



INNOVATIVE PLANNING SOLUTIONS

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February 10, 2026
IPS File No. 23-1297

Planning Services
Township of Clearview
217 Gideon St
Stayner ON.
L0M 1S0

Attention: Amy Cann, Director of Planning and Building

**Re: Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA); Site Plan Approval (SPA)
7582 County Road 9 / 267 Collingwood St, Creemore, Township of Springwater**

On behalf of 2826878 Ontario Inc., Innovative Planning Solutions is pleased to submit this application for an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and Draft Plan of Subdivision applications on the 'subject lands' at 7582 County Road 9 / 267 Collingwood St, Creemore, Township of Clearview.

The lands subject to the application have an approximate lot area of 29,185.29m² and a frontage of 105m on County Road 9 and 125m on Fairgrounds Road South. It currently contains one single-detached residential structure. The subject lands contain trees along all property boundaries and open areas surrounding the residential structure. Access to the property is provided through a paved driveway from County Road 9.

The subject lands are located within a 'Settlement' area within the County of Simcoe Official Plan. Schedule A (Land Use Designation) of the Official Plan of the Township of Clearview designates the subject lands as 'Future Development'. The proposed OPA seeks to re-designate the lands to the 'Residential' designation. Within the Residential designation, major forms of residential development are to be directed to primary urban settlements such as Creemore in order to efficiently accommodate intensive development (Section 4.6.1).

The subject lands are zoned '*Development Area (DA)*' within the Township of Clearview's Zoning By-law, the permitted primary use of this zone is single detached dwellings. Therefore, a Zoning By-law Amendment is required from the '*Development Area (DA)*' zone to the '*Residential Multiple Low Density (RS3)*' zone for proposed Single Detached Dwellings, the proposed '*Recreation Lands (REC)*' zone for the condominium amenity area, and '*Residential Multiple Medium Density with Special Provisions (RS5-XX)*' zone for the proposed townhouses.

The proposed OPA, ZBA, and SPA would support the development of a residential development including:

- 8-Single Detached units;
- 34 2-Storey Standard Townhouse Dwelling Units, G.F.A (128.40 m2);
- 48 3-Storey Standard Townhouse Dwelling Units, G.F.A (201.60 m2);
- 34 3-Storey Back-to-Back Townhouse Dwelling Units, G.F.A (155.57 m2)
- The proposed townhouse dwelling units will be developed through a Common Element Draft Plan of Condominium Application.

Other features of the proposed condominium townhouse development include:

- A private condominium road network ('Street A' through 'Street D' on the Site Plan);
- A private amenity area with an underground Stormwater Management Tank (1,264m2);
- 232 parking spaces, including 17 on-street visitor spaces and 7 barrier-free on-street visitor spaces;
- One open space block to be conveyed to the Municipality / NVCA (760m2).

The proposed development will utilize full municipal services available to the property, with expansion proposed via inclusion in the Creemore Water and Wastewater Master Servicing Plan. More information on this is provided within the Planning Justification Report.

Trusting the above is satisfactory, we look forward to the review of the Subject Application. Should you have any further questions or comments please do not hesitate to contact the undersigned.

Respectfully submitted,
Innovative Planning Solutions



Kevin Bechard BES, M.Sc., RPP
Senior Associate



Cynthia Daffern, BA. Hons,
Planner

**267 Collingwood Street, Township of Creemore
Official Plan and Zoning By-law Amendment Application**

February 2026

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#	Document or Report and Plans	Copies
	Link: Submission	
1	267 Collingwood Street Cover Letter	Digital
2	267 Collingwood Street Application Form	Digital
3	267 Collingwood Street Planning Justification Report	Digital
4	267 Collingwood Street Survey & Enclosure Letter	Digital
5	267 Collingwood Street Owner's Authorization	Digital
6	267 Collingwood Street Concept Plan	Digital
7	267 Collingwood Street Environmental Impact Assessment	Digital
8	267 Collingwood Street Traffic Impact Assessment	Digital
9	267 Collingwood Street Archeological Assessment	Digital
10	267 Collingwood Street Functional Servicing and Stormwater Management Report	Digital
11	267 Collingwood Street Arbour & Landscape Plan	Digital
12	267 Collingwood Street Grading Plan	Digital