemore – Water Well Summary Report # 3
Week of November 11, 2024	Township Letter indicating will proceed with Township initiated Water Well Investigation

Comments and Analysis:

The Planning Act and the Township Official Plan establish criteria for evaluating an application for draft plan of subdivision approval and to amend the Township’s Official Plan and Zoning By-law.

All applicable criteria, policies, standards, and comments received are analyzed below in the context of the subject applications and are organized generally as outlined in Section 51 (24) of the Planning Act.

Effect of the Proposed Subdivision on Matters of Provincial Interest

In making land use planning decisions, Council must consider the matters of Provincial interest as set out in Section 2 of the Planning Act. The 2024 Provincial Planning Statement (PPS) came into effect on October 20, 2024 and has been reviewed with regard to the subject applications. The 2024 PPS provides direction on matters of provincial interest. Municipal decisions on planning matters are required to be consistent with the PPS.

The PPS directs the majority of growth and development to fully serviced urban settlement areas. It also requires that an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents be provided, which supports the achievement of complete communities. The proposed subdivision is located within the Creemore urban settlement boundary directly adjacent to the existing built-up area of the Village. The development will be fully serviced with municipal water and wastewater. The implementing amendments to the Township Official Plans and Zoning By-law will facilitate the development of single, semi-detached and townhouse dwelling units.

The PPS directs Planning authorities to prepare for the impacts of a changing climate and promote healthy, active and inclusive communities. Consistent with the PPS the proposed development integrates a comprehensive stormwater management strategy

for the development itself and also for a segment of the East Creemore municipal drain. No development is proposed in the East Creemore Drain flood hazard and potential negative impacts to the watershed have been minimized. Through land conveyance at plan registration and conditions of draft plan of subdivision approval, lands, facilities and infrastructure will be established for active transportation and community connectivity through parkland, trails, and fully urbanized street cross-sections with sidewalks.

Matters of provincial interest are addressed throughout this report. In consideration of the full analysis herein, the proposal is consistent with the direction provided by the 2024 PPS, subject to the recommended conditions.

Consideration of Whether the Subdivision is Premature and in the Public Interest

Approval and development of the proposed subdivision is timely. The lands are located contiguous with existing residential development and propose a logical extension of the delineated built-up area. The lands were previously approved for residential development and were granted final approval as the Alliance Subdivision. The lands are designated 'Residential', which was completed through an area specific Official Plan Amendment (OPA 5) to the 2001 Official Plan.

The applicant has submitted a Functional Servicing Report for the proposed development which included an assessment of sanitary and water servicing capacity. The report has been reviewed by Township Engineering staff, and they are satisfied that there are appropriate servicing solutions available subject to further review and approval as conditions of Draft Plan of Subdivision Approval. Additional servicing assessments will be required as a condition of Draft Plan of Subdivision Approval to confirm water and sanitary servicing capacity. The development may be phased in accordance with the findings of subsequent servicing reports.

Development of the proposed subdivision is reliant on off-site works being constructed first. The Zeng development lands are located south of the Tribute lands on lands municipally known as 101 Edward Street and 111 George Street. The Zeng lands have pending applications for Draft Plan of Subdivisions as of the writing of this report due to servicing constraints in Creemore. A sewage pump station is proposed on a block located at 111 George Street, which is intended to service the new development in Creemore. This new development in Creemore includes the Tribute development, Zeng Development as well as the lands known as the Lamb Lands.

The Zeng Subdivision will contribute to the East Creemore Drain, infrastructure such as the wastewater treatment plant and the expansion to the municipal water system and also contains linear servicing blocks designed to convey stormwater from the Tribute lands south. Development of these aspects of the Zeng Subdivision are critical to the overall development of the Tribute lands and other developments within Creemore.

The Lamb lands are located to the east of the Zeng lands on the lands municipally known as 163 and 164 Edwards Street East Creemore. No formal applications have

been made at the time of writing of this report. The Owner of the Lamb lands has been involved with a pre-consultation submission and was actively involved in the Creemore Master Servicing Plan for Water and Wastewater.

On September 15th, 2022, the Township of Clearview initiated a Master Servicing Plan (MSP) for Water and Wastewater Servicing in the Village of Creemore. The Study was conducted in accordance with the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment, a process under the Ontario Environmental Assessment Act.

The Master Servicing Plan considered solutions for the long-term drinking water and sanitary wastewater servicing needs for Creemore and surrounding potential development opportunities. Public Information Sessions took place on November 17, 2022 and December 7, 2023.

The MSP was completed in May 2024, and identified servicing the growth needs for Creemore out to 2042. The preferred water servicing needs include the development of additional groundwater sources and the construction of an additional water storage facility. Solutions for wastewater treatment capacity include the expansion of the existing Creemore wastewater treatment plant (WWTP). Wastewater conveyance will be provided through a new gravity collection system to service the Creemore east and Creemore north lands and directed to a new sewage pump station that will be located in the southwest corner of the Zeng lands, which will convey wastewater to the upgraded WWTP via a forcemain.

The Public Works Department have included conditions that will ensure that the Municipality is satisfied that adequate road access, municipal water supply, sanitary sewers, pumping station(s), forcemains, wastewater treatment and storm drainage are available to service the development.

In accordance with the Planning Act, the applications have been circulated and made available for comment by the public and by all prescribed bodies.

A statutory Public Meeting was held on June 28, 2023. In accordance with the Planning Act, a Notice of Public Meeting was mailed out to all properties within 120 m of the subject lands as well as signs with the notices were placed on the subject lands. In addition, the Notice was mailed to all landowners and posted on the Township website June 7, 2023.

All questions and comments that were raised at the Public Meeting and/or received during the processing of proposed development applications, as well as agency comments are summarized and attached as Appendix 'H'.

The proposal is not premature and is in the public interest, subject to the recommended conditions.

Conformity with the County & Township Official Plans

The County of Simcoe Official Plan designates the subject lands as Settlements outside the Built Boundary on Schedule 5.1, Land Use Designations. Section 3.1 of the Official Plan directs the majority of the County's growth and development to settlements where it can be effectively serviced, with emphasis on primary settlement areas. Section 3.2 of the Official Plan directs local municipalities to manage the pace of development within settlement areas by using holding by-laws and draft plan conditions to coordinate development phasing with the availability of servicing capacity and transportation infrastructure.

Development of Greenfield areas is directed to occur contiguous to or abutting the existing built boundary and progressing outwards from there. Section 3.5.16 identifies that the progression of development within the settlement area will be based on sustainable and logical progression of development in accordance with Provincial, County and local municipal planning policy, including consideration for infrastructure and permits local municipalities to place lands within a Holding Zone provision to allow the development of phases based on sufficient justification and conformity with other policies of the County and local Official Plan. The density target for Clearview is 32 residents and jobs per hectare.

A portion of the subject lands contain a watercourse as identified on Schedule 5.2.2 of the County Official Plan. The watercourse is an existing drainage channel for the East Creemore Drain. Section 4.5.25 directs development to be setback from watercourses based on environmental and slope stability reports if necessary. Key considerations for the required setback include the nature of development and flooding and erosion hazard.

The proposed applications would facilitate residential development on lands within the Greenfield area, on the edge of the existing built boundary. The proposed development has access to connect to existing municipal sanitary and water servicing on the adjacent lands, but capacity for these services has not yet been confirmed. The proposed conditions of draft plan of subdivision approval do not constitute a commitment by the Municipality to provide servicing access to the Municipality's water system or sewage treatment plant. Plans may proceed to registration provided there is sufficient plant capacity and capability to serve the development.

The MSP was completed in May 2024, and identified servicing the growth needs for Creemore out to 2042. The preferred water servicing needs include the development of additional groundwater sources and the construction of additional water storage. Conditions of draft plan approval have been included that will ensure that the Municipality is satisfied that adequate municipal water supply, sanitary sewers, pumping

station(s), forcemains, wastewater treatment and storm drainage are available to service the development.

A flood plain study is also required as a condition of draft plan approval and based on the results of the study, amendments to the draft approval plan may be required.

The County has submitted comments that support the application, subject to conditions of draft plan approval. The County's comments related to the Official Plan Amendment have been implemented in the Draft Official Plan Amendment and Zoning By-law Amendment. The County's requested conditions will be addressed through the Draft Plan of Subdivision process.

The lands are designated 'Residential' in the 2001 Township Official Plan (OP2001) and are subject to area specific policies through OPA 5. The lands are designated 'Residential', 'Open Space' and 'Future Development' in the 2024 Township Official Plan (OP2024). The applicant has submitted an application for an Official Plan Amendment (OPA) addressing the unit and density limits to facilitate the proposed subdivision. As of the writing of this report, approval of OP2024 is being considered by County Council on November 12, 2024, and if approved, will be in the appeal period. To bridge this gap, it is recommended that both, OP2001 and OP2024 be amended relative to the proposed development. The draft OPAs are attached hereto as Appendix 'F'.

The specific policy applying to the lands sets out, among other matters, that no more than 498 units within the special policy area be permitted. The original development area was sized approximately 39 ha, meaning that the permitted maximum density was 12.8 units per hectare. The OPA No. 26 (OP2001) proposes to allow for an increase to the permitted gross density to 16 units per hectare. OP2001 (s. 4.6.2.3) characterizes low density development as being comprised of single, semi and linked dwellings with a gross density of 12-15 units per hectare. OP2024 (s. 2.4.1) establishes low density development as being between 10-16 dwelling units per gross hectare. The proposed development meets or only slightly exceeds these parameters. The proposed increased density is appropriate, as it supports the Provincial and County minimum density targets for Clearview and conforms with the intent of both Township OPs. No amendment to OP2024 for density is required as the proposed development meets the density provisions of OP2024. It is recommended that the OPA for OP2001 alter the existing specific policy provision and that the OPA for OP2024 delete the provision altogether, given that the proposed development conforms with OP2024 as adopted.

OP2024 s 2.4.1 requires that development within urban settlements achieve an overall target share of housing density types across the low, medium and high density categories. The types of low-density housing include single detached, semi-detached and duplex, townhouses and row houses being medium density, and apartments being categorized as high-density forms of housing. OP2024 requires that a full range of

dwelling types, sizes and tenures are to be provided. The proposed development will generally be characterized as low or low-medium residential development.

The OPAs will be implemented through the submitted Zoning By-law Amendment and will facilitate a range of low and low-medium residential dwelling unit types

As noted above, a section of the subject lands includes a drainage channel attributed to the East Creemore Drain and associated floodplain. In accordance with s. 4.1.1.14.1.2) of OP2001 and s. 4.9.3 of OP2024, the floodplain area is proposed to be re-designated from 'Residential' to 'Greenland Hazard Land Area'. The purpose of the re-designation is to ensure that no development occurs within the flood hazard area for the protection of public safety. The extent of the flood hazard was studied by Crozier in the submitted stormwater management report.

Consistent with the County OP and both Township OPs, the proposed development is in a fully serviced, urban settlement area. The proposed development is capable of being fully serviced and is located contiguous to existing residential neighbourhoods. The extension of the existing infrastructure network (roads, servicing, utilities) will be logical and cost-effective.

Official Plan policy requirements are addressed throughout this report. In consideration of the full analysis herein, the proposal conforms with the Township and County Official Plans, subject to the recommended conditions.

Suitability of Lands for Residential Subdivision

An archaeological assessment was conducted on the subject lands and cleared by the Ministry of Culture. There are no outstanding archaeological concerns with the subject lands.

The subject lands contain flooding hazard associated with a watercourse which crossing the north-east corner of lands. The Nottawasaga Valley Conservation Authority (NVCA) and Township engineering staff have reviewed the applications and have requested that the flood hazard be delineated to the satisfaction of the NVCA and the Township. Conditions of draft plan of subdivision are proposed to require the delineation of the floodplain, and that the subdivision be revised, if necessary, to reflect the final determinations of the flood hazard.

The lands are suitable for a development of a residential subdivision, subject to the recommended conditions.

Adequacy & Design of Streets

The draft plan of subdivision is proposed to include one north-south collector road and multiple local roads. Existing local roads, including Nelson Street, Wellington Street, and Francis Street, are proposed to be extended within the plan of subdivision, and new

local roads are also proposed to provide new north-south connections within the subject lands. The proposed local streets are adequate to provide connections to the adjacent municipal road network.

A portion of the unimproved Elizabeth Street Road allowance is located to the south of the proposed draft plan of subdivision. The Clearview Official Plan identify Elizabeth Street as a Collector Road. Township Public Works staff have reviewed the proposal and recommend that the Subdivision Agreement provide for the construction of Elizabeth Street to urban municipal standards from the intersection of Elizabeth Street and Mary Street to the easterly limits of the draft plan of subdivision, by the Owner. The plan has two access points to Elizabeth Street including 'Street A' and 'Street G'. The requirement to build Elizabeth Street has been reflected in the conditions of Draft Plan of Subdivision approval. The Elizabeth Street extension beyond the Tribute frontage will be constructed to completion and intersected with Edward Street as part of the Lamb Subdivision development.

The streets within the proposed subdivision are adequate and designed with appropriate connectivity to the existing community road network, subject to the recommended conditions.

Zoning & Dimension/Shapes of Subdivision Lots

An application for a Zoning By-law Amendment has been submitted to facilitate the proposed subdivision. The recommended Draft Zoning By-law Amendment and Draft Zoning Schedule is attached to this report as Appendix 'G'.

The subject lands are divided into 46 blocks and applicant proposes six different zone categories in the Zoning By-law for these lands. Each of the zone categories makes changes to the permitted uses and provisions, the changes are described more fully in the tables located below. The proposed changes include defining a public street for a condominium and defining an individual parcel of tied land (POTL) to be considered a lot. General Provisions of the Zoning By-law 06-54, and conditions for the lifting of the Hold (HXX) are provided.

The proposed changes requested to the Residential Multiple Low Density (RS3) Zone are shown in the table below. The existing RS3 provisions are shown in one column and the proposed RS3 zoning is shown in subsequent columns. The requested changes have been bolded to show the differences with the existing RS3 provisions.

Provisions	Existing RS3 Zone	Proposed RS3 Zone (Type 1 Lot)	Proposed RS3 Zone (Type 2 Lot)	Proposed RS3 Zone (Type 3 Lot)
Permitted uses	Single Detached	Single Detached	Single Detached	Single Detached
Minimum Lot Area (m ²)	400	290	360	450
Min. Lot Frontage (m)	13.5	9.8	12.2	15.0
Min. Front Yard (m)	6.0	6.0	6.0	6.0
Min. Rear Yard (m)	6.0	6.0	6.0	6.0
Min. Interior Side Yard (m)	1.2	1.2	1.2	1.2
Min. Exterior side Yard (m)	4.0	4.0	4.0	4.0
Max. Lot Coverage (%)	50	60	60	50
Max. Height of Principal Buildings (m)	10.0	13.0 or 3 storeys	13.0 or 3 storeys	13.0 or 3 storeys
Max. Driveway Width (m)	40%	9.0 m or 40% of lot frontage	9.0 m or 55% of lot frontage	9.0 m or 45% of lot frontage
Driveway coverage (%)	45%	Max 45% of front yard	Max 55% of front yard	Max 45% of front yard

Min. Driveway Setback from intersection (m)	9.0	8.2	7.55	9.0
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The proposed changes requested to the Residential Multiple Medium Density (RS5) Zone are shown in the table below. The existing RS5 provisions are shown in one column and the proposed RS5 zoning is shown in subsequent columns. The requested changes have been bolded to show the differences with the existing RS5 provisions.

Provisions	Existing RS5 Zone	Proposed RS5 Zone (Type 1 Zone)	Proposed RS5 Zone (Type 2 Zone)
Permitted uses	Townhouse or two storey apartments up to 10 units per building	Single Detached and/or townhouse dwellings	Townhouse or two storey apartments up to 10 units per building
Minimum Lot Area (m ²)	200	180 m for townhouses/areas as proposed for singles in RS3	200
Min. Lot Frontage (m)	6.1 per unit	6.1 per unit	6.1 per unit
Min. Front Yard (m)	6 and 8 where the driveway abuts the dwelling	4.5 to front main wall and 6.0 to garage	4.5 to front main wall and 6.0 to garage
Min. Rear Yard (m)	6	6	6
Min. Interior Side Yard (m)	2.0 and 0.0 on any shared wall	1.2 and 0.0 on any shared walled	1.2 and 0.0 on any shared walled
Min. Exterior side Yard (m)	6	4	4

Provisions	Existing RS5 Zone	Proposed RS5 Zone (Type 1 Zone)	Proposed RS5 Zone (Type 2 Zone)
Max. Lot Coverage (%)	50	60	60
Max. Height of Principal Buildings (m)	11	13 or 3 storeys	13 or 3 storeys
Max. Driveway Width (m)	50%	60% of lot frontage	60% of lot frontage
Driveway coverage (%)	50%	Max 60% of front yard	Max 60% of front yard
Min. Driveway Setback from intersection (m)	9.0	7.0	7.0
Min. Driveway Setback from interior lot lines (m)	1.0	0.0 on shared lot line	0.0 on shared lot line
Definition			Individual Parcel of Tied Land (POTL) shall be considered a lot
Definition			A public street shall include a private condominium road which is owned and maintained by a private condominium corporation.

The Township-recommend Zoning By-law is described in the table below. It describes permitted uses and provisions in one zone (Residential Multiple Density Exception Hold (RS3-XX(HXX))). The existing RS3 and RS4 provisions are shown in the columns and

the proposed RS3 zoning is shown in subsequent columns, the requested changes have been bolded to show the differences with the existing RS3 and RS4 provisions.

Provisions	Existing RS3 Zone Single Detached	Recommended RS3-XX (HXX) Zone Single Detached	Existing RS3 Zone Semi-Detached and Duplex	Proposed RS3-XX (HXX) Zone Semi-Detached and Duplex	Existing RS4 Zone Townhouse and Link homes up to 4 units per Building	Proposed RS3-XX (HXX) Zone Townhouse and Link Homes Up to 6 units per Building
Min. Lot Area (m ²)	400	340	230	220	200	180
Min. Lot Frontage (m)	13.5 per unit	11.5 per unit	7.6 per unit	7.6 per unit	6.1 per unit	6.1 per unit
Min. Front Yard (m)	6	6	6	6	6 and 8 where driveway abuts the dwelling	6 and 8 where driveway abuts the dwelling
Min. Rear Yard (m)	6	6	6	6	6	6
Min. Interior Side Yard (m)	1.2	1.2	1.2 on exterior walls and 0.0 on shared walls	1.2 on exterior walls and 0.0 on shared walls	2.0 and 0.0 on any shared wall	1.2 and 0.0 on any shared walled
Min. Exterior side Yard (m)	4	4	4	4	6	4

Provisions	Existing RS3 Zone Single Detached	Recommended RS3-XX (HXX) Zone Single Detached	Existing RS3 Zone Semi-Detached and Duplex	Proposed RS3-XX (HXX) Zone Semi-Detached and Duplex	Existing RS4 Zone Townhouse and Link homes up to 4 units per Building	Proposed RS3-XX (HXX) Zone Townhouse and Link Homes Up to 6 units per Building
Max. Lot Coverage (%)	50	50	60	60	60	60
Max. Height of Principal Buildings (m)	10	12	10	12	11	12
Max. Driveway Width	40%	40%	40%	40%	50%	50%
Driveway coverage (%)	45%	45%	45%	45%	50%	50%
Min. Driveway Setback from intersection (m)	9	9	9	9	9	9

The Township proposed Draft Zoning By-law simplifies the permitted uses and proposes to permit a wider range and mix of housing types, including single detached dwellings, semi-detached dwellings and duplexes, and townhouses and link homes dwellings of up to six units per building. This mix of different types of housing will appeal to different residents at different ages and stages of life. This approach is consistent

with the PPS, conforms with the County OP and Township OP policies documents where a range and mix of housing options are required to meet projected market-based and affordable housing needs of current and future residents.

The proposed Draft Zoning By-law eliminates the Type 1 Lot from the proponents Draft Zoning By-law, and instead proposes a lot with a minimum frontage of 11.5 m and minimum area of 340 m². This proposal will permit the other two proposed lot types contemplated by the applicant (Type 2 Lot and Type 3 Lot), since what the Township proposes are minimum requirements, and the other two lot types are larger requirements. The proposed minimum lot frontage and area better reflects trends for recently approved subdivisions in the Township, such as: Manortown, Clearview Park, Treasure Hill, North Street, and Locke Avenue. Frontages and areas in these developments ranged from 12 to 12.5 m and lot areas were approximate 340 m². The Type 1 Lot proposed in the subject application was too great a departure in the existing lot fabric of the overall Township and would create issues with engineering requirements and standards such as servicing and drainage on the lot.

The proposed frontage of 11.5 m and smaller lot area of 340 m² is also not substantial change in the lot fabric proposed by the applicant. The 11.5 m frontage would permit approximately 286 proposed lots (Type 2 Lot plus Type 3 Lot) of the proposed 397 proposed lots. This represents approximately 72% of the proposed development. Like the frontage trends in the recently approved subdivisions, the minimum lot areas have also been proposed to be reduced. The recommended minimum lot areas for semi-detached and townhouse units, are a more moderate reduction from the existing zoning. Smaller lots allow for more density and for a more affordable development option. The proposed Type 1 Lots lot fabric can be divided between the additional housing types permitted such as semi-detached, duplex or townhouse and link homes up to six units per buildings.

The Owners are requesting that the maximum lot coverage for singles and townhouses be change to 60% from the By-law requirement of 50%. In this case, the 50% has been consistently applied to other housing developments in the Township since 2006 and is recommended to remain. Increasing the lot coverage as proposed by the applicant, reduces the parking and amenity space on a lot and increases the impervious surface, which reduces the natural soaking of rainwater into the ground, and potentially could lead to the need for larger stormwater facilities.

The applicant is proposing to have the maximum height of the building be 13 m or 3 storeys, which is not compatible with surrounding existing housing along Mary Street and in most cases a 13 m building height would exceed 3 storeys. It is recommended that a 12 m maximum height be applied for all housing types, including singles, semi-detached, duplex and townhouses. A maximum 12 m height permits sufficient variation

between the floor heights, while also accounting for a variation in roof pitch, while ensuring that new dwellings do not tower over the existing community.

The applicant is requesting a 9 m maximum driveway width or to increase, widths to 55%, 45% for singles and 60% from townhouses and that the maximum parking area of the front yard coverage be 55% and 45% for singles and 60% for townhouses. The Zoning By-law currently permits a maximum lot coverage of 40% for singles, 45% for semi- and duplex dwellings, and 50% for townhouse dwellings. The 9 m wide maximum driveway width is for parking areas usually in a commercial or industrial lands use not in low density residential neighbourhoods.

The Township considers the applicant-proposed changes are not consistent with the intent of the Zoning By-law, are not in keeping with the surround community. Increasing the width and area of the driveway will increase the impervious surfaces on the lot, and create issues with engineering requirements and standards, such as servicing and drainage on the lot. For that reason, it is recommended that the existing Zoning By-law s. 2.15.4 respecting permitted locations for parking areas to remain unchanged.

The proposed changes requested to the Section 2.0 General Provision specifically Zoning By-law s. 2.7.1 respecting permitted yard encroachments are shown in the table below. The existing provisions are shown in one column, and the proposed changes are shown in subsequent columns. The requested changes have been bolded to show the differences with the existing zoning.

Features	Yards in which the Encroachment is permitted	Min. Required Setback or Max. Permitted Projection	Proposed
Architectural elements (e.g., cornices, sills, cantilevered window bays)	All yards	0.6 m projection into the required yard	0.6 m into any yard
Stairs and landings (sized maximum 1.2 m in width and depth) used to access a building or an accessibility ramp	All yards	0.6 setback from the lot lines	0.6 into any yard
Steps to a porch or deck	Front and exterior side yard	1.5 m projecting into the required yard	1.5 m from front or exterior side yard

Features	Yards in which the Encroachment is permitted	Min. Required Setback or Max. Permitted Projection	Proposed
Porches and decks having a height less than 2.0 m above the lowest finished grade (at all points around the perimeter of the platform)	Rear Yard	3.0 m from the rear lot line	3.0 m from rear yard lot line.
	Interior side	0.75 m from the interior side lot line	0.75 m from interior side yard lot line
			1.8 m into front yard.
Roof eaves and balconies higher than 2.0 m above finished grade	All yards	0.75 setback from lot lines	0.75 from any lot line
Unenclosed fire escape and necessary structural supports	All yards	1.2 m projections into the required yard	1.2 m projections into the required yard
Mechanical Equipment For single detached, semi-detached and duplex's and townhouses	Front yard	4 m setback from the front lot line	4 m setback from the front lot line
	Exterior side yard	3.0 m from the exterior side lot line	3.0 m from the exterior side lot line
	Interior side yard	1.2 m from the interior side lot line	1.2 m from the interior side lot line
	Rear yard	3.0m from the rear lot line	3.0m from the rear lot line
Window or through wall air conditioner	All yards	0.5 m projecting into the required yard	0.5 m projecting into the required yard

Features	Yards in which the Encroachment is permitted	Min. Required Setback or Max. Permitted Projection	Proposed
Overhead utilities, wires or other aerial appurtenances; fences, hedges, landscaping materials; uncovered open terraces or patios; and, ponds, ornaments, flagpoles, children’s play equipment, permitted signs or like landscaping amenities	All yards	No setback required	No setback required

None of the proposed changes to s. 2.7.1 appear to be meaningful and adequate justification for the changes has not been provided. It is recommended that the provisions of s. 2.7.1 respecting permitted yard encroachments remain unchanged.

The applicant also proposes to include a definition for a public street for a condominium and a definition of an individual parcel of tied land (POTL) to be considered a lot. It is not known why this is included in the proposed draft changes to the By-law. It is recommended that the provisions of s. 2.2 respecting frontage on a public street remain unchanged.

The applicant proposed to zone some of the lands ‘Recreation Exception 4’ (REC-4) Zone, with the following permitted uses: walking trails, drainage channel, and stormwater management facilities. However, the s 3.35 respecting Stormwater Management Facilities (SM) is a zone category in the current Zoning By-law and is more applicable. The drainage channel is recommended to be zoned ‘Environmental Protection’ (EP), to reflect the Official Plan designation ‘Greenland- Hazard Land’ and walking trails are permitted in the ‘Recreation Lands’ (REC) under the listed permitted use: passive recreation and conservation.

The parkland blocks and a strip of land adjacent to County Road 9, which were conveyed through the fulfillment of the Alliance Draft Plan conditions, are recommended to be zoned ‘Recreation Lands’ (REC). In addition, Block 9, which is adjacent to the existing parks and currently contains municipal test wells, are recommended to be zoned ‘Recreation Lands’ (REC).

The Township is also proposing the use of the Hold Symbol (HXX) on all of the proposed zoning categories. The Hold Symbol will be lifted when the following have been completed:

- Registration of a Plan of Subdivision.
- Municipal water and sewage allocation is available, and capacity has been allocated to the lands.
- Completion of the relevant phase of development.

The recommend conditions required to lift the hold provision have been consistently used with other developments and conform with the policies of the Official Plan.

It is recommended that Block 23 (condominium block) and Block 29 (future development) be rezoned from RS6-5 and REC-3, respectively, to the 'Development Area' (DA) Zone. Zoning of these Blocks for residential uses is premature until such time as the design of the condominium development is understood, and until the constraints impacting the future development block are resolved. These two blocks will be developed subject to the recommended conditions.

The proposed Zoning By-law has been reviewed by the Public Works Department and they are satisfied that the proposed zoning will not create issues with engineering requirements and standards such as servicing and drainage on the lot.

The proposed Zoning By-law amendment meets the general intent and purpose of the Township Zoning By-law, conforms with the Township and County Official Plans, and is consistent with the PPS. The proposed block sizing appears to be appropriate, subject to the recommended conditions.

Restrictions on the Proposed Subdivision & Buildings

The subject lands are located within a Wellhead Protection Area (WHPA) A of the Creemore Municipal Wells #1 and #2. Under the Clean Water Act the proposal for the lands has been reviewed. The Risk Management Official (RMO) has determined that the potential land use activities associated with proposed development are not subject to either Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the Act. However, they have requested that any further planning approval or building permit submission be required to make an application for Restricted Land Use Notice.

Therefore, to fulfill the request of the RMO, a draft plan condition has been included. The condition addresses that within the subdivision agreement that there be a clause that for any subsequent planning approval or building permit submission an application for Restricted Land Use Notice must be submitted for review by the Risk Management Official.

There is temporary stormwater management (SWM) facility and associated drainage outlet, located in Block 23 which must be decommissioned prior to development occurring in the area of any lots or blocks over which the temporary SWM facility is located. The temporary stormwater management (SWM) facility and associated drainage outlet, located in the area of the south lands of the Plan (in the area of Block 23), is to be decommissioned to the satisfaction of the Municipality and NVCA. Decommissioning of the SWM facility and associated drainage outlet shall be completed in a timely manner, in accordance with geotechnical recommendations and shall occur as soon as the new SWM facility on Block 46 is operational.

The temporary stormwater management (SWM) facility and associated outlet will be decommissioned subject to the recommended conditions.

Block 23 is designated 'Residential' in both Township OPs and is slated to contain 68 future condominium townhouse dwellings. Pre-zoning the block is premature until such time as the design of the condominium development is understood. For this reason, Block 23 is recommended to be rezoned to the 'Development Area' (DA) zone.

Similarly, Block 29 is identified as a future development block, projected to contain 30 dwelling units. Block 26 is designed 'Future Development' in OP2024. These lands have several constraints as follows:

- Relatively limited lot area (1.7 ha) and irregular lot configuration,
- Neighbouring transformer station,
- Topography of the land,
- Location adjacent to the drainage channel for the East Creemore Drain, and
- Frontage on County Road 9, which restricts opportunities for entrances.

Given the extent of constraints impacting Block 29, it is proposed that the lands be zoned 'Development Area' (DA) Zone in the proposed recommended Draft Zoning By-law.

There are no unaddressed or ongoing restrictions on the proposed subdivision or the building within, subject to the recommended conditions.

Conservation of Natural Resources & Flood Control

The Township of Clearview has recently completed an Addendum to the East Creemore Drainage Municipal Class Environmental Assessment (MCEA) (Schedule B). The comment period on the Addendum was from September 20, 2024, to October 22, 2024. The original MCEA drainage study was completed in July 2010 to identify solutions to improve drainage and reduce flooding in the Village of Creemore. Under the Municipal Class Environmental Assessment process, a review of the planning, design and

environment of a project is required if the time period from filing the Notice of Completion on public record exceeds 10 years before the alternative solution is implemented.

The East Creemore Drainage Study Addendum reviewed the drainage options proposed in the original study and considered any necessary updates to the drainage solution based on changes in the study area since the 2010 study was completed, such as land use, development, and the impacts of climate change. The Addendum Study was carried out accordance with the guidelines set out in the Municipal Engineers Association (MEA) Class Environmental Assessment document (March 2023).

The draft plan conditions outline that the Owner will agree that prior to final approval that a Function Servicing Report in accordance with the East Creemore Drainage Study and Creemore Master Servicing Plan (MSP) will be submitted for acceptance. Further, it is recommended in the conditions that the Owner agrees to provide a contribution towards necessary external drainage and stormwater management.

A temporary stormwater management (SWM) pond is located on the subject lands. This temporary SWM pond was needed to service the lands and the 25 dwellings units (developed through Alliance) located along Mary Street. As a condition of the subdivision agreement the Owner will be required to decommission the temporary SWM pond and the associated drainage outlet. The decommission of the temporary SWM pond will be done in a timely manner and shall occur after the permanent SWM facility located on Block 46 is operational. In addition, none of the development located on or near the lots and blocks of the area of the temporary SWM pond and drainage outlet will be permitted to be developed until the permanent facility is constructed and operational.

The development will not proceed without the full development of the drainage channel system. The drainage channel system is located on the Tribute lands as well as on external lands, including the Zeng Development. The drainage channel while being part of the East Creemore Drainage system, also conveys and acts as a stormwater management outlet for the permanent SMW facility located on the Tribute lands.

The Nottawasaga Valley Conservation Authority (NVCA) and the Township of Clearview have partnered on an Upper Mad River Flood Hazard Study. The study provides NVCA and the Township with detailed analysis of flooding dynamics and flood hazards, and further establishes the areas in the settlement of Creemore that are safe from natural hazards such as flooding. The draft study was available on February 22, 2024 for public review and comment. The Public Information Center was held on February 29, 2024. Comments on the project were received until March 15, 2024, the study has been finalized and was submitted to the Ministry of Natural Resources at the end of March. The results will be implemented through the Zoning By-law.

The study produced new flood hazard maps for the community of Creemore within the Mad River subwatershed in accordance with current provincial and federal mapping guidelines. The updated flood hazard information further establishes the areas in the settlement of Creemore that are safe from natural hazards such as flooding, and will inform future community planning and development, and risk management. It will also allow NVCA to recognize how the Mad River and its tributaries respond to significant storm events.

The Nottawasaga Valley Conservation Authority (NVCA) were circulated and consulted on the proposed development. Comment from the NVCA was received on February 27, 2024. These comments state that the development will proceed in accordance with the determined flood hazard and the limits of development, as determined by the Upper Mad River Flood Hazard Study. In addition, they advise that the subdivision may need to be revised as a result of the findings from the final results of the Upper Mad River Flood Hazard Study and associated technical studies in support of the stormwater design. In particular, no development will be permitted within any hazard or related setback from a hazard and it must also conform to municipal natural hazard policies or the MCEA process.

In addition to containing the proposed draft plan conditions as outlined in the correspondence, there are also associated draft plan conditions that require prior to final approval that the Owner prepare a flood plain study for the lands contained in Blocks 27 and 40. At a minimum the study shall address the minimum opening elevations, flood proofing of basements, complete flood plain analysis, flood spill, flood routing, and ensure that there are no flood water impacts on the proposed developable lands. Further the Owner shall make modifications to the Draft Plan including alterations to lot layout and number of blocks which may be necessary as a result of the finds of the study.

Requirements respecting conservation of natural resources and flood control have been considered and addressed, subject to the recommended conditions.

Adequacy of Utilities & Municipal Services

The subject development is located within the Creemore primary settlement area and will be constructed on the basis of full municipal services. The Creemore Master Servicing Plan (MSP) is complete and identifies solutions for the long-term (2024-2042) drinking water and sanitary wastewater servicing needs for the existing community and the potential development lands generally east of Mary Street in Creemore. The subject lands are located outside of the Creemore built boundary and are included within the scope of the MSP.

Consistent with the MSP, the proposed subdivision is slated to be serviced by an additional (new) groundwater source. A well has been established on the subject lands

(Block 9) and has been tested by the applicants Engineering Consultants. A Well Water Summary Report was submitted to the Township by Crozier Engineering on April 8, 2024. The Township's Consulting Engineers (WSP) have completed a peer review of the well report preliminary findings indicate that the well production is not sufficient to service the proposed development in its entirety. This inadequacy is exacerbated when considering the interrelationship of the Zeng development lands with the Tribute subdivision. It is recommended that the Township require that additional groundwater be sourced that is sufficient to service the Zeng subdivision as well as the Tribute lands.

The Lamb lands, located at 163 and 164 Edward Street East, are also located within the Creemore settlement and outside of the built boundary. These residential development lands are also capable of hosting residential development at some point in the future and require fair consideration from a servicing perspective. The Lamb lands are large enough (~ 36 ha) to viably contain an additional groundwater source.

Sec. 51(24) of the Planning Act sets out the criteria that are to be considered when a Planning Authority contemplates approval of a draft plan of subdivision. The Act states that regard shall be had for these criteria for the health, safety, convenience, accessibility for persons with disabilities and welfare of present and future inhabitants of the municipality. The adequacy of municipal services is among the criteria of Sec 51(24), which is also a matter of Provincial Interest as per Sec. 2 of the Planning Act.

Relative to wastewater treatment, the Creemore MSP identifies that a phased expansion to the existing Township wastewater treatment plant can provide a long-term wastewater treatment solution for the Village.

Relative to a water solution, the additional groundwater sources are not fully known or understood at this time. As noted, the Tribute well (Block 9) is not adequate to service the development in its entirety and will likely not be developed into a municipal well. Further investigation which will be undertaken by the Township, will be required to find a viable water source for the Tribute, Zeng and Lamb lands. The Township, however, does have confidence from past investigations for groundwater, that a potable water source, of sufficient quality and quantity, can be found on lands to the southeast of the Tribute lands. As such, s. 51(24) is deemed to be met for the purposes of issuing draft plan of subdivision for the proposed development, subject to a number of conditions.

Accordingly, a draft plan condition has been provided to require the Developer to enter into an Advanced Timing Financial Arrangement with the Township to facilitate the investigation for a potable water source. This investigation will be undertaken by the Township.

The gas utility providers, telecommunication providers, and hydro providers have all been circulated and have provided draft plan conditions. The requirements of the utility

providers will be captured in a required composite utility plan and addressed, subject to the recommended conditions provided by those utility companies.

Requirements respecting adequacy of utilities and municipal services have been considered and addressed, subject to the recommended conditions.

Adequacy of School Sites

There is one school in the Village of Creemore, called the Nottawasaga and Creemore Public School.

The school boards, Simcoe County District School Board and Simcoe Muskoka Catholic District School Board have been circulated and consulted on the proposed development. They have provided recommendations for conditions of draft plan approval and clauses for inclusion in offers to purchase that warn potential purchasers that schooling in this area maybe limited with accommodations being in portables, outside of the community and may require that transportation by school buses.

Lands for Public Purposes

Two parkland blocks sized 1.69 ha and 0.86 ha were conveyed to the Township through the Alliance Subdivision final approval. This conveyance meets the required five per cent conveyance requirement under s. 51.1 of the Planning Act. It is noted that Block 9, has been proposed as a 'Future Park'. This area of land maybe be used as a water well and treatment facility for servicing purposes and will be conveyed to the Municipality at no cost. Block 9 is not required to be considered for parkland dedication and does not constitute a definition of a park, Block 9 shall not constitute a parkland dedication for the purposes of the Planning Act. A condition of the draft plan approval requires that the Owner at no cost to the Municipality provide for a detailed design, in the form of a Park Fit Plan for the lands already dedicated to the Township. The Park Fit Plan will detail the location of trees, fully accessible walkways/paths, as well as fencing, playground equipment, lighting, parking etc. In addition, the Owner is also required, at no cost to the Municipality, to provide the parks with hydro, and municipal services.

Pedestrian Trails in the plan will be developed along Blocks 1 and Block 25, which are located adjacent to the County Road 9. A condition of draft plan approval is that all trails will be designed and constructed in accordance with Municipal Standards and County of Simcoe policies.

The Stormwater Management (SWM) Facility and drainage channel will be conveyed to the Township, at no cost. Both the SWM Facility and the drainage channel will be constructed with a maintenance access, which may be utilized as a pedestrian trail.

Pedestrian Trails will be considered as part of the detailed design of the subdivision. The drainage channel will be an open ditch that will convey significant amounts of water. It is a channel that is required through the East Creemore Drainage Study.

The other lands for public purposes include the road system. The Streets 'A' through to 'L' will be conveyed and dedicated to the Township, and through detailed designed will be developed as municipal roadways. In addition, the Township will require a 1.5 m wide right of way widening along the south bound of the development. The following Blocks shall convey the 1.5 m right of way widening, at no cost to the Township: 23, 24, 43, 44, 45 and 46. The Owner shall agree in the subdivision agreement to provide the design and construction of Elizabeth Street, to urban municipal standards, from the intersection of Elizabeth Street and Mary Street to the easterly limits of the draft plan of subdivision.

Adequate lands in appropriate locations have been or will be conveyed, subject to the recommended conditions.

Energy Conservation & Efficiency

All dwellings within the proposed subdivision development will be designed and constructed in accordance with the Ontario Building Code. There are no known design elements or construction methods proposed that exceed minimum industry standards.

Site Plan Control Matters

As a low-density development, the majority of the proposed development will not be subject to further approval through the Site Plan Control process. Block 23 is proposed for future development and is proposed to contain cluster townhomes or a similar form of residential development. At such time as the development of this Block is staged to proceed, Site Plan Approval will be required to ensure the development is safe, functional and attractive.

Consultation

The applications were circulated on May 12, 2023, to notify of the complete application. They were circulated again on June 7, 2023 to notify of the public meeting that was held on June 27, 2023.

All public and agency comments as well as responses to each have been summarized and are attached as Appendix 'H'.

Financial Implications

The Official Plan and Zoning By-law amendment applications 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:	Property Details
Appendix D:	Draft Plan of Subdivision
Appendix E:	Recommended Conditions of Subdivision Approval
Appendix F:	Draft Official Plan Amendments
Appendix G:	Draft Zoning By-law Amendment
Appendix H:	Comment Summary

Approvals

Submitted by:	Rossalyn Workman, Manager of Planning Patti Kennedy, Manager of Engineering
Reviewed by:	Amy Cann, Director of Planning and Building Dan Perreault, Director of Public Works
Financial Implications Reviewed by:	Kelly McDonald, Treasurer
Approved by:	John, Ferguson, CAO