

## Rossalyn Workman

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**From:** Sasha Helmkey  
**Sent:** August 20, 2021 10:56 AM  
**To:** Christine Taggart  
**Subject:** FW: Form submission from: Public Participation Period

**Importance:** High

FY I below written comments for public meeting

**Sasha Helmkey, B.A., Dipl. M.A.**  
Clerk/Director Legislative Services  
Clearview Township  
(705) 428-6230 ext. 224  
[shelmkey@clearview.ca](mailto:shelmkey@clearview.ca)

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**From:** Sasha Helmkey  
**Sent:** August 20, 2021 10:55 AM  
**To:** Council <council@clearview.ca>  
**Cc:** Brenda Falls <bfalls@clearview.ca>; John Ferguson <jferguson@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Mara Burton <mburton@clearview.ca>  
**Subject:** FW: Form submission from: Public Participation Period  
**Importance:** High

Good morning Council,

Please be advised that the below written comments that were submitted through the regular public participation portal relate to the Planning Public Meeting file for Zoning By-law Amendment 143-145 Mill Street. The comments have been provided to the Planning Department and will form part of the comments under there. They will not be included under Item 4 – Public Participation on the agenda.

Thank you,

**Sasha Helmkey, B.A., Dipl. M.A.**  
Clerk/Director Legislative Services  
Clearview Township  
(705) 428-6230 ext. 224  
[shelmkey@clearview.ca](mailto:shelmkey@clearview.ca)

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**From:** Township of Clearview via Township of Clearview <[no-reply@upanupstudios.com](mailto:no-reply@upanupstudios.com)>  
**Sent:** August 20, 2021 10:54 AM  
**To:** Sasha Helmkey <[shelmkey@clearview.ca](mailto:shelmkey@clearview.ca)>  
**Subject:** Form submission from: Public Participation Period

Submitted on Friday, August 20, 2021 - 10:53  
Submitted by anonymous user: 64.229.226.33  
Submitted values are:

Full Name: Keith Boulter  
Email Address: [kcb@keithboulterlaw.com](mailto:kcb@keithboulterlaw.com)  
Phone Number: 7054665454  
Written Comments and Inquiries:  
Mr. Mayor, Members of Council, Staff and Guests:

I would like to add the following comments to the discussion surrounding the proposed development at 143 – 145 Mill Street in Creemore as detailed in the Planning Justification Report and Site Design Brief prepared by Skelton Brumwell dated April 28th, 2021, and Creemore Commercial Residential Creemore 143 – 145 Mill Street Project 19-122 Site Plan Approval.

All references to legislation refer to the Clearview Zoning By-law 06-54 (January 2021)

Residential Parking Minimums:

s. 2.14.2.1 sets out the Residential Uses parking requirements: each dwelling unit shall have a minimum of two (2) spaces. Four units proposed for this project: eight spaces required.

Non-residential Uses – Minimum Parking Requirements:

s. 2.14.2.2 provides a detailed Use and Parking Ratio chart. Seemingly, the Developer (see Site plan drawing number A1.1) has chosen to use 1 parking place per 20 square meters of Gross Floor Area plus 1 parking space for each retail unit – it is unclear where this calculation came from.

On drawing A1.1, the Developer has also chosen to base the Commercial Minimum Parking requirement NOT on the proposed gross floor area of the proposed development, but rather only on the increase in the Gross Floor Area of the proposed development over the existing buildings on the site plus thirty percent (30%) as detailed. S.2.17 appears to support this interpretation, but s. 2.14.1.1 clearly states that when a fraction occurs in the calculation, '.....the required number of spaces shall be rounded up'. Thus, using the Developer's calculations in Drawing A1.1,  $86.3 / 20 = 4.315$ , rounded up to 5 parking places plus 1 per retail unit or nine (9), not eight (8) as noted in Drawing A1.1.

Minimum overall parking requirement is thus seventeen (17) parking spaces.

The Developer appears to ignore the minimum requirements for loading spaces.

Downtown Creemore presently suffers from an ACUTE shortage of parking and this needs to be addressed. To lower the minimum requirement for this proposed

development below seventeen (17) parking spaces is contrary to the best interests of the Village, retail and other business owners and current residential tenants.

There appears to be an attitude within the Township Offices of: 'Let's try and address the parking shortage in Creemore, but in the future – not today'. This addressing should begin today.

Keith C. Boulter  
Suite E, 172 Mill Street, Creemore, ON.

The results of this submission may be viewed at:  
<https://www.clearview.ca/node/7301/submission/1206>

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