

## Stakeholder Workshops Key Themes

### COMMERCIAL AND EMPLOYMENT

November 19, 2019, 9:30-11:00am, Clearview Township Administration Centre, five stakeholder representatives in attendance, plus Township Staff and GSP Group.

Opening question: “In 20 years Clearview will (be)...”

- Inclusive
- Accessible
- Larger
- Enhanced connectivity to larger markets
- Balanced demographics
- Well-planned
- Doubled in size (residential and commercial)
- Have commercial diversity
- Have serviced-based industries

Discussion themes:

- Build on strong agricultural base, with agricultural business spin-offs.
  - Good example of Cashtown Corners expanding agricultural-commercial opportunities.
  - Mennonites in Grey Highlands do a good job of integrating industrial-type operations in predominantly rural and agricultural areas.
  - Clarify on-farm diversification, in line with Provincial guidelines. There are “grey areas” to consider like when a shop on a farm is leased out to a non-farm activity.
- Address non-conforming uses and consider where strict policies are leading to illegal uses. Desire to streamline and clarify the multiple levels and layers of governmental regulations on businesses.
- There is a “missing middle” in terms of employment areas. Where should businesses (like contractor yards and landscaping businesses) that do not neatly fit into traditional land use categories be directed?
- Provide for both serviced and unserved industrial activities.
- Nottawa has potential for commercial/large format retail due to proximity to Collingwood.
- Creemore has limited growth potential due to flood plain issues.
- Potential need/community demand for food retail, or homebuilding store.
- Downtowns are destinations, and the OP needs strong OP policies to direct new developments to those community hubs.
- Mapping discussion on current land use designations and suggestions for re-designations.

### AGRICULTURE, AGRI-FOODS AND RURAL LANDS

November 19, 2019, 1:00-2:30pm, Clearview Township Administration Centre, nine stakeholder representatives in attendance, plus Township Staff and GSP Group.

Opening question: “In 20 years Clearview will (be)...”

- Growing
- A serviced-based community
- Solvent (municipal financial sustainability)
- Have agricultural businesses with 2<sup>nd</sup> stream revenue
- Have next generation farming opportunities (market gardens, niche farms)
- Have on-farm processes
- Have expanded infrastructure

### Discussion themes:

- On-farm diversification
  - On-farm shops (incl. large shops 3-4000 sqft) desired, also offer employment.
  - Plastics welding (good example of Mennonite farms doing this in Grey County).
  - Agri-tourism, balance with farming.
  - Concern with sharing roads (e.g. pedal bikes and combines).
  - Concern from agricultural operators about on-farm diversification because of uncertainty, time, layers of regulations and oversight.
  - Fine line to balance between keeping industries in town, and recognizing appropriate, compatible opportunities for industrial diversification on-farm.
  - Not all industries need expensive water and sewer serviced sites, need opportunities for non-serviced industries in appropriate locations.
  - Cowbell Brewery named as success for incorporating meeting facilities, wedding, agritourism (but also have an industrial designation). Do there need to be any limitations on the frequency of events (e.g. when farms need to spray)?
- Farm Size, Severances and Consolidations
  - Severances – appropriate for uses like contractor yards?
  - Consolidations – Are policies too strict? How can small farms be protected? Consolidations should be permitted with limits.
  - Concern about lost productive non-farm lands for large homes.
  - Strength in variety of farms and sizes.
  - Need to protect smaller farms and the future of small farms for the next generation.
  - Can covenants be used to ensure agricultural use?
  - Consider policy language regarding adjacency and vicinity.
  - Young farmers don't necessarily need a house on the property.
  - Ability to sever a house off the farm could preserve rural houses.
- Agricultural employment
  - Cashtown Corners, and Sunnidale potential hubs/agricultural nodes.
  - Need to enable agri-tourism (e.g. Millers Milk), entrepreneurialism, market gardens.

## **ENVIRONMENT AND SUSTAINABILITY**

November 19, 2019, 3:00-4:30pm, Clearview Township Administration Centre, five stakeholder representatives in attendance, plus Township Staff and GSP Group.

### Discussion themes:

- Sourcewater Protection Plan needs to be integrated into the new OP, including the mapping of the wellhead protection areas (including new well at Klondike Park Road).
- Consider policies related to existing and potential aggregate operations for impacts on water supply.
- New OP maps will need to be brought into alignment with the NEP 2017 review.
- In consultation with NVCA, update flood polices re: depth and veolocity for Stayner and Creemore for more accurate flood risk areas.
- Clarify policies for EIS (e.g. what each agency needs, terms of reference, consistency, length of time study will remain relevant).
- Enhance collaboration between agencies (e.g. the Township and the NVCA), and pre-consultations.

- Follow-up with Council about public ownership and land takings for environmental protection.
- NVCA can offer to site trails to avoid negative impact on the environment.
- Improve mapping of environmentally sensitive areas/environmental protection zones.
- Check NEP 2017 Review for natural heritage criteria.
- OP can recommend future studies (e.g. refine delineation of locally significant wetlands, natural heritage study to assess tree canopy, hedgerows, and corridors to improve linear connectivity).

## **RESIDENTIAL AND COMMUNITY WELL-BEING**

November 26, 2019, 9:30-11:00am, Clearview Township Administration Centre, seven stakeholder representatives in attendance, plus Township Staff and GSP Group.

### Opening question: “In 20 years Clearview will (be)...”

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| <ul style="list-style-type: none"> <li>• Serviced</li> <li>• Traditional</li> <li>• Value heritage, small-town feel and sense of community</li> <li>• Slow-paced</li> <li>• Provide good-sized lots, but affordable</li> </ul> | <ul style="list-style-type: none"> <li>• Provide room for nature</li> <li>• Have housing for seniors</li> <li>• Have a mix of housing</li> <li>• Allow for private services (water, wastewater)</li> </ul> |
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### Discussion Themes:

- “Complete community” and mix of housing options
  - Housing for seniors – ability to ‘age in place,’ age-friendly.
  - Follow up re: World Health Organization age-friendly planning guidelines.
  - Housing for low-income residents.
  - Mindful of ‘hidden homelessness.’
- Appropriate densification/compact built form
  - Density good for affordability.
  - Need housing type mix.
  - Parking can be a challenge.
  - Change is hard.
  - Denser housing needs to be compatible.
  - Need for housing policies appropriate to different settlement areas (e.g. suggestion that maybe 6 storeys is ok for Stayner, but not for Creemore?).
  - Accessory units an option to get density (do we need incentives?).
  - Tiny homes.
  - Smaller lots with more compact homes.
  - Need for improved flood mapping to be clear about development constraints.
- Community Design & Well-being
  - New neighbourhoods need to be walkable, especially for children’s journeys to school.
  - Improve connectivity and access to trails, and connectivity within the trails system.
  - Improve the public sidewalk network connectivity.
  - Neighbourhood amenities and design matter, and need to address the needs of different demographics; require amenities in new subdivisions and condominiums, etc.
  - Community character needs to be preserved (e.g. aesthetics, community feel).
  - Connect new OP with Master Plan for culture and recreation.

- Agricultural heritage of the community's culture is important.
- Servicing
  - Mostly full-servicing.
  - Investigate new technology to allow private septic in hard-to-service areas.
  - Collaborate with surrounding municipalities.
- Community growth and economic development
  - Need connections from residential areas to industry and employment areas, recreation facilities, libraries, music centres, parks, and cultural facilities (reduce commutes).
  - Need land use policy to support economic development.
  - Community needs economic resilience.
  - How can the OP support co-working? Or "incubator" business offices?
  - Clarify and protect home occupations opportunities.
  - Does the community need better internet?
  - Need transportation links to other municipalities.