



Planning Justification Report

**County Road 9 &
267 Collingwood
Street**

**Township of Clearview
County of Simcoe**

Prepared for:
2826878 Ontario Inc.

February 2026

PAGE INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

1.	INTRODUCTION	4
2.	SITE DESCRIPTION AND SURROUNDING LAND USES	6
3.	EXISTING LAND USE PERMISSIONS	8
3.1	County of Simcoe Official Plan	8
3.2	The Township of Clearview Official Plan (2024)	8
3.3	The Township of Clearview Zoning By-law 06-54 (2019)	8
4.	DESCRIPTION OF DEVELOPMENT	11
4.1	Applications	13
5.	CREEMORE WATER AND WASTEWATER MASTER SERVICING PLAN (MSP)	14
6.	NOTTAWASAGA VALLEY CONSERVATION AUTHORITY	15
7.	TECHNICAL REPORTS AND STUDIES	19
7.1	Archaeological Assessment	19
7.2	Tree Inventory and Protection Plan & Landscape Plan	19
7.3	Environmental Impact Study	19
7.4	Natural Hazard Assessment	20
7.5	Transportation Impact Study	20
7.6	Functional Servicing & Stormwater Management Report	21
8.	PROVINCIAL AND MUNICIPAL LAND USE POLICY	22
8.1	Planning Act	23
8.2	Provincial Planning Statement (2024)	27
8.3	County of Simcoe Official Plan (2023)	34
8.4	Township of Clearview Official Plan (2024)	38
8.5	Township of Clearview Zoning By-law No. 81-19 (2023)	47
9.	SUMMARY	52
9.1	Planning Act	53
9.2	Provincial Planning Statement (2024)	55
9.3	County of Simcoe Official Plan (2023)	56
9.4	Township of Clearview Official Plan (2024)	56
9.5	Township of Clearview Zoning By-law 81-19 (2023)	56
10.	CONCLUSION	57

FIGURES

- FIGURE 1: Subject Lands**
- FIGURE 2: Surrounding Land Uses**
- FIGURE 3: County of Simcoe Official Land Use Designation**
- FIGURE 4: Official Plan Designation**
- FIGURE 5: Zoning**
- FIGURE 6: Concept Plan**
- FIGURE 7: MSP Mapping**
- FIGURE 8: NVCA Regulated Area**

TABLES

- TABLE 1: Community Facilities**
- TABLE 2: Planning Act Section 2 Analysis**
- TABLE 3: Planning Act Section 51(24) Analysis**
- TABLE 4: RS3 Zone Requirements**
- TABLE 5: RS5 Zone Requirements**

APPENDICES

- APPENDIX 1: Draft Plan of Subdivision**
- APPENDIX 2: Proposed Official Plan Amendment and Schedule**
- APPENDIX 3: Proposed Zoning By-law Amendment and Schedule**
- APPENDIX 4: Tree Inventory and Protection Plan & Landscape Plan**

PAGE INTENTIONALLY LEFT BLANK

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

1. INTRODUCTION

Innovative Planning Solutions Inc. (IPS) has been retained by 2826878 Ontario Inc. to prepare a Planning Justification Report relative to a proposed Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision (DPS) application for lands legally know as part Lot 10 Concession 4, municipally addressed as 7582 County Road 9 and 267 Collingwood Street, Clearview (Creemore) (herein referred to as the 'Subject Lands'). **Figure 1** outlines the Subject Lands.

The OPA proposes to re-designate the Subject Lands from the 'Future Development' designation to the 'Residential' designation. The ZBA proposes to rezone the lands from the 'Development Area (DA)' zone to the '*Residential Multiple Low Density (RS3)*' and '*Residential Multiple Medium Density with Special Provisions (RS5-XX)*' zones to permit the Proposed Development. A request for inclusion within the ongoing Creemore Water and Wastewater Servicing Master Plan has been submitted in tandem with these applications.

The proposal is subject to site plan control, therefore a Site Plan application (SPA) is required and will be submitted at a later date. A Common Element Plan of Condominium will also be submitted to provide for condominium tenure.

The purpose of this Planning Justification Report (Report) is to review the Proposed Development in terms of its consistency, compliance and conformity, with relevant Provincial and Municipal planning policies, plans, guidelines and regulations. The proposed development provides for a total of 124 new residential units consisting of the following built forms:

- 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)

This Report has reviewed the following applicable planning documents:

- Planning Act, RSO 1990, As Amended;
- Provincial Planning Statement, 2024 (PPS);
- County of Simcoe Official Plan, 2023;
- Township of Clearview Official Plan, 2024;
- Township of Clearview Zoning By-law 06-54, 2023.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision



LEGEND



Entire Site



Subject Lands /
Developable Area

Figure 1
Subject Lands Overview

Source: Simcoe County Interactive Map

Drawn By: CD

File: 23-1297



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

2. SITE DESCRIPTION AND SURROUNDING LAND USES

The Subject Lands are municipally known as 7582 County Road 9 and 267 Collingwood Street, Creemore in the Township of Clearview. They are located within the urban area boundary of the Township and have a total site area of approximately 6.05 ha with a developable area of ~2.9 ha (See Figure 1) (Site Plan Appendix 1). The site has a frontage of 105 meters (m) along County Road 9, 36.24 m of frontage along Collingwood Street, and 125 m of frontage along Fairgrounds Road South. The lands are an irregular shape and relatively flat, with a gentle slope from northwest to southeast.

The Subject Lands are occupied by one single-detached residential dwelling with ancillary structures including two storage sheds and a single barn. The Subject Lands contain trees along all property boundaries and open areas surrounding the residential dwelling, barn, and ancillary storage sheds. Access/ egress is currently provided through a paved driveway from County Road 9.

The following is a list of community facilities and their approximate distance from the Subject Lands:

The surrounding land uses are described below (see **Figure 2**):

- North:** Abutting the lands to the north are vacant and naturalized.
East: Low density residential uses along Fairground Road South.
South: Low density residential uses, Nottawasaga & Creemore Public School, Creemore & District Recreation Centre along Collingwood Street.
West: Low density residential uses.

Table 1 provides an overview of the Community Facilities surrounding the Subject Lands for ease of reference:

Table 1 – Community Facilities		
Facility	Address	Distance (meters)
Nottawasaga & Creemore Public School (and associated park)	240 Collingwood St	~ 100 m southwest
Creemore & District Recreation Centre	218 Collingwood St	~ 280 m southwest
Royal Canadian Legion Branch 397 Creemore	27 Wellington St W	~ 420 m southwest

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision



3. EXISTING LAND USE PERMISSIONS

This section of the Report provides an overview of existing land use designations that apply to the Subject Lands. It includes consideration of the:

- County of Simcoe Official Plan, 2023;
- Township of Clearview Official Plan, 2024; and,
- Township of Clearview Zoning By-law 06-54, 2023.

3.1 County of Simcoe Official Plan

County of Simcoe Official Plan Schedule 5.1: Land Use Designations designates the subject property as ‘Settlements’; the southern portion of the lands are in the “Urban Settlement Area”. (See **Figure 3**.) The proposal conforms to the Simcoe County Official Plan, and an amendment is not required to support this application.

3.2 The Township of Clearview Official Plan (2024)

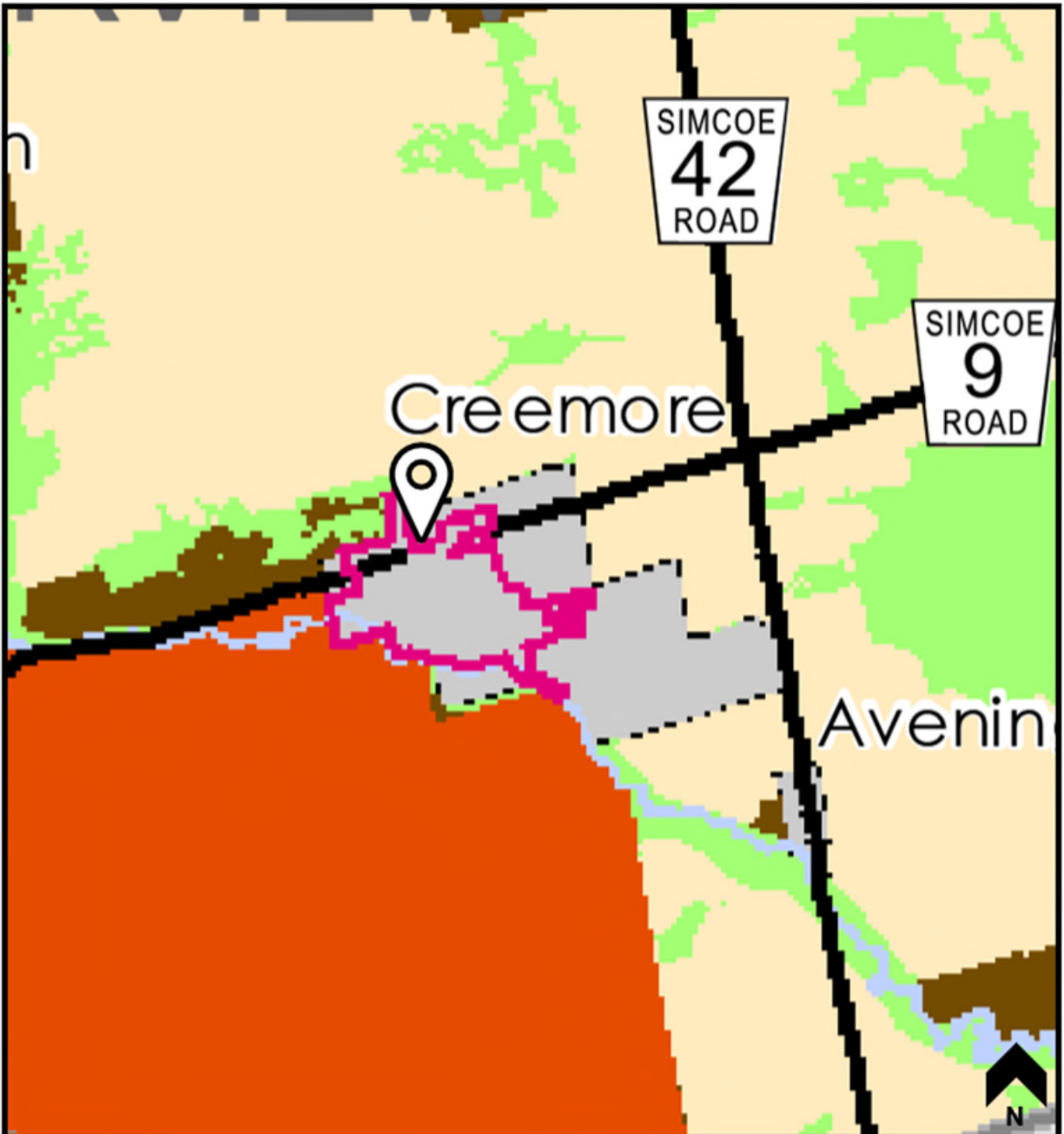
Schedule “B4 - Land Use Plan, Creemore”, identifies the Subject Lands as “Future Development”. The lands abut the Delineated Built Boundary. (see **Figure 4**). An amendment to the Township of Creemore Official Plan is required to provide for a ‘Residential’ designation of the Subject Lands.

3.3 The Township of Clearview Zoning By-law 06-54 (2019)

The Town of Clearview Zoning By-law 06-54 zones the property ‘Development Area (DA)’ (see **Figure 5**). An amendment to the Township of Creemore Zoning By-law is required to provide for single family residential and multiple family residential townhouse development on the property.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision



LEGEND




-  Subject Lands
-  Future Development
-  Built-Up Area

Figure 3
County of Simcoe Land Use Designation

Source: Schedule 5.1 Land Use Designations

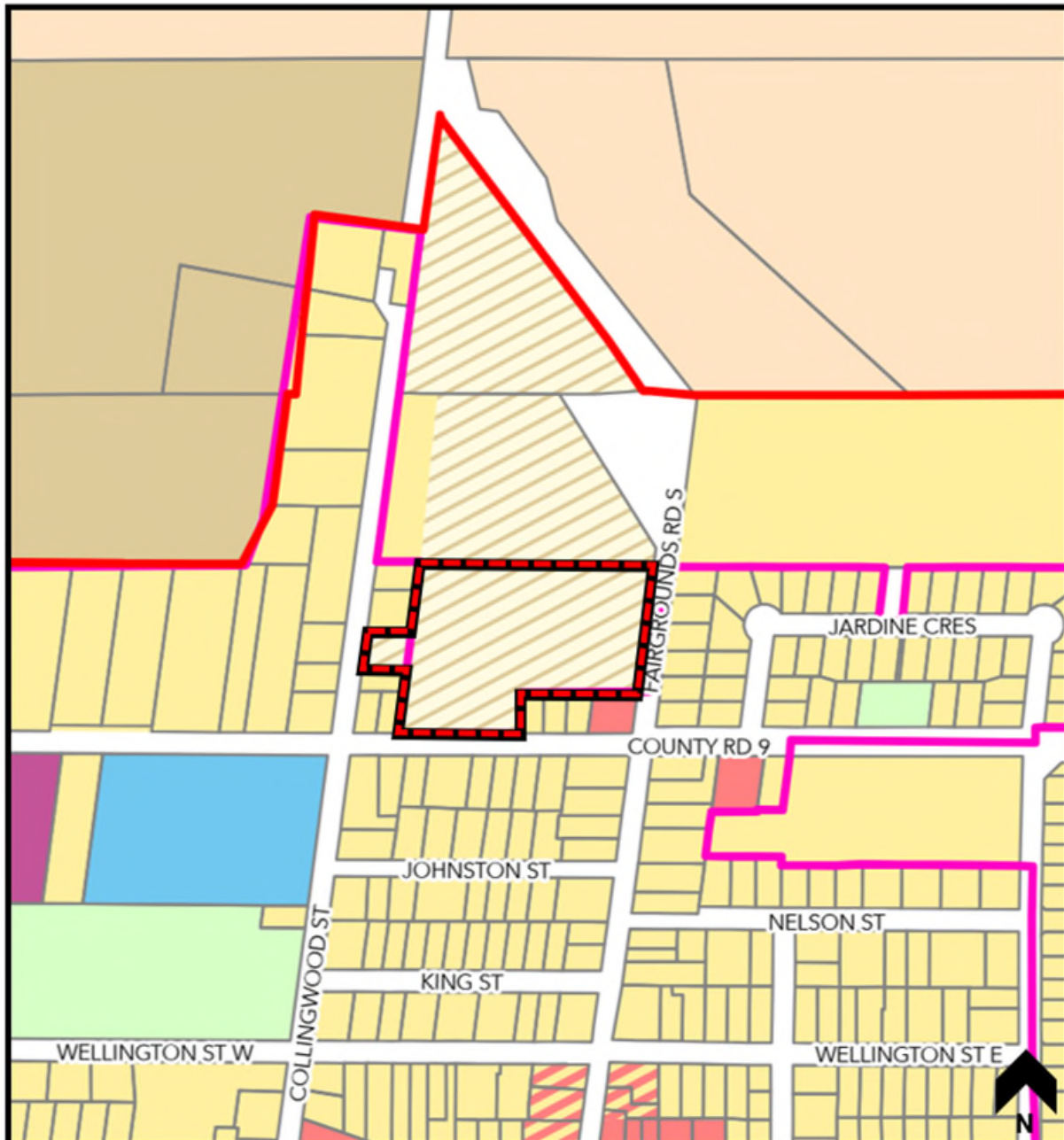
Drawn By: CD

File: 23-1297



PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision



LEGEND



Subject Lands



Future Development



Delineated Built-Up Area

Figure 4
Clearview Official Plan Designation

Source: Schedule B-4 Land Use Plan Creemore

Drawn By: CD

File: 23-1297



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

4. DESCRIPTION OF DEVELOPMENT

The intent of the proposed Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA), and Site Plan Approval (SPA) applications are to facilitate the development of 124 new residential units on the Subject Lands. The ZBA will rezone the property from the existing 'Development Area (DA)' zone to the 'Residential Multiple Low Density (RS3)' and 'Residential Multiple Medium Density (R25)' zones. The proposed Official Plan Amendment would amend Section 4.2.3 and Schedule B14 – Land Use of the Clearview Official Plan to redesignate the Subject Lands from the existing "Future Development" designation to the proposed 'Residential' designation.

The proposed development will provide for a mix of unit types and sizes 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).

A copy of the Site Concept Plan is provided in **Figure 6** and **Appendix 1**.

PLANNING JUSTIFICATION REPORT



LEGEND



-  Condominium
-  Standard Townhomes
-  Single Detached Dwellings
-  Standard Townhomes
-  Back-to-Back Townhomes
-  Natural Heritage Block

Figure 6
Conceptual Site Plan

Source: IPS

Drawn By: A.S.

File: 23-1297

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

The mix of housing types proposed will provide a range on unit sizes. A breakdown of the Unity Gross Floor Areas (G.F.A.'s) proposed are provided below for each unit type detailed on the Site Plan prepared by Innovative Planning Solutions (IPS) and submitted alongside this Report (Figure 6 and Appendix 1):

- 2 storey standard townhouses – G.F.A is 128.40 m² (excluding garage)
- 3 storey standard townhouses – G.F.A is 201.60 m² (excluding garage)
- 3 storey stacked back-to-back townhouses – G.F.A is 155.57 m² (excluding garage)

The eight (8) proposed single detached dwellings will be located on newly created residential lots of various sizes, with an average size of ~0.412 ha. The proposed built form will be consistent with the existing lot fabric. These eight (8) dwellings will front onto Collingwood Street (Blocks 1 and 2) and Louisa Street (County Road 9) (Blocks 3 through 8). The proposed townhouse condominium development will be accessed from both Fairgrounds Road and Louisa Street (County Road 9) through a private condominium road network; labelled 'Street A' through 'Street D' on the Conceptual Site Plan.

4.1 Applications

4.1.1 Official Plan Amendment Application

To permit the Proposed Development, an OPA to the Clearview Official Plan is required to redesignate the Subject Lands from the 'Future Development' designation to the 'Residential' designation, and revise Schedule B4 of the Official Plan.

Further justification for the proposed OPA is provided in Section 8.4 of this Report.

A Draft Official Plan Amendment Text and Schedule are provided in **Appendix 2**.

4.1.2 Zoning By-Law Amendment Application

A ZBA to Zoning By-law 81-19 is required to permit townhouses on the Subject Lands. The ZBA application seeks to rezone the Subject Lands from the 'Development Area (DA)' zone to the '*Residential Multiple Low Density (RS3)*' zone, '*Residential Multiple Medium Density with Special Provisions (RS5-XX)*' zone, and '*Recreation Lands (REC)*' zone.

The requested Special Provisions are as follows:

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

- 1) One special provision to permit the stacked back-to-back townhouse built form proposed.
- 2) One special provision to permit a reduced minimum lot area to accommodate the proposed back-to-back built form.

Further justification and a zoning compliance matrix is provided in Section 8.5 of this Report. A Draft Zoning By-law Amendment Text and Schedule are provided in **Appendix 3**.

4.1.3 Draft Plan of Subdivision Application

A Draft Plan of Subdivision application is required to:

1. Provide for the creation of eight (8) single family residential lots;
2. Establish 1 Block for the purposes of multiple family residential development; and,
3. Establish 1 Block for open space purposes.

The Draft Plan of Subdivision is provided in **Appendix 1** of this report.

5. CREEMORE WATER AND WASTEWATER MASTER SERVICING PLAN (MSP)

The Township of Clearview approved the Water and Wastewater Master Servicing Plan (MSP) for Creemore, prepared by R.J. Burnside & Associates Ltd., May 30, 2024. The stated objectives in Sections 1, 1.2, and 1.4 of the MSP are to find solutions for the long-term drinking water and sanitary wastewater servicing needs for the existing community and future areas of growth. The MSP also forecasts the impacts the buildout of the Service Area Boundary (SAB) will have for all water wastewater infrastructure.

Section 3.0 *Future Growth and Servicing Needs and Assessment* of the MSP states that the servicing needs identified in the MSP are based on projected population growth. These growth projections are from the Statistics Canada community profile detailed in Section 3.1. It states that Creemore had a rate of growth of 2.1% between 2016 and 2021. It is noted that the boundary of the Statistics Canada community profile does not include all of the lands within the Study Area; and hence the total residential population within the Study Area is considered to be higher.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

The preferred alternative identified in the MSP includes the development of additional groundwater sources, and the construction of additional water storage. At the conclusion of the MSP, only one additional groundwater source has been identified. The proposed additional water storage is identified in Figure 21 of the MSP (see **Figure 7**), to the northwest of the Subject Lands.

The MSP does not currently consider the Subject Lands. A formal request has been made to the Township made in tandem with this application for an expansion to the MSP in order to provide municipal services to the Subject Lands. This is a logical extension of the existing system and the community as a whole and would allow for more sustainable development as a result by providing new compact development in an area already accessible by existing and planned municipal services.

6. NOTTAWASAGA VALLEY CONSERVATION AUTHORITY

A portion of the Subject Lands are located within the Nottawasaga Valley Conservation Authority (NVCA) Regulated Area (See **Figure 8**). One watercourse and one wetland were found on the Subject Lands. Though these areas are not considered provincially significant, they are regulated under O. Reg. 41/24 by the NVCA. This block represents an existing watercourse and associated buffer, which will be conveyed to the NVCA for ongoing protection and management.

A natural hazard assessment was prepared by Tatham Engineering to map the floodplain limits associated with this watercourse. The result of this assessment determined the limits of the floodplain, which are confined to the banks of the roadside ditch on Fairgrounds Road South; and do not encroach onto the subject property. As the roadside ditch is municipally owned, it is assumed that it will be maintained, and therefore there is no additional setback associated with this portion of the watercourse. Wetland compensation and a permit from the NVCA is required before any development work is conducted.

An Environmental Impact Study (EIS), prepared by Cambium identified a 0.032 ha wetland regulated by the NVCA. The application proposed removal of this feature. As such the proposal is subject to the *Achieving Net Gains through Ecological Offsetting*

PLANNING JUSTIFICATION REPORT

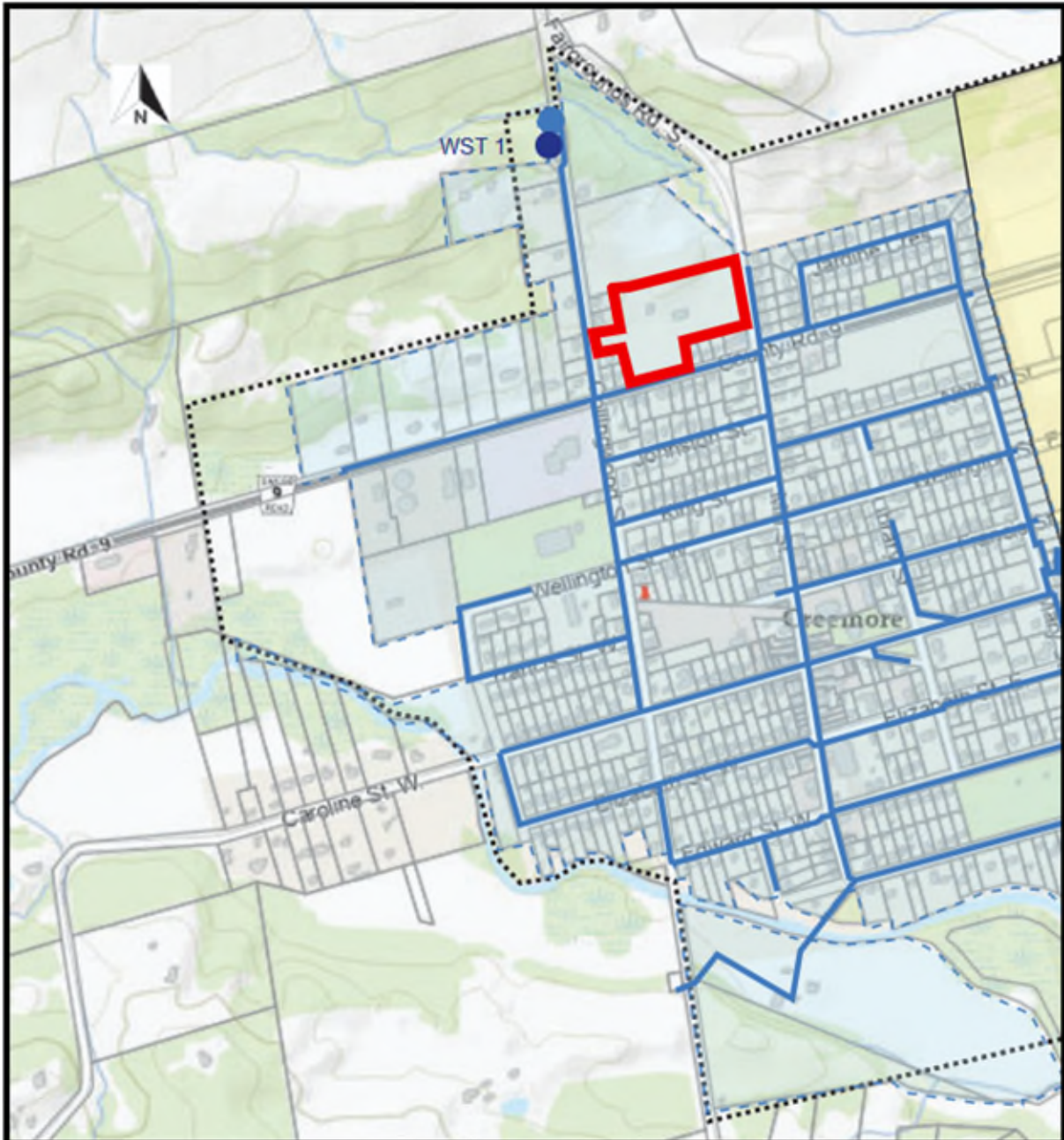
Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

(NVCA, 2021) requirements, as per the Cambium EIS. Section 6.1 of the EIS provides more information regarding compensation.



PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision



LEGEND



Subject Lands



Existing Watermain



Existing Water Storage



Proposed Water Storage

Figure 7
MSP Water Services

Source: MSP Figure 21

Drawn By: CD

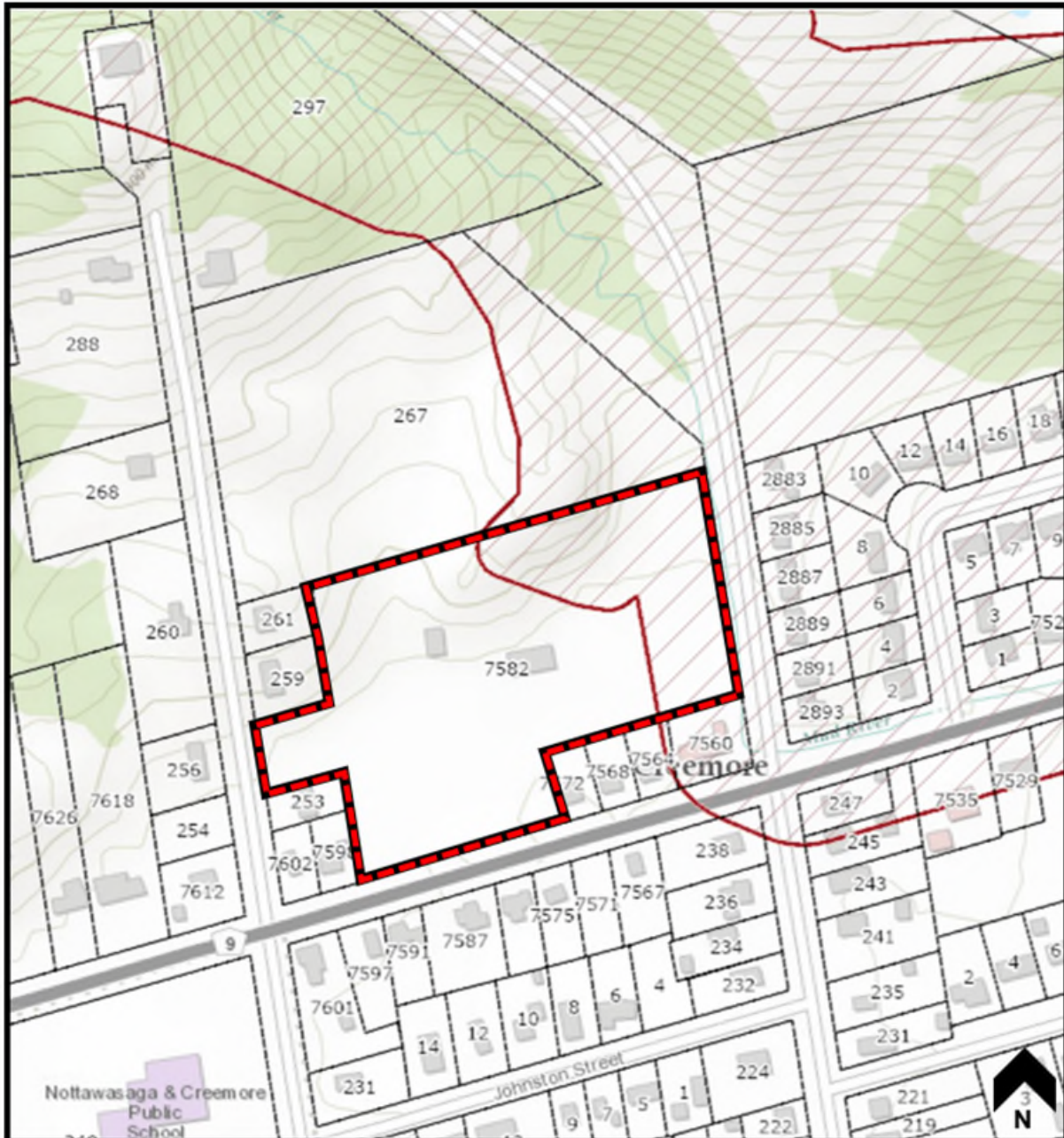
File: 23-1297



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision



LEGEND



Subject Lands



NVCA Regulated Area

Figure 8
NVCA Regulated Area

Source: NVCA Interactive Map

Drawn By: CD

File: 23-1297



INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

7. TECHNICAL REPORTS AND STUDIES

The following section will provide a summary of the reports and studies conducted in support of the subject applications.

7.1 Archaeological Assessment

An Archeological Assessment was prepared by Irvin Heritage, dated December 19, 2025, to assess the potential effects of the proposal on the archaeological heritage of the Subject Lands. According to the Archeological Assessment, the Stage 2 survey did not identify any archeological sites requiring further assessment or mitigation of impacts, therefore no further assessment of the study area was recommended. The full report can be read under a separate cover.

7.2 Tree Inventory and Protection Plan & Landscape Plan

A Tree Inventory and Protection Plan & Landscape Plan were prepared by Landmark Environmental Group Ltd. The intent of the Plan is to take inventory of the existing trees, determine which trees should be preserved or removed based on the relevant policies and the proposed development, provide methods of protection and preservation for the retained trees, and provide a replanting and compensation outline for removed trees. The Landscape Plan is provided under **Appendix 4** of this Report.

7.3 Environmental Impact Study

An Environmental Impact Study (EIS) was prepared by Cambium, dated September 25, 2025, to assess the potential effects of the proposal on the natural environment. The stated objective of the EIS is to determine the feasibility of redeveloping the Subject Lands. Overall, the report found the proposed development and site alteration can be appropriately minimized provided the recommendations are followed. The following are the summary of the Reports' findings:

- Woodlands were found on the Subject Lands, these lands were found to be not significant.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

- One intermittent watercourse, a tributary of the Mad River, is located just east of the site boundary, and flows southward. Based on Cambium's review, the watercourse is wholly contained within a roadside ditch network and is already heavily anthropologically influenced.
- Unevaluated wetlands were found on the Subject Lands. Based on the current site plan, the removal of a 0.032 ha wetland regulated by the NVCA is requested. As such the proposal is subject to the *Achieving Net Gains through Ecological Offsetting* (NVCA, 2021) requirements. Compensation is proposed through a combination of restoration and cash-in-lieu.

Overall, no negative environmental impacts are anticipated after mitigation is provided. The full report can be read under a separate cover.

7.4 Natural Hazard Assessment

A natural hazard assessment was undertaken by Tatham Engineering to map the floodplain limits associated with the watercourse, intermittent tributary of the Mad River, abutting the Subject Lands to the east. The result of this assessment determined the limits of the floodplain, which are confined to the banks of the roadside ditch on Fairgrounds Road South; and do not encroach onto the subject property. As the roadside ditch is municipally owned, it is assumed that it will be maintained, and therefore, a 10-meter buffer applies, however there is no additional setback associated with this portion of the watercourse.

7.5 Transportation Impact Study

A Transportation Impact Study was prepared by Tatham, dated August 1, 2025, to assess the impact of the Proposed Development on the road network. The stated objectives of the Transportation Impact Study are to determine existing traffic volumes, and to estimate future traffic volumes, including the impact of the Proposed Development in order to determine the effects of the proposal, along with mitigation measures. The following are the summary of the findings provided by Section 6 of the Report:

- The proposal is expected to generate 62 trips during the AM peak hour, and 74 trips during the PM peak hour;

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

- The results of the operational analyses indicate the area road intersections will provide good operations through the 2040 horizon under the background and total conditions;
- Site access points will provide excellent operations through the 2040 horizon;
- As a result, no improvements are required to support the proposed development from a traffic operations perspective;
- The sight lines provided along County Road 9 and Fairgrounds Road South are considered adequate; and,
- Project Volumes did not warrant exclusive turn lanes at either intersection.

As a result, the proposed development is not anticipated to have any negative impacts on the existing road system through to the 2040 planning horizon. The full report can be read under a separate cover.

7.6 Functional Servicing & Stormwater Management Report

A Functional Servicing Report was prepared by Tatham Engineering dated July 18, 2025. The functional servicing aspect of this Report demonstrates the servicing feasibility of the Proposed Development with respect to civil servicing including site grading, sewage collection and treatment, water supply and distribution and utility distribution. The stormwater management aspects of the Report illustrate the Proposed Development will not adversely affect the local stormwater quantity or stormwater quality conditions by evaluating the preliminary drainage and SWM plan for the Proposed Development. The following is a summary of the Report findings:

- Through the preparation of the Functional Servicing Report, it has been determined that municipal water services with individual on-site sewage services are appropriate and can be sustained for the residential uses proposed, provided the Subject Lands can be included within the MSP expansion. More information is provided in Section 5 of this report.
- The proposed single detached lots fronting Collingwood Street and Louisa Street (County Road 9) would be serviced by a new individual 25 mm dia. watermain. Individual service laterals will be provided to the existing 200 mm dia. sanitary

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

sewer along Louisa Street (County Road 9). Future service laterals will be provided once a sanitary sewer is constructed along Collingwood Street.

- Water service will be extended from the existing 300mm dia. watermain – is estimated to be 200 mm dia.
- The proposed condominium development will be serviced via a new 150 mm dia. sanitary sewer extending from the existing main along County Road 9.
- A Stormwater Management Plan has been designed to mitigate effects of the proposed development. Water quantity control will be provided by an underground storage tank. Water quality and phosphorus management is to be provided by two OGS units as well as through the sediment debris rows and infiltration within the underground storage tank.
- A new storm sewer along County Road 9 will be required to convey flows from the development. Discharge is proposed into the north roadside ditch along County Road 9, approximately 230 m east of the site.
- Retaining walls will be required in some areas to promote desirable lot grades. A review of the grading design will occur during detailed design.

As a result, the proposed development can be adequately serviced, and stormwater and erosion management can be adequately provided to support the proposed development. The full report can be read under a separate cover.

8. PROVINCIAL AND MUNICIPAL LAND USE POLICY

The *Planning Act*, RSO 1990 (*The Act*), is provincial legislation governing land development in Ontario. The approval of any land development application in Ontario must have regard for matters of provincial interest and be consistent or comply with provincial policy statements. It is further recognized that any land development is subject to conformity with municipal land use planning documents. The purpose of this section is to confirm how these matters have been addressed with regard to the Proposed Development.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

8.1 Planning Act

The Planning Act, R.S.O., 1990 (The Act), is provincial legislation that establishes the basis for land use planning practise in Ontario. The approval of any land development application in Ontario must have regard for matters of provincial interest and be consistent or comply with provincial policy statements. It is further recognized that any land development is subject to conformity with municipal land use planning documents. The purpose of this section is to confirm how these matters have been addressed with regard to the Proposed Development.



Section 2 of the *Act* sets out that municipalities, in carrying out their responsibilities under the *Act*, shall have regard to, among other matters, the following matters of provincial interest.

Table 1: Planning Act Section 2 Analysis	
Section 2 Relevant Policies	How matter is addressed
<i>(a) the protection of ecological systems, including natural areas, features and functions;</i>	The EIS prepared by Cambium has concluded that the Proposed Development will appropriately mitigate any potential impacts to ecological functions on the site or adjacent lands. The FSR prepared by Tatham Engineering provides for effective storm water management for the Proposed Development.
<i>(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;</i>	Archeological Assessment prepared By Irving Heritage and the EIS prepared by Cambium confirmed the absence of significant architectural, cultural and environmental features.
<i>(e) the supply, efficient use and conservation of energy and water;</i>	The efficient built form of standard and back-to-back configuration townhouses provides for an energy efficient building form.
<i>(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;</i>	A FSR prepared by Tatham Engineering has confirmed that the Proposed Development can be serviced through the proposed water and wastewater services.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

<p><i>(h) the orderly development of safe and healthy communities;</i></p>	<p>The Proposed Development represents the orderly development of safe and healthy communities by providing for residential infill with access to municipal services and connections to existing pedestrian walkways, in a location where community and recreational services exist within walking distance such as the Nottawasaga & Creemore Public School and Creemore & District Recreation Centre are located ~250 m and ~350 m to the southwest on Collingwood Street.</p>
<p><i>(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;</i></p>	<p>A Traffic Brief has confirmed the existing road network has available capacity to safely accommodate the Proposed Development.</p>
<p><i>(j) the adequate provision of a full range of housing, including affordable housing;</i></p>	<p>The proposed townhouses diversify predominately low-rise single family-built form in Creemore. The community will gain net benefits from offering more options to varying demographics of homeowners to live in the community.</p>
<p><i>(n) the resolution of planning conflicts involving public and private interests;</i></p>	<p>The application will engage in the prescribed statutory public meetings required under Sections 17(15) (OPA) and 34(14) (ZBA) as set out in the Act.</p>
<p><i>(o) the protection of public health and safety;</i></p>	<p>The proposed development will be serviced with municipal water and sanitary services and appropriate storm water management control providing for the protection of public health and safety.</p>
<p><i>(p) the appropriate location of growth and development;</i></p>	<p>The proposal is an appropriate location for growth and development in the Municipality given the contiguous nature of the development and availability of existing infrastructure.</p>
<p><i>(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;</i></p>	<p>The proposal is supportive of transit, as the proposed development is oriented toward pedestrians, and the density and built form of the proposed development is transit supportive.</p>
<p><i>(r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, accessible, attractive and vibrant.</i></p>	<p>The proposed built form is well designed and would encourage a sense of place through the provided amenity space, pedestrian sidewalks and is in proximity to municipal services.</p>

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

Further to this, Section 51(24) of the Act provides requirements for Draft Plan of Subdivision Approval.

Table 2: Planning Act Section 51(24) Analysis	
Matter to be Addressed (Section 51(24))	How Matter is Addressed
(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;	Section 8.1 of this Report addresses matters of Section 2 of the <i>Planning Act</i> .
(b) whether the proposed subdivision is premature or in the public interest;	The Proposed Development represents a logical extension of the residential uses and character of the area and would help achieve more housing options in the local housing market to accommodate a range of public interests.
(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The proposal requires an Official Plan Amendment. The policy review section contained in later sections of this report has regard for the goals and objectives of the Official Plan.
(d) the suitability of the land for the purposes for which it is to be subdivided;	The lands are suitable for residential uses on the basis as: <ul style="list-style-type: none"> - the proposal is a logical extension of existing community; - the proposal is an efficient extension of municipal servicing; and, - the availability of community services.
(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;	The Proposed Development provides a range of housing types and sizes which are generally more attainable in comparison to larger units and or Single-detached Dwelling types.
(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;	A Traffic Impact Study (TIS), conducted by Tatham Engineering, has confirmed the adequacy of the transportation network serving the site.
(f) the dimensions and shapes of the proposed lots;	The dimension and shape of the proposed lots will be set out in the Draft Plan. It is intended the Proposed Development will proceed as a Common Element Condominium.
(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures	Any restrictions of proposed restrictions on the lands to be subdivided will be set out as Conditions of Draft Plan Approval.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

proposed to be erected on it and the restrictions, if any, on adjoining land;	
(h) conservation of natural resources and flood control;	An EIS was prepared by Cambium, which assesses the conservation of natural features. A Stormwater Management Report performed by Tatham details methods of flood control.
(i) the adequacy of utilities and municipal services;	A Functional Servicing Report (FSR) has been prepared by Tatham, and details that adequate water and sanitary services are available for connection.
(j) the adequacy of school sites;	The subject property is within the Simcoe Muskoka Catholic District School Board and the Simcoe County District School Board. The applications will be circulated to the applicable school boards for further comment and any concerns raised will be addressed.
(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	No lands are anticipated to be dedicated/conveyed exclusive of highways.
(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	The design optimizes available energy infrastructure through the built form and congruous nature of the proposed development.
(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).	The lands will be developed in accordance with Site Plan Control conditions to ensure appropriate standards are met.

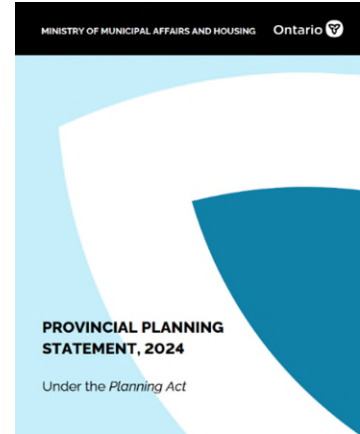
It should be noted that Parkland, as described under Section 51.1 of the Planning Act, is not proposed as part of this development. One ~1,264.54m² private amenity area for condominium residents is provided under the Site Plan. A payment in-lieu will be provided, as required by the Municipality, as established under Section 51.1 (3) of the Act.

In our opinion, the proposed OPA, ZBA, have considered and has had appropriate regard for matters to be regarded as set out in Section 2 and Section 51.24 of the *Planning Act*.

8.2 Provincial Planning Statement (2024)

Section 3(1) of *The Act* provides the province with authority to issue policy statements which relate to matters of provincial interest.

The Provincial Planning Statement, 2024 (PPS) articulates the provincial interests with regards to land use planning and development policy. It provides a policy-led planning system that: “sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.” (PPS. pg. 2).



This Report has reviewed the following PPS policies in relation to the proposed OPA, ZBA, and SPA applications and considers the following matters relevant to the Proposed Development.

Planning for People and Homes

Section 2 of the PPS provides direction on building homes, sustaining strong and complete communities. Section 2.1 sets out directions for planning authorities to plan for people and homes.

Policy 2.1.4 of the 2024 PPS states:

To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.*

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

Comment: The proposed development provides for a mix of housing types and densities to help the municipality achieve more housing options to accommodate current and future residents. The provision of townhouse units allows for a reasonable increase in density, while the proposed single detached dwellings create a consistent streetscape with abutting neighbours, seamlessly integrating the proposal into the existing community. The Subject Lands are considered a suitable location for the proposed residential growth and would have adequate access to necessary services.

Policy 2.1.6 of the PPS states:

Planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

Comment: This subsection directs planning authorities to support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options to meet long-term needs.

The proposed development supports the municipality by achieving a greater range of housing options in terms of development types, unit sizes, prices, and tenures. By a mix of housing types and introducing a more compact built form of residential units, the proposal contributes to diversifying the local housing market which helps accommodate a wide range of household needs. The proposed development is supportive of complete communities given the Subject Lands are in proximity to public service facilities including the Nottawasaga & Creemore Public School, and the Creemore & District Recreation Centre.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

Housing

Section 2.2 of the PPS 2024 relates to housing.

Policy 2.2.1 states:

Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents in the regional market area by:

b) permitting and facilitating:

- 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
- 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Comment: The proposed development is consistent with section 2.2 of the PPS as it provides a mix of development types to achieve a wide range of housing options in the market to meet a range of future and current residents needs. The proposed townhouse units would help the municipality achieve a more appropriate mix of housing options that are more attainable to low to moderate income households. The proposal represents an opportunity to achieve appropriate intensification through the redevelopment of existing residential lands and would introduce new housing options that will result in a net increase of residential units without the need for unnecessary expansion of existing municipal infrastructure as encouraged by the PPS. In addition, the proposal demonstrates consistency with the PPS by facilitating a greater residential density that makes efficient use of the available residential lands and nearby public service facilities and is transit supportive

Settlement Areas

Section 2.3 of the PPS relates to Settlement Areas which are recognized as the location where growth and development are focused. The Subject Lands are located in the existing Settlement Area, as illustrated in **Figure 3** of this report.

Policy 2.3.1.2 states,

Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) optimize existing and planned infrastructure and public service facilities;*
- c) support active transportation;*
- d) are transit-supportive, as appropriate;*

Comment: In alignment with Policy 2.3.1.2, the proposed development makes efficient use of land and resources through the compact built forms proposed. The proposed density would also help optimize the use of existing and planned infrastructure and public service facilities by increasing potential use of nearby community facilities. The proposal also provides for internal sidewalks to support pedestrian mobility.

The PPS outlines that Intensification and redevelopment to support the achievement of complete communities should be supported by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities. The proposed development helps the Township in creating complete communities as the proposal provides for a mix of development types and unit sizes in an appropriate location with access to existing public service facilities to avoid the unnecessary expansion of municipal infrastructure.

Policy 2.3.1.5 states:

Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.

Comment: The proposed development seeks to optimize the Subject Lands for residential growth by facilitating a higher residential density and compact built form to ensure

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

residential development within the Settlement Area boundary makes efficient use of land to accommodate the growing housing demand. We recognize this is an obligation of Planning Authorities, our proposal demonstrated our ability to conform with this density targets/ policy further reflected in the Clearview Official Plan and Zoning By-law sections of this report.

Sewage, Water and Stormwater

Policy 3.6.2 states,

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

Comment: As previously noted, the proposed development will be serviced by proposed extensions to existing watermains and sanitary sewers along Louisa Street (County Road 9) and Collingwood Street. The proposed single detached dwellings will be individually serviced, where a new water and sanitary service expansion will extend from Louisa Street (County Road 9) into the proposed condominium. As such, the proposed development is consistent with the PPS as internal water and sewage services will be privately owned.

Policy 3.6.8 of the PPS states,

Planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
- b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
- c) minimize erosion and changes in water balance including through the use of green infrastructure;*
- d) mitigate risks to human health, safety, property and the environment;*
- e) maximize the extent and function of vegetative and pervious surfaces;*
- f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

- g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.*

Comment: The proposed development is consistent with Section 3.6.8 of the PPS as stormwater management has been designed in accordance with the MECP SWM Planning and Design Manual to ensure risks to human health and safety and the environment are mitigated, and the development can achieve an enhanced level of stormwater quality treatment prior to discharging. Please refer to the Functional Servicing and Stormwater Management Report prepared by Tatham for additional details.

Public Spaces, Recreation, Parks, Trails, and Open Space

Policy 3.9.1 Public Spaces, Recreation, Parks, Trails, and Open Space states:

Healthy, active, and inclusive communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity.*
- b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources.*

Comment: The Proposed Development is consistent with Section 3.9.1 of the PPS, as the proposed subdivision has been designed with parks planning and linkages in mind. The proposal includes one ~1,264.54m² park block, and one floodway block to be conveyed to the NVCA , acting as a natural linkage.

Natural Heritage

Section 4.1 Natural Heritage identifies and protects Natural Heritage features for the long term. It should be noted that Section 4.2 Water and 5.2 Natural Hazards have been reviewed against the proposal in the FSWM and EIS reports respectively. A natural hazard assessment was prepared by Tatham Engineering to map the floodplain limits associated with this watercourse. The result of this assessment determined the limits of the floodplain, which are confined to the banks of the roadside ditch on Fairgrounds Road South; and do not encroach onto the subject property. As the roadside ditch is municipally owned, it is assumed that it will be maintained.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

Policy 4.1.1 states:

Natural features and areas shall be protected for the long term.

As per the EIS provided by Cambium, the site has natural heritage features, but they do not exhibit significant habitat characteristics, as identified in the PPS Policies 4.1.4 and 4.1.5, as summarized below:

4.1.4 a) significant wetlands in Ecoregions 5E, 6E and 7E1; and

4.1.4 b) significant coastal wetlands.

4.1.5 a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;

4.1.5 b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;

4.1.5 c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;

4.1.5 d) significant wildlife habitat;

4.1.5 e) significant areas of natural and scientific interest; and

4.1.5 f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 4.1.4.b),

Further, the EIS has demonstrated that there will be no negative impacts on the natural features or their ecological functions, as required under Section 4.1.5 of the PPS.

It should be noted that the wetland was found on-site, which was not identified as a provincially significant wetland. Despite provisions in the PPS, the wetland is protected under O. Reg. 41/24 by NVCA. The proposal intends to remove and compensate for this wetland through both the relocation of the wetland / the provision of additional naturalized areas, and through cash reimbursement to the NVCA.

Further, as per the EIS prepared by Cambium, previous communication with the NVCA found that the proposed reduced setback of 10 meters is considered sufficient to protect the watercourse as it is a low sensitivity feature with an intermittent flow regime and low complexity form. For more information, please see sections 7.3 and 7.6 of this report, or the full EIS and FSWM reports provided under a separate cover.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

Natural Hazards

Policy 5.2.1 states:

Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.

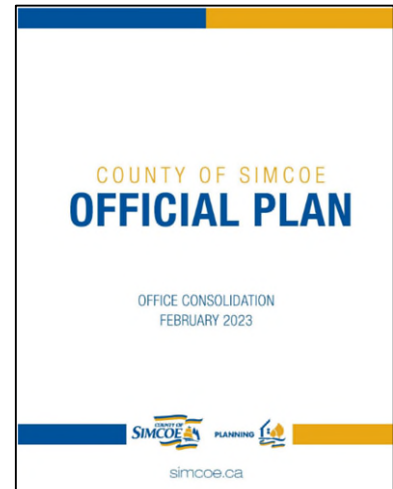
One watercourse was identified on the Subject Lands, which was assessed for flood hazards by Tatham Engineering. This natural hazard assessment (as described by Section 7.4 of this report) found that the watercourse does not pose a flood hazard to the Subject Lands or the proposed development. No other natural hazards were identified on the Subject Lands. As a result, the policies under Section 5.2 of the PPS do not apply.

Based on a review of the above, the Proposed Development is consistent with applicable policies of the Provincial Planning Statement, 2024.

8.3 County of Simcoe Official Plan (2023)

The County of Simcoe Official Plan provides a policy context for land use planning taking into consideration the economic, social and environmental impacts of land use and development decisions.

The Subject Lands are designated ‘Settlements’ on Schedule 5.1 – Land Use Designations in the County of Simcoe Official Plan. The following policies have been reviewed relative to the proposed applications and in consideration of current land use permissions.



Settlements and Growth Management Strategy

The County directs growth management strategies under Section 3.1 of the Official Plan. Development is directed to Settlements as they are more economical to service and support higher densities than scattered development (known as urban sprawl). In addition, the strategies support the development of communities with a range of housing options.

Section 3.5 of the County Official Plan is applicable to lands designated as ‘Settlements’, which includes the Subject Lands. The objectives in this section are:

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

- *To develop compact urban form that promotes the efficient use of land and provision of water, sewer, transportation and other services*
- *To promote development patterns which minimize land consumption and servicing costs*
- *To promote healthy, complete, and accessible urban and rural communities that are in proximity to amenities, support services and transit.*

The proposed development represents an opportunity to achieve residential growth where development is focused by providing new residential dwelling units. Additionally, the proposed residential lots will support the efficient use of existing infrastructure, with suitable upgrades proposed to efficiently service the new lots. Within the community, existing amenities (parks, trails, open spaces) would continue to support the future residential uses.

Policy 3.5.25 establishes the intensification targets for directing development to built-up areas and serviced areas within Settlements. The County requires the Township of Clearview to plan to achieve a minimum of 20% of all new residential units occurring annually to be development within the Settlement Area boundaries. Further, lands within the Clearview settlement area that are planned to be serviced with municipal or communal systems shall develop at densities that support compact form and be consistent with a density target of 32 residents and jobs per ha. The proposal has a density of ~42 units per hectare, meeting this minimum requirement. In conformity with Section 3.5.25, the proposal would contribute to achieving the Township of Clearview's intensification target, aligned with this policy.

Healthy Communities & Housing Development

The County prioritizes the development of complete and healthy communities. The following policies apply to the subject applications:

4.1.3 The County encourages the provision of a full range and equitable distribution of publicly accessible built and natural settings for recreation, including parkland, open space, trails, and water-based facilities.

Comment: One community amenity area is provided for condominium residents as part of this application. Cash-in-lieu of parkland dedication payments will be provided as noted in Section 8.1 of this Report.

4.1.6 Local municipalities will provide for an appropriate range of housing types and densities required to meet projected needs of current and future residents.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

Comment: The proposal includes a range and mix of housing uses in an area that would otherwise be principally comprised of single detached dwellings.

4.1.7 Local municipalities shall make available: sufficient quantity of housing, taking into account demand to improve choice; and, housing development in suitable locations, which offers a good range of public service facilities and proximity to jobs, key services, and infrastructure, recognizing the needs and abilities of all residents.

Comment: The proposal is located in proximity to community services and infrastructure, as noted in Section 2 of this report.

In accordance with the County's policies for developing complete and healthy communities, the proposed development would contribute to the achievement of complete communities by creating new residential lots in proximity to a variety of built and natural settings for recreational use while assisting in meeting the minimum intensification targets. The proposal further promotes complete communities by creating new residential lots within a Settlement Area where growth is focused, while remaining compatible with the surrounding residential densities, lot sizes, and keeping with the overall rural character of the area. In this regard, the proposal conforms to the County's Official Plan.

Servicing

The County's Official Plan promotes the development of sewage and water service systems that facilitate the conservation and protection of ground and surface water quality and quantity and natural heritage features and ecological functions (4.7.1). The preferred method of servicing Settlement Areas and multi-lot developments is full municipal sewage services and full municipal water services.

Reflecting provincial policies, 4.7.12 of the Plan outlines that:

Municipal sewage services and municipal water services or private communal water services and private communal sewage services should be developed together. The development of new or expansion of existing partial services is not permitted, except:

- *where necessary to address failed individual on-site sewage services and individual on site water services in existing development; and*
- *within existing partially serviced settlements, to allow for infilling or rounding out of existing development provided there is reserve sewage system capacity and/or*

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

reserve water system capacity and site conditions are suitable for the long-term provision of such services.

Through the preparation of the Functional Servicing Report, it has been determined that municipal water services with individual on-site sewage services are appropriate and can be sustained for the residential uses proposed, provided the Subject Lands can be included within the MSP expansion.

Density

On October 24, 2022, the County received correspondence from the Minister of Municipal Affairs and Housing as the approval authority for County Official Plan Amendments acknowledging receipt of the adoption record for County of Simcoe Official Plan Amendment (OPA) No. 7. This plan was adopted by County Council on August 9, 2022, and will implement Phase 1 Growth Management policies and updates to Schedule 5.1 Land Use Designations for the purpose of completing ongoing work relating to the MCR. The amendment aims to introduce or update policies relating to settlement hierarchies, population and employment growth forecasts, density and intensification targets, identification of Major Transit Station Areas and to establish policy frameworks for managing new growth areas and future settlement area boundary expansions.

Section 3.2.7 of this Plan lists density requirements for the municipalities within the County of Simcoe. The required minimum number of units per hectare in the Township of Clearview is 32. The proposal has a proposed density of ~42 units per hectare, meeting this minimum requirement.

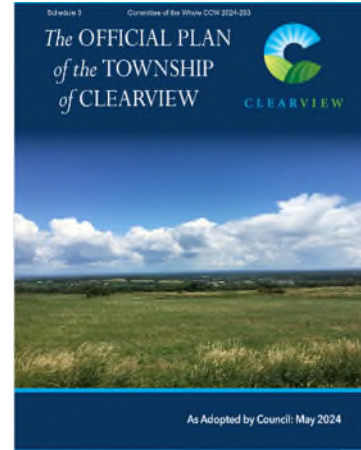
Overall, as demonstrated by the above analysis, the proposal conforms to the policies in the County of Simcoe Official Plan (2023), including the SCOPA 7 minimum density targets required.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

8.4 Township of Clearview Official Plan (2024)

The Township of Clearview Official Plan was approved by the County of Simcoe Council on November 26, 2024. The in-force Township of Clearview Official Plan (2024) consolidates amendments to the document as originally approved. This Report reviews conformity of the proposed OPA, ZBA and SPA applications with applicable policies set out in the Township Official Plan.



The Subject Lands are designated '**Future Development**' by the Clearview Official Plan. Section 4.2.3.3 Future Development of the Official Plan states "*No development shall be permitted in the "Future Development" designation until this Official Plan has been amended through an Official Plan Review process as described in Section 1.2.3 of this Plan.*" As a result, an Official Plan Amendment Application is required.

The Official Plan Amendment proposes to redesignate the lands from 'Future Development' to 'Residential', and revise Schedule B4 of the Official Plan. The classifications are hereinafter defined in the Draft Official Plan Amendment and Schedule included as **Appendix 2** of this report.

This Report has reviewed the following Official Plan of Clearview policies in relation to the proposed OPA, ZBA, and DPS applications and considers the following matters relevant to the Proposed Development:

Community Structure & Growth Management – Section 2

Section 2.1.2 states that is the goal of Section 2 of the Official Plan to:

Direct the majority of new housing and employment growth to the Township's Urban Settlement Areas and permit a limited amount of development in Community Settlement Areas and Rural Settlement Areas.

Comment: Schedule A Municipal Structure of the Official Plan identifies the Subject Lands as part of the Creemore Urban Settlement Area.

Section 2.2 identifies Creemore as one of the Township's Urban Settlement Areas, therefore the Urban Settlement Area Policies Apply. Further, Section 2.2 states:

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

Urban Settlement Areas are meant to be the primary locations for new development in the Township and for community activity in general.

Comment: the proposal represents an opportunity to provide new growth and development within the Creemore Urban Settlement Area.

Section 2.2.1.1 Urban Settlement Areas states:

New development in Urban Settlement Areas shall be provided with municipal water services and municipal wastewater services, subject to the policies in Section 7.2 of this Official Plan.

Comment: as per the FSWM report, the proposal can be serviced with municipal water and wastewater services, pending the lands' inclusion in the ongoing MSP as noted in Section 5 of this report.

Table 2.1 – Target Distribution of Population Growth to 2031 projects a population increase of 17.5% in Creemore alone, for a total target share of population growth in all Urban Settlement Areas of 70%. In order to accommodate this growth, new housing stock is required. The proposed development will aid the municipality in reaching the projected growth targets, as established by the Township's Official Plan.

Further, the proposed built form is denser than the surrounding area and supports a diverse population with a variety of housing needs. For example, townhouses are more attainable and have fewer maintenance requirements when compared to a single detached dwelling. As a result, it can be more appealing for young professionals or for retirees who are not able to maintain a yard. Higher densities also create neighbourhood which can support more active transportation and are more supportive of future public transit options.

Section 2.3.1 Population and Employment forecasts

Table 2.3 – Target Distribution of New Dwelling Units, 2021-2031 states that 1,588 dwelling units in the Urban Settlement Areas, 397 of which are targeted for Creemore. The proposal will aid the municipality in reaching these goals.

Table 2.4 – Target Share of Housing Density Types per Settlement Area states that the target of low-density development is 60% by 2031, medium-density is 30% by 2031, and

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

high-density is 10% by 2031. The proposal will aid the municipality in reaching these targets.

1. The objectives of this Official Plan's policies for the Township's Settlement Areas are:

(a) to facilitate a rational approach to growth and development;

Comment: The proposed is a rational approach to growth and development. The proposed development is aligned with the intensification policies of the Province and Municipality in an appropriate area which can be adequately serviced. Further, the site is already designated to permit development in the future. The proposed development is compatible with the existing built-form along all areas which front onto existing public street, and the townhouses will be designed in order to promote compatibility.

(b) to ensure that the availability of municipal services and the ability to provide services effectively and efficiently is a primary determining factor in decisions regarding where development should be located;

Comment: as per the FSWM report, the proposal can be serviced with municipal water and wastewater services, pending the lands' inclusion in the ongoing MSP. See Section 5 of this report.

(d) to emphasize Urban Settlement Areas as focal points for development and as centres for community activity;

Comment: the proposal provides intensification within the settlement area, aligned with this policy.

(e) to preserve and protect natural heritage features and areas, prime agricultural areas, and the predominantly rural landscape;

Comment: the proposed development is located within the settlement area, and provides intensification, preventing urban sprawl and protecting the surrounding agricultural areas.

2. Wherever possible, new development shall take place on municipal water services and municipal wastewater services and in a way that optimizes the use of existing infrastructure.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

Comment: as per the FSWM report, the proposal can be serviced with municipal water and wastewater services, pending the lands' inclusion in the ongoing MSP. See Section 5 of this report.

3. New residential development shall occur as a logical extension to existing built-up areas, unless acceptable justification for an alternative location has been provided to the satisfaction of the Township.

Comment: The proposal represents a logical extension to the existing community and built-up area.

Section 2.3.2 Intensification & Density states the following:

1. The Township will encourage intensification and infilling in order to achieve a target of at least 30% of new residential units each year being located within the delineated built-up areas in Urban Settlement Areas.

Comment: the proposal represents an opportunity to provide residential infilling in an underutilized lot within the settlement area which will aid the municipality in achieving residential intensification and infilling within the urban settlement area.

2. The Township intends to achieve its intensification target by permitting intensification on individual residential properties and by encouraging and promoting infilling, redevelopment, and adaptive re-use.

Comment: As stated previously in this report, the proposal is infilling and re-development, as the existing oversized residential lot will be intensified within the urban settlement area. The proposal meets this definition.

Residential Infilling – Section 2.3.2

6. Residential infilling may be permitted in Urban Settlement Areas and in Community Settlement Areas, provided that:

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

(a) the proposed method of servicing is in accordance with standards established by the Township and will not require the major extension of municipal services;

Comment: as per the FSWM report, the proposal can be serviced with municipal water and wastewater services, pending the lands' inclusion in the ongoing MSP. Given the fact that the MSP is ongoing and led by the Municipality, and considering the existing infrastructure abutting the Subject Lands (as demonstrated in **Figure 7** of this report), the proposal would not require a major extension of existing and planned infrastructure.

(b) the proposed development will have direct access to and from a public road that is maintained on a year-round basis, and access to the site can be provided without unduly impeding the flow of traffic along Arterial and Collector Roads or creating a traffic hazard; and

Comment: The proposed development will not be unduly impacting the flow of traffic, as per the Traffic Study as described in Section 7.5 of this report (under a separate cover).

(c) adequate public service facilities, including parks and schools, are available.

Comment: Adequate public service facilities including parks and schools are addressed in Section 2 of this report.

7. In recognition of the role they play in intensification, the Township will encourage the creation of additional residential units in accordance with the policies in Section 2.4.2 below and the creation of new residential lots by consent in accordance with the applicable policies in Section 11.9.2.

Comment: New lots will be created as part of this proposal through the use of a Draft Plan of Subdivision, allowing for the creation of new residential units, aligned with the intent of this policy.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

8. Residential infilling will be subject to site plan control and architectural control, where such measures are authorized under the Planning Act, to ensure appropriate integration with the existing built character of the area.

Comment: This will be addressed via a subsequent Site Plan application.

Residential Designation – Section 4

The proposal intends to re-designate the plans to the Residential designation by way of an Official Plan Amendment. Should the proposed OPA be approved, the proposal would be permitted as-of-right on the Subject Lands.

4.2.1 (1) Permitted Uses,

1. A full range of residential uses, including a full range of dwelling types and sizes, shall be permitted in the “Residential” designation, so long as the development of such uses generally takes place in accordance with, or in a manner that does not conflict with:

- (a) the population forecasts and related policies set out in Section 2.3.1 of this Official Plan, including the target distribution of population growth shown in Table 2.1;*
- (b) the intensification and density targets established in Section 2.3.2, as well as the policies for residential infilling set out in that section; and*
- (c) the housing policies set out in Section 2.4, including the target distribution of new units shown in Table 2.3 and the distribution of density types shown in Table 2.4.*

The proposal provides a full range of residential uses, including a full range of dwelling types and sizes, aligned with the population forecasts, intensification/ density targets, and housing policies, as addressed previously in this report.

Policy 4.2.1.25 states:

In considering the siting of residential development, priority will be given to locations:

- (a) where appropriate infrastructure and services already exist; or*
- (b) where the extension or installation of infrastructure and services is easiest and most cost-effective.*

Comment: The appropriate infrastructure to service the development is available, with more capacity anticipated from the MSP as noted by the FSWM. Further, existing

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

watermains are already appropriately located in order to allow for expansion, as per Figure 7 of this report.

Policy 4.2.1.28 states:

Medium-density residential development should be located:

- (a) within an Urban Settlement Area or a Community Settlement Area;
- (b) on a site within, or directly abutting, an existing built-up area, or that abuts an existing or approved high-density residential development;
- (c) within a reasonable distance (approximately one kilometre) of at least one public service facility; and
- (d) on a site where existing infrastructure has capacity to support the proposed development, or where infrastructure capable of supporting the development will be provided at the developer's expense.

Comment: The Subject Lands directly abut an existing neighbourhood within reasonable distance to public service facilities, as established in Section 2 of this report. Infrastructure is addressed in Section 5 and Section 7.6 of this report.

Policy 4.2.1.31 states:

Medium-density and high-density forms of housing shall, wherever possible, have access to a public Collector Road or a Township Arterial Road by way of a privately owned and maintained service driveway.

Comment: The proposed development has access to both County Road 9, an arterial/primary arterial road and Fairground Road South, a collector road as per Schedule G-1 of the Clearview Official Plan.

Policy 4.2.1.35 states:

Development proceeding by plan of subdivision will be encouraged to provide active transportation connections to adjacent areas.

Comment: The proposal has internal sidewalks which connect to Municipal sidewalks along Louise Street (County Road 9), providing access to near-by amenities as described in Section 2 of this report.

4.2.1.37

All townhouse dwellings should be designed so that:

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

- (a) each individual unit is provided with a direct entrance from the outside through the front face of the building; and
- (b) each individual unit has direct access to the rear yard.

Comment: These criteria are met by the proposal, front and rear entrances/ exits are proposed for each unit.

Section 4.2.3 – Future Development Designation

Section 4.2.3 states:

The “Future Development” designation is intended as a “holding” category for lands within Settlement Areas that are not needed to accommodate near-term growth but that are considered logical locations for eventual future growth. Development is generally directed away from these areas to those that are already designated to permit the proposed uses

Comment: The Township of Clearview is undertaking a municipal sanitary and water servicing review that will consider the potential for the extension of municipal services to support the Proposed Development. It is reasonable and appropriate to consider the subject applications in this context. An ‘H’ Holding provision may be added to the zoning approval in order to stage development with the availability of municipal services.

The proposal addresses the ongoing housing affordability crisis and the requirements for residential growth in Simcoe County. As the population increases in Creemore, more housing must be provided to accommodate future needs. Planning for this increase proactively will prevent housing shortages and allow for the provision of more attainable housing.

We believe the proposal is appropriate for the Subject Lands given the following:

- 1) The Subject Lands are located within the Settlement Area and are appropriately designated by the County of Simcoe Official Plan, as established in Section 8.3 of this report.
- 2) The lands abut existing residential uses to the West, South, and East.
- 3) The lands abut existing municipal services.
- 4) The lands will be able to ultimately connect to municipal services per the FSSWM report completed by Tatham (see Section 7.6 of this report).
- 5) The proposal will not negatively impact on the site’s natural features provided the environmental compensation and mitigation recommendations are followed, per the EIS completed by Cambium (see Section 7.3 of this report).

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

- 6) The proposal will not introduce an incompatible built form.
- 7) The proposal will not negatively impact traffic as per the Transportation Impact Study (Section 7.5 of this report).
- 8) The lands do not contain any sensitive features which have archeological significance as noted in the Phase 1 and 2 Archaeological Assessment (see Section 7.1 of this report).
- 9) The lands proposal will have no impact on natural heritage features, as established in the Environmental Impact Assessment (Section 7.3 of this report).

Section 7.2.6 Servicing Study and Reports

Section 7.2.6 states:

Master Environmental Servicing Plans (“MESPs”) consider the servicing and infrastructure needs of future development in an integrated manner, regarding matters such as water and wastewater services, utilities, stormwater management, and transportation, along with other factors, such as impacts on the natural environment, drainage requirements, and the potential phasing of development.

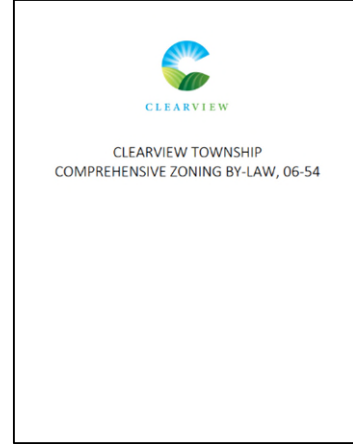
Comment: The Subject Lands are designated “Future Development” under the Plan, therefore consideration within the ongoing MESP should be had for the Subject Lands. As there is existing infrastructure abutting the Subject Lands, as per the FSSWM Report, the lands have the ability to be serviced should the Plan be willing to accommodate them. Given the substantial policies which recognize the need for additional housing growth and development in Creemore at the provincial, County and Township level, we believe the proposed municipal service expansion is reasonable, and capacity upgrades to existing infrastructure should take the Subject Lands into account.

It is our view that the Proposed Development conforms to applicable policies of the Township of Clearview Official Plan and merit redesignation for Residential and Open Space Use.

PLANNING JUSTIFICATION REPORT

8.5 Township of Clearview Zoning By-law No. 81-19 (2023)

The Subject Lands are currently zoned ‘*Development Area (DA)*’ under the Township of Clearview Zoning By-law No. 06-54. The proposed Zoning By-law Amendment is attached as **Appendix 3**.



The Zoning By-law Amendment aims to rezone the lands from the ‘*Development Area (DA)*’ zone to the ‘*Residential Multiple Low Density (RS3)*’ and ‘*Residential Multiple Medium Density with Special Provisions (RS5-XX)*’ which will facilitate the development in alignment with the County of Simcoe Official Plan.

The classifications are hereinafter defined in the Draft Zoning By-law Amendment and Schedule included as **Appendix 3** of this report.

8.5.1 RS3 Zone

The subject ZBA intends to rezone proposed lots 1 through 8 on the concept plan (Appendix 1) from the existing *Development Area (DA)* zone to the *Residential Multiple Low Density (RS3)* zone. The area subject to this rezoning includes the lots with proposed single detached dwellings only. As per the zoning table (**Table 3**) below, the proposed lots meet all of the zoning provisions of the RS3 zone, with no special provisions requested.

Table 3: RS3 Zone Requirements		
Policy	Required	Provided
Residential Multiple Low Density Permitted Uses (RS3) (3.11.1)	Duplex dwelling; Single-detached dwelling; Semi-detached dwelling	Single-detached dwelling

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

Minimum Lot Area (3.11.2)	400 m ²	423.37 m ²
Minimum Lot Frontage (3.11.2)	13.5 m	>13.50 m
Minimum Front Yard (3.11.2)	6 m	>6.00 m
Minimum Rear Yard (3.11.2)	6 m	>/= 6.00 m
Minimum Interior Side Yard (3.11.2)	1.2 m	>/=1.2 m
Minimum Exterior Side Yard (3.11.2)	4 m	N.A.
Maximum Lot Coverage (3.11.2)	50%	>50.00%
Maximum Height of Principal Buildings and Structures (3.11.2)	10 m	<10.00 m
Maximum Height of Accessory Buildings (3.11.2)	4.5 m	</=4.5 m
Maximum Number of Accessory Buildings (3.11.2)	2 per residential unit	None Proposed
Maximum Gross Floor Area of All Accessory Buildings (3.11.2)	52 m ²	<52 m ²
Min. Dwelling Unit Area (2.10.2)	100 m ²	>/= 100 m ²
Parking		
Min. Number of Parking spaces (2.14.2)	2 spaces per dwelling unit	2 spaces per dwelling unit
Max. Number of driveways (2.15.2)	1 per lot	1 per lot
Driveways Locations (2.15.2)	1.0 m from lot lines	>/=1.0 m from lot lines

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

8.3.1 RS5-XX Zone

The subject ZBA intends to rezone the remaining blocks on the concept plan (**Appendix 1**) from the existing *Development Area (DA)* zone to the *Residential Multiple Medium Density with Special Provisions (RS5-XX)* zone. As noted by **Table 4**, 3 special provisions are requested to accommodate the stacked back-to-back townhouses only:

Table 4: RS5 Zone Requirements		
Policy	Required	Provided
Residential Multiple Medium Density Permitted Uses (RS5) (3.13.1)	Townhouse of up to ten (10) units per building;	Townhouses (up to 8 units per building)
	Two storey apartment dwelling of up to ten (10) units per building	Stacked townhouses (up to 18 units per building)
Minimum Lot Area (3.13.2)	200 m ² per residential unit	121.82 m ² per residential unit (3 storey towns)
Minimum Lot Frontage (3.13.2)	6.1 m per unit	6.10 m
Minimum Front Yard (3.13.2)	6.0 m to dwelling	>6.00 m (County Rd. 9)
	8.0 m where the driveway abuts the dwelling	>6.00 m (County Rd. 9)
Minimum Rear Yard (3.13.2)	6 m	6.00 m (northern property line)
Minimum Interior Side Yard (3.13.2)	2 m and 0 m on any shared wall	3.44 m (western property line)
Minimum Exterior Side Yard (3.13.2)	6 m	6.42 m (Fairgrounds Rd. S.)
Maximum Lot Coverage (3.13.2)	50%	31.82% 7,987.39 m ² (bldg. areas) / 25,097.31 m ² (condo development limit)
Maximum Height of Principal Buildings and Structures (3.13.2)	11 m	<11.0 m
Maximum Height of Accessory Buildings (3.13.2)	4.5 m	N.A.
Maximum Number of Accessory Buildings (3.13.2)	1 per residential unit	N.A.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

Maximum Gross Floor Area of All Accessory Buildings (3.13.2)	52 m ²	N.A.
Min. exclusive outdoor amenity space per unit (3.13.2)	10 m ² / unit (1,160 for 116 units)	1,264.54 m ²
Min. Dwelling Unit Area (2.10.2)	80 m ²	>/= 128.40 m ²
Parking		
Min. Number of Parking spaces (2.14.2)	2 spaces per dwelling unit	2 spaces per dwelling unit
Min. Number of Barrier-free spaces (2.14.3)	7 Spaces	7 Spaces
Min. Parking Space Size (2.14.1)	3 m width by 6 m length	3 m by 6 m
Min. Barrier-free Parking Space Size (2.14.1)	4.6 m width by 6 m length	4.6 m by 6 m

8.5.3 Rationale for the Proposed RS5-XX Zone

Two special provisions are requested for the RS5 Zone.

1) Permitted Uses:

The first special provision is to Section 3.13.1 to permit the built form of stacked and back-to-back townhouses. The proposed stacked townhouse-built form would introduce an innovative housing option that provides a compact built form to achieve residential intensification and a range of housing options as supported by all levels of Provincial, District, and Municipal planning documents.

The Stacked Townhouse built form closely resembles the standard townhouse built form, however, the Stacked Townhouse is defined (by way of the proposed ZBA application) as a building that contains two or more attached dwelling units which may be *vertically* and *horizontally* divided, each having independent entrances directly from the outside. Given the Stacked Townhouse built form represents a development type that closely

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

resembles a standard townhouse, which is already permitted in the RS5 zone, the proposed Stacked Townhouse built form is considered appropriate.

As per the Conceptual Site Plan in **Appendix 1**, the proposed stacked and back-to-back townhouses are exclusively located on internal blocks, surrounded by other (standard) townhouses. As a result, the proposal will be surrounded by compatible built forms (i.e., other townhouses) on all sides, creating a consistent streetscape on the internal condominium road.

The stacked back-to-back townhouses will also create a more attainable unit type which has fewer maintenance costs and requirements when compared to single detached dwellings or standard townhouses. This will improve upon the existing conditions in the Town of Creemore, as the proposal will allow for a wider diversity of unit choice for future residents. This will accommodate a more diverse population, with different needs and abilities. Further, as noted in **Table 4**, the lots are still have sufficient amenity space to accommodate the residents, given that the lots meet the minimum requirements for frontage, front yard, side yard, and open space.

The increase in density is also desirable given the policy framework and the growing population (and therefore growing housing demand) of the community. As aforementioned in previous sections of this report, the increased density of the proposal:

- will allow for the provision of more attainable housing,
- helps meet the needs of the growing community,
- is not anticipated to cause negative impacts to the surrounding area,
- has the ability to access municipal services, and
- will provide diversity in housing choice and options to support a growing and diverse community.

As a result, we believe that the proposed built form is reasonable and request a special provision in order to permit the proposal under the by-law.

2) Maximum Units per Block

The second special provision is to increase the maximum unit count per block to 18 townhouses, as opposed to the current standard of 10. This provision is proposed for the stacked / back-to-back townhouses only; all standard townhouse blocks proposed meet the standard of 10.

The intent of this provision is to limit the length of standard townhouses, and to encourage the creation of separate blocks. The RS5 by-laws under Section 3.13.1 and 3.13.2 do not

PLANNING JUSTIFICATION REPORT

include or anticipate the construction of stacked or back-to-back townhouses. If the proposed stacked / back-to-back townhouses were standard townhouses, the unit count would be (at minimum) halved to 9 units, aligned with the by-law. As a result, the length/size of the blocks is not unreasonable. As the intent of the by-law is maintained by the proposal, we request that the proposed built form be accommodated with a maximum of 18 units per block.

3) Minimum Lot Area:

The third special provision is to permit a reduced minimum lot area from the existing 200 m² per residential unit to the proposed 121.82 m² per residential unit for the proposed 3 storey townhouse units. The intent of this by-law is to provide enough open space to accommodate amenity area and drainage, and to provide for a liveable unit. Given the results of the FSSWM report, and the lot statistics noted in **Table 4**, these units still maintain sufficient amenity space and no issues with drainage anticipated. As a result, the proposed built form is serviceable, despite the proposed lot reduction.

While this section speaks generally to zoning conformity matters, further discussion is required between the Township and the Applicant regarding the specific format of the zoning by-law relating to the common element condominium development approach.

9. SUMMARY

The purpose of this Planning Justification Report is to support a Zoning By-law Amendment and Draft Plan of Subdivision application to facilitate the development of a new subdivision, consisting of:

- 8 single detached lots;
- 116 townhouses;
- 232 parking spaces, including 17 on-street visitor spaces and 7 barrier-free on-street visitor spaces;
- A central private amenity area with an underground Stormwater Management Tank (1,264 m²)
- One open space block to be conveyed to the Municipality / NVCA (760 m²).
- An internal condominium road network with proposed access to

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

9.1 Planning Act

Section 2 of the *Planning Act* requires that all land use planning activities under the Act shall have regard for matters of Provincial Interest. In our assessment, relevant interests under Section 2 include:

Table 1: Planning Act Section 2 Analysis

Section 2 Relevant Policies

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- (e) the supply, efficient use and conservation of energy and water;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (h) the orderly development of safe and healthy communities;*
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (n) the resolution of planning conflicts involving public and private interests;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- (r) the promotion of built form that,*
 - (i) is well-designed,*
 - (ii) encourages a sense of place, and*
 - (iii) provides for public spaces that are of high quality, accessible, attractive and vibrant.*

The proposed OPA and ZBA applications have had appropriate regard for matters references under S. 2 of the *Planning Act* in that:

- The proposal provides designated environmental blocks, appropriate setbacks, and compensation to provide for the protection of nearby ecological systems and natural areas.
- An archaeological assessment has confirmed that no cultural resource will be impacted by the Proposed Development.
- An engineering review has confirmed that the Proposed Development can be serviced through the extension of existing water and wastewater services.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

- A traffic impact study has confirmed the existing road network has available capacity to safely accommodate the Proposed Development.
- Environmental studies have identified any natural areas and features and provided for their retention or compensation as appropriate.
- The Proposed Development provides a range of attainable residential housing.
- The subject property is located within the Urban Area Boundary, and as such is an appropriate location for development.
- The Proposed Development will be serviced with municipal water and sanitary services and appropriate storm water management control providing for the protection of public health and safety.
- The Proposed Development is well designed and meets appropriate development standards, encouraging a sense of place.

The future Draft Plan application has had appropriate regard for applicable matters of Provincial Interest under S. 51(24) of the *Planning Act* particularly through the:

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*
- (b) whether the proposed subdivision is premature or in the public interest;*
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- (d) the suitability of the land for the purposes for which it is to be subdivided;*
 - (d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*
- (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*
- (f) the dimensions and shapes of the proposed lots;*
- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*
- (h) conservation of natural resources and flood control;*
- (i) the adequacy of utilities and municipal services;*
- (j) the adequacy of school sites;*
- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

- (l) *the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*
- (m) *the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).*

The OPA, ZBA, and DPS applications have had regard with the above-mentioned relevant interests through the following:

- The effect of the proposed subdivision on matters of Provincial Interest is set out in S. 2 of the *Planning Act*.
- That the proposed subdivision is a logical extension of the existing community, is in the public interest and is not premature.
- The proposal provides a range of housing types and sizes, providing more attainable units
- The transportation network is adequate as per the TIS
- An extension to municipal services is feasible as per the FSWM Report
- School boards will be consulted for comment
- No lands are being conveyed for public purposes
- The design optimizes existing resources
- Any restrictions can be set out as Conditions of Draft Plan of Subdivision Approval
- That the proposed subdivision complies with the County of Simcoe and Township of Clearview Official Plans.
- The proposed subdivision can be adequately serviced and provides for appropriate flood control.

9.2 Provincial Planning Statement (2024)

The proposed OPA, ZBA and subsequent SPA applications are consistent with the PPS policies outlined in Section 8.2 above with reference to the application of Section 2.1.4, Section 2.1.6, Section 2.2.1, Section 2.3.1.2, Section 2.3.1.5, Section 3.6.2, Section 3.6.8, Section 3.9.1, Section 4.1.1, Section 4.1.5, and Section 5.2.1 of the PPS. These sections address Planning for People and Homes, Housing, Settlement Areas, Municipal Services, Public Spaces, Recreation and Parks, Natural Heritage, and Natural Hazards. The Proposed Development is consistent with applicable policies of the Provincial Policy Statement (2024).

9.3 County of Simcoe Official Plan (2023)

The analysis of relevant planning policies seen within the County of Simcoe Official Plan has shown conformity with the proposed OPA, ZBA and subsequent SPA applications. The analysis of Section 3.1, Section 3.5, Section 3.2.7, Policy 3.5.25, Policy 4.1.3, Policy 4.1.6, Policy 4.1.7, Policy 4.7.12, provides for the development of the Subject Lands within the Creemore Settlement Area subject to residential development in Settlements, municipal sewage and water capacity and density requirements. The Proposed Development conforms with applicable policies of the County of Simcoe Official Plan (2023).

9.4 Township of Clearview Official Plan (2024)

A Proposed Official Plan Amendment requests the redesignation of the Subject Lands to the *Residential* designation from the existing *Future Development* designation. An analysis of Section 2.1.2, Section 2.2, Policy 2.2.1.1, Table 2.1, Section 2.3.1, Table 2.3, Table 2.4, Section 2.3.2, Section 4.2.1, Policy 4.2.1.25, Policy 4.2.1.28, Policy 4.2.1.31, Policy 4.2.1.35, Policy 4.2.1.37, Section 4.2.3, and Policy 7.2.6 is provided in Section 8.4 of this report. These sections address Community Structure & Growth Management, Residential Infilling, Residential Designation, Future Development Designation, and Servicing Studies and Reports. As per Section 8.4 of this report, the Proposed Development conforms with applicable policies of the Township of Clearview Official Plan (2024).

9.5 Township of Clearview Zoning By-law 81-19 (2023)

A Proposed ZBA provides for rezoning of the Subject Lands to:

- 'Residential Multiple Low Density (RS3)';
- 'Residential Multiple Medium Density with Special Provisions (RS5-XX)'; and,
- 'Recreational Lands (REC)'.

An analysis of Zoning By-law Section 2.10.2, Section 2.14.2, Section 2.14.3, Section 2.15.2, Section 3.11.1, Section 3.11.2, Section 3.13.1, and Section 3.13.2 is provided in Section 8.5 of this report. Apart from two (2) requested exemptions required to allow the proposed back-to-back built form, the proposal meets zoning requirements provided in the aforementioned sections.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

10. CONCLUSION

To conclude, this Planning Justification Report is provided in support of a proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for lands municipally addressed as 7582 County Road 9 and 267 Collingwood Street, Clearview (Creemore). The Proposed Development consists of a total of 124 new residential units including single detached dwellings, townhouses, and stacked back-to-back townhouses.

In consideration of the foregoing review, it is our professional planning opinion that the Proposed Development is a reasonable and appropriate built form that would introduce a mix of residential unit types and sizes within the Settlement Area. It is our opinion that the proposed OPA, ZBA, and DPS applications are consistent with, conform to, and do not conflict with the applicable provincial and municipal land use planning goals, objective and policies, and constitutes good planning and merit municipal approval.

Respectfully Submitted,
Innovative Planning Solutions



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



Cynthia Daffern
Planner

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

Appendices

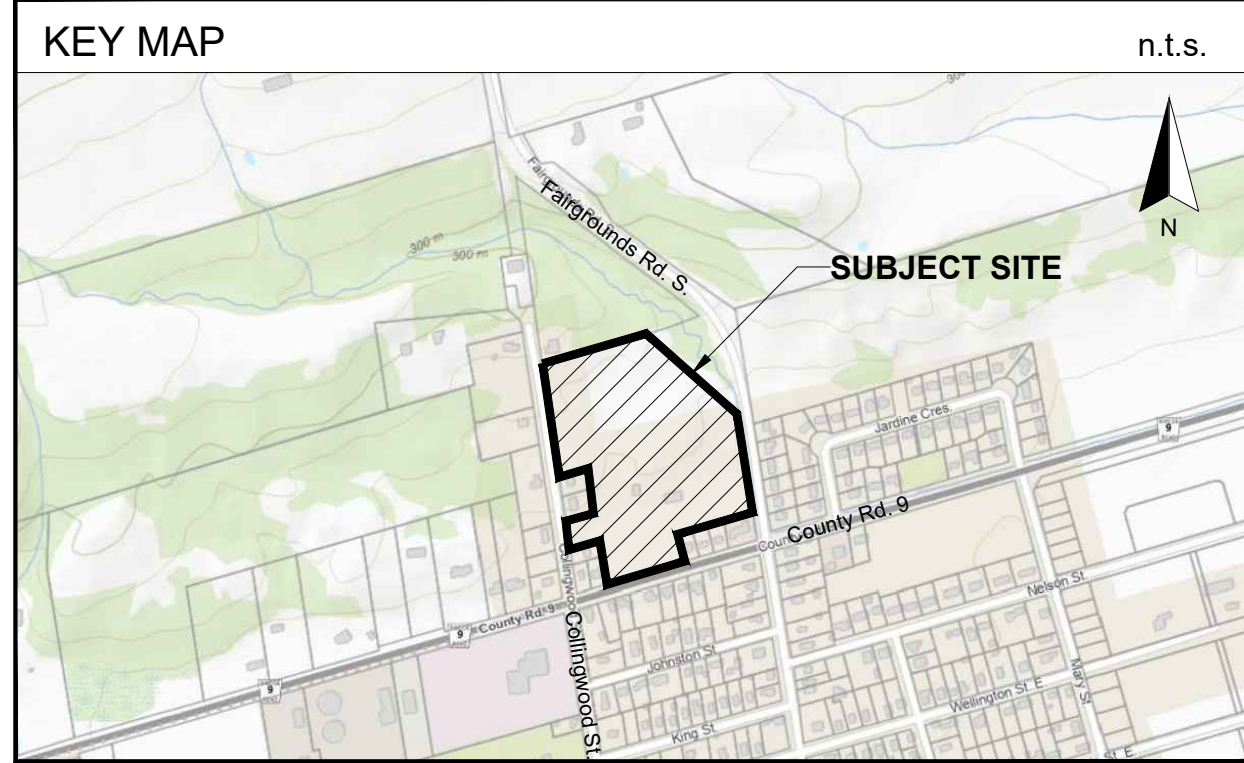
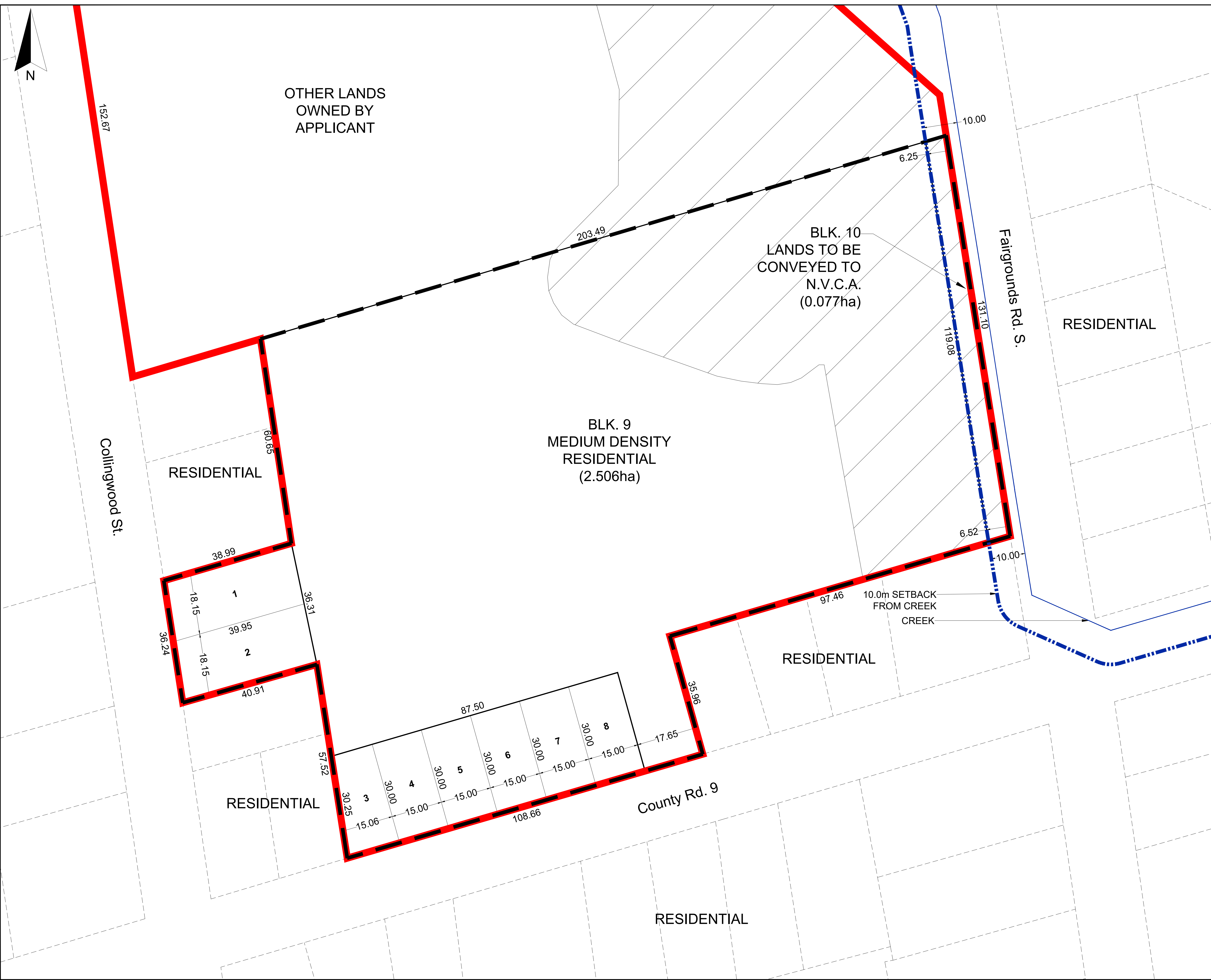


PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

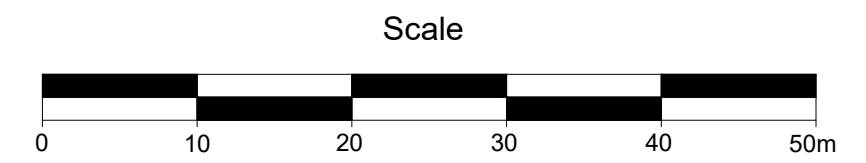
Appendix 1





DRAFT PLAN OF SUBDIVISION

267 COLLINGWOOD ST., CREEMORE



LEGEND

- SUBJECT SITE
Area: 60,497.60m² / 6.049ha
(County of Simcoe Interactive Mapping)
- DEVELOPMENT LIMIT
Area: 29,945.29m² / 2.995ha
- N.V.C.A. REGULATORY LIMIT

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: _____ OWNER'S NAME: _____

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: _____ SURVEYOR'S NAME: _____

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- | | |
|------------------|-----------------------------|
| a) SHOWN ON PLAN | g) SHOWN ON PLAN |
| b) SHOWN ON PLAN | h) MUNICIPAL WATER |
| c) SEE KEY PLAN | i) SAND, SILT GLACIAL TILL |
| d) RESIDENTIAL | j) SHOWN ON PLAN |
| e) SHOWN ON PLAN | k) MUNICIPAL WATER & SEWAGE |
| f) SHOWN ON PLAN | l) NONE |

LAND USE STATISTICS

LAND USE	LOT No. / BLK. No.	UNITS	AREA (ha)
Single Detached Residential	1 - 8	8	0.412
Medium Density Residential	9	133	2.506
Lands to be Conveyed to N.V.C.A.	10		0.0770
TOTAL	10	141	2.995

IPS INNOVATIVE PLANNING SOLUTIONS CELEBRATING 20 YEARS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7
 Tel: 705 • 812 • 3281 Fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	Dec. 11, 2024	Drawn By:	A.S.
File:	23 - 1297	Checked:	K.B.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

Appendix 2



**AMENDMENT NO. _____
TO THE OFFICIAL PLAN FOR
THE TOWNSHIP OF CLEARVIEW**

DRAFT

THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW
BY-LAW NO. 2025-_____

A By-law to adopt Amendment No. ___ to the Official Plan for the Township of Clearview on lands known as 267 Collingwood Street and legally described as Part Lot 10 Concession 4.

WHEREAS authority is given to the Council of the Corporation of the Township of Clearview, in accordance with the provisions of the Planning Act, R.S.O. 1990, as amended, to pass this by-law; and

WHEREAS the Council of the Corporation of the Township of Clearview has provided adequate information to the public and held at least one public meeting in accordance with the Planning Act R.S.O. 1990,

The Council of the Corporation of the Township of Clearview HEREBY ENACTS AS FOLLOWS:

1. THAT the attached explanatory text, policies, and schedules constitute the Amendment No. _____ to the Official Plan for the Township of Clearview shall be and is hereby adopted.

2. THAT this By-law shall take effect on the date of passage by Council and shall come into force in accordance with Sections 17 and 21 of the Planning Act R.S.O., 1990.

Read three times and finally passed in open Council this _____ day of _____, 2025.

Mayor

Clerk

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute part of this amendment

PART B - THE AMENDMENT consisting of the following text, appendix, and Schedule A 1, constitutes Amendment No. _____ of the Township of Clearview.

PART C - THE APPENDIX does not constitute part of this Amendment. The appendix contains the Public Meeting Minutes, Staff Report, and the Council Resolution associated with the Amendment

DRAFT

AMENDMENT NO. _____
TO THE TOWNSHIP OF CLEARVIEW OFFICIAL PLAN

PART A – THE PREAMBLE

PART A to this Official Plan Amendment is provided for information purposes only and does not constitute part of this Amendment.

1. LANDS AFFECTED BY THIS AMENDMENT

The lands affected by this Amendment are municipally known as 267 Collingwood Street, Clearview and legally described as Lot 10, Concession 4. The subject lands have a total area of 6.05 hectares with 105 meters of frontage along County Road 9, 36.24 meters of frontage along Collingwood Street, and 125 meters of frontage along Fairgrounds Road South. The lands are shown precisely on Schedule 'A' attached to this Amendment.

2. PURPOSE OF THE AMENDMENT:

The purpose of this Official Plan Amendment is to redesignate a portion of the Subject Lands from the existing 'Future Development' designation to the 'Residential' designation as depicted in Appendix A.

3. BASIS:

The proposed Official Plan Amendment intends to permit the development of a total of 124 residential units in the form of 116 Townhouses and 8 Single Detached Dwellings on the subject lands.

The proposal is consistent with the applicable policies and direction of the Provincial Planning Statement 2024.

The proposed development is located within the Settlement Area, where growth is expected and encouraged by the Official Plan. The development will assist the Township of Clearview in meeting the residential growth and housing targets to conform to Provincial and municipal planning policy. The proposed development will strategically provide for a medium density residential development type in an opportune location, recognizing the need for a range of housing opportunities, sizes, and built forms, that will support the development of a complete community. The increased density is a logical extension of the surrounding and planned built form and will not negatively impact the existing character of the area.

A Zoning-Bylaw Amendment application is being processed concurrently with the Official Plan Amendment to permit site specific provisions to facilitate the

development of 124 residential units in the '*Residential Multiple Low Density (RS3)*' and '*Residential Multiple Medium Density with Special Provisions (RS5-XX)*' zones.

A Planning Justification Report prepared by IPS Consulting dated January 2026 was submitted as part of the Official Plan Amendment process. The Planning Justification Report identifies the need for an increased residential density on the subject lands and demonstrates how the Official Plan Amendment and implementing Zoning Amendment are consistent with the Provincial Policy Statement and Provincial Planning Statement, conform to the overall visions, principles, goals, objectives and policies of the Township of Clearview Official Plan.

PART B – THE AMENDMENT

1. INTRODUCTORY STATEMENT

This part of the document, entitled, "Part B – The Amendment", consisting of the following changes to the text and Schedule "A" constitutes Amendment No. ___ to the Township of Clearview Official Plan.

2. THE AMENDMENT:

That Schedule B-4 Land Use Plan Creemore of the Township of Clearview Official Plan be amended to redesignate a portion of the Subject Lands to the 'Residential' designation from the 'Future Development' designation, as Depicted in Appendix A.

3. IMPLEMENTATION:

The provisions of this Amendment shall be implemented by a Zoning By-law amendment to be enacted by the Township of Clearview.

4. INTERPRETATION:

The interpretation of the Official Plan for the Township of Clearview, as modified and amended, shall govern the interpretation of this Amendment.

PART C – THE APPENDICES

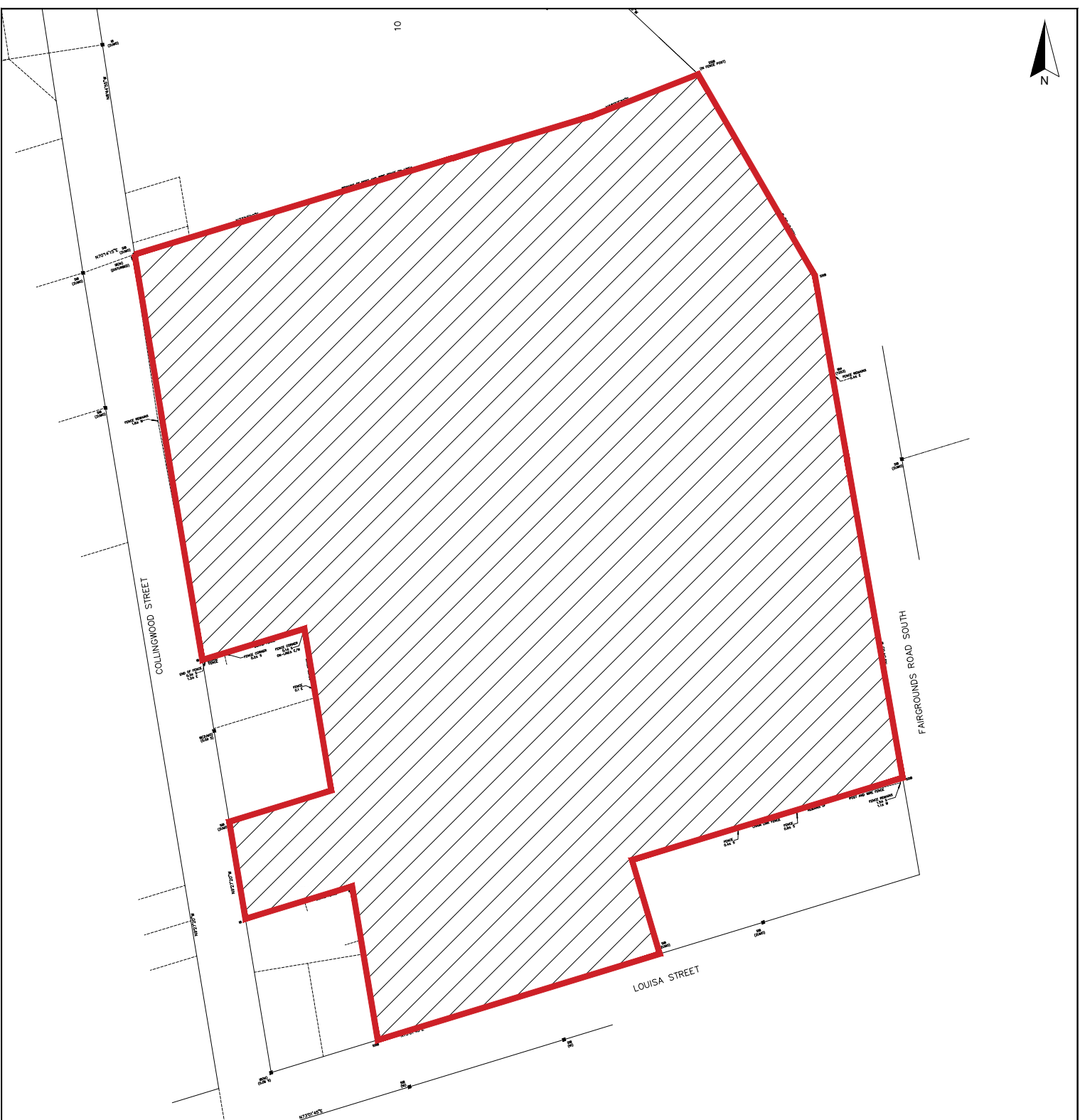
This part consists of the background information and planning considerations associated with this amendment. This section does not constitute part of the actual amendment.

- Planning Justification Report, prepared by Innovative Planning Solutions
- A Draft Plan of Subdivision, prepared by Innovative Planning Solutions
- Phase 1 & Phase 2 Archaeological Assessment, prepared by Irvin Heritage
- A Tree Inventory and Protection Plan and Landscape Plan, prepared by Landmark Environmental Group
- Functional Servicing and Stormwater Management Report, prepared by Tatham Engineering
- Survey prepared by Rudy Mak
- Environmental Impact Study, prepared by Cambium
- Natural Hazard Assessment provided by Tatham Engineering
- Traffic Impact Study, prepared by Tatham Engineering



DRAFT

DRAFT

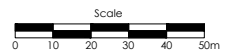
SCHEDULE A



LEGEND

-  Subject Site
-  Lands to be re-designated from 'Future Development Designation' to 'Residential Designation'

SCHEDULE "A"
OFFICIAL PLAN AMENDMENT
 267 COLLINGWOOD ST.,
 CREEMORE



Source: The Official Plan of the Township of Clearview, Schedule B4 Land Use Plan Creemore
 Note: Information shown is approximate and subject to change.

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT
 607 WILKINSON ROAD, UNIT 8, BARRE, ON L4R 0E7 Tel: 705-912-2381
 3800 STEELES AVE. W. SUITE 200W, VAUGHAN, ON L4L 4G9 Tel: 905-291-7525
 info@innovativeips.com www.innovativeips.com

Date:	Dec. 9, 2025	Drawn By:	A.S.
File:	23-1297	Checked By:	C.D.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

Appendix 3



THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW
ZONING BY-LAW NUMBER _____-2025

“A By-law of the Township of Clearview to amend Zoning By-Law 06-54 by rezoning lands legally described as Part Lot 10, Concession 4 and municipally known as 267 Collingwood Street, Township of Clearview, from the ‘*Development Area (DA)*’ zone to the to the ‘*Residential Multiple Low Density (RS3)*’ and ‘*Residential Multiple Medium Density with Special Provisions (RS5-XX)*’ zones as per Schedule ‘A’ attached hereto.”

WHEREAS By-law No. 06-54 was enacted to regulate land use in the Township of Clearview.

AND WHEREAS it is deemed necessary to amend the said by-law by rezoning certain lands for the addition of certain provisions;

AND WHEREAS by motion _____ the Council of The Corporation of the Township of Clearview deems it expedient to pass such a by-law;

NOW THEREFORE the Council of the Township of Clearview hereby enacts as follows:

1. **THAT** the “Schedule B14 Northwest Creemore Area” to By-law 06-54 is hereby further amended by rezoning those lands legally described as Part Lot 10 Concession 4 and municipally known as 267 Collingwood Street, Township of Clearview from the ‘Development Area (DA)’ zone to the ‘Recreational Lands (REC)’, ‘Residential Multiple Low Density (RS3)’ and ‘Residential Multiple Medium Density with Special Provisions (RS5-XX)’ zones, as shown on Schedule “A” attached hereto.
2. **THAT** Schedule ‘A’ attached hereto forms part of the By-law 06-54 as amended;
3. **THAT** Section 3.13.3: *Residential Multiple Medium Density Zone Exceptions* is hereby amended by the addition of the following:
 - i) **RS5-XX Residential Multiple Medium Density with Special Provisions**
Notwithstanding any policies in Sections 3.13.1 and 3.13.2, the following is permitted on lands zoned RS5-XX:
 - 1) A stacked back-to-back townhouse built form of up to 18 units per building shall be permitted.
 - 2) A Minimum Lot Area of 120 m² shall be permitted.
4. **THAT** all other provisions of the Zoning By-law 06-54, as amended, shall apply.

5. **THAT** this By-law shall come into force and take effect on the date of passing thereof, subject to the provisions of Section 34 of The Planning Act, R.S.O., 1990, as amended.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS ____ DAY OF _____, 2025.

Mayor

Clerk

DRAFT



10





Lands to remain as 'Rural (RU)' zone

COLLINGWOOD STREET

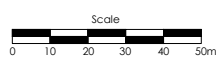
FAIRGROUNDS ROAD SOUTH

LOUISA STREET

LEGEND

-  Subject Site
-  Lands to be rezoned from the 'Development Area (DA)' zone to the 'Residential Multiple Low Density (RS3)' zone
-  Lands to be rezoned from the 'Development Area (DA)' zone to the 'Residential Multiple Medium Density with Special Provisions (RS5-XX)' zone
-  Lands to be rezoned from the 'Development Area (DA)' zone to the 'Recreational Lands (REC)' zone

SCHEDULE "A"
ZONING BY-LAW AMENDMENT
 267 COLLINGWOOD ST.,
 CREEMORE



Source: Clearview Township Zoning By-Law, Schedule B14 Northwest
 Creemore Area, Oct. 23, 2006
 Note: Information shown is approximate and subject to change.

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT
 847 WHEELER ROAD, UNIT 8, BARRIE, ON L4N 8B7 Tel: 705-932-2381
 3920 STEELS AVE. W. SUITE 200W, VAUGHAN, ON L4L 4G9 Tel: 905-291-7525
 info@innovativeips.com / www.innovativeips.com

Date: Jan. 27, 2026	Drawn By: A.S.
File: 23-1297	Checked By: C.D.

PLANNING JUSTIFICATION REPORT

Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision

Appendix 4

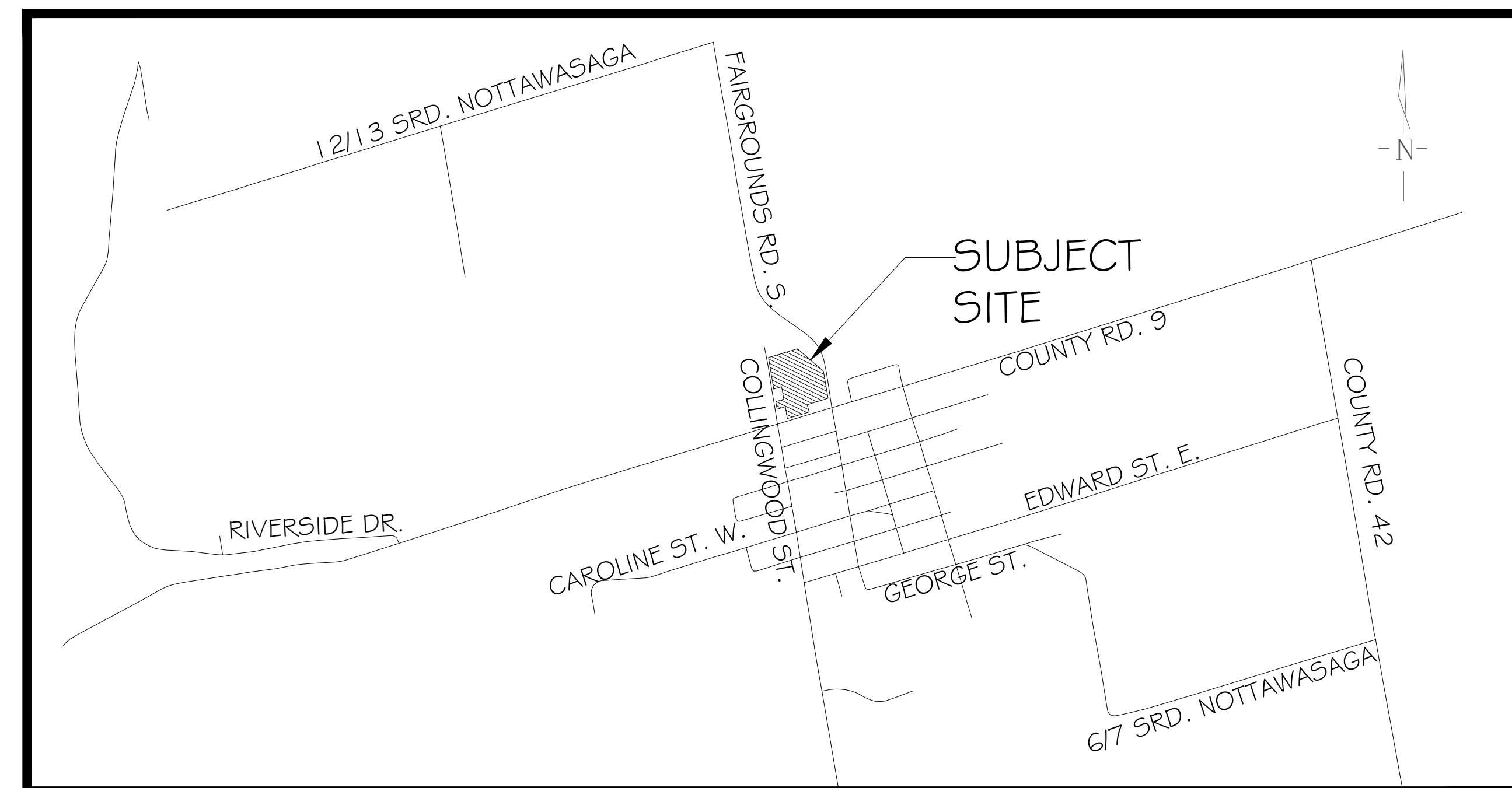


7582 COUNTY ROAD 9 & 267 COLLINGWOOD ST, CLEARVIEW, ON

MUNICIPAL FILE:

LANDMARK ENVIRONMENTAL GROUP LTD.

PROJECT NO. LA 910-24



KEY PLAN N.T.S.

DRAWING LIST:

- EX-1: EXISTING CONDITIONS
- TP-1: TREE PRESERVATION PLAN
- TP-2: TREE PRESERVATION PLAN
- L-1: LANDSCAPE PLAN
- LD-1: TREE PRESERVATION DETAILS
- LD-2: TREE PRESERVATION DETAILS
- LD-3: LANDSCAPE DETAILS
- LD-4: LANDSCAPE DETAILS

CLIENT:

2826878 ONTARIO INC
575 VANESSA CRESCENT,
MISSISSAUGA, ON L5H 2N5

MUNICIPALITY:



TOWNSHIP OF CLEARVIEW
217 GIDEON STREET
STAYNER, ON
L0M 1S0

LANDSCAPE ARCHITECT:

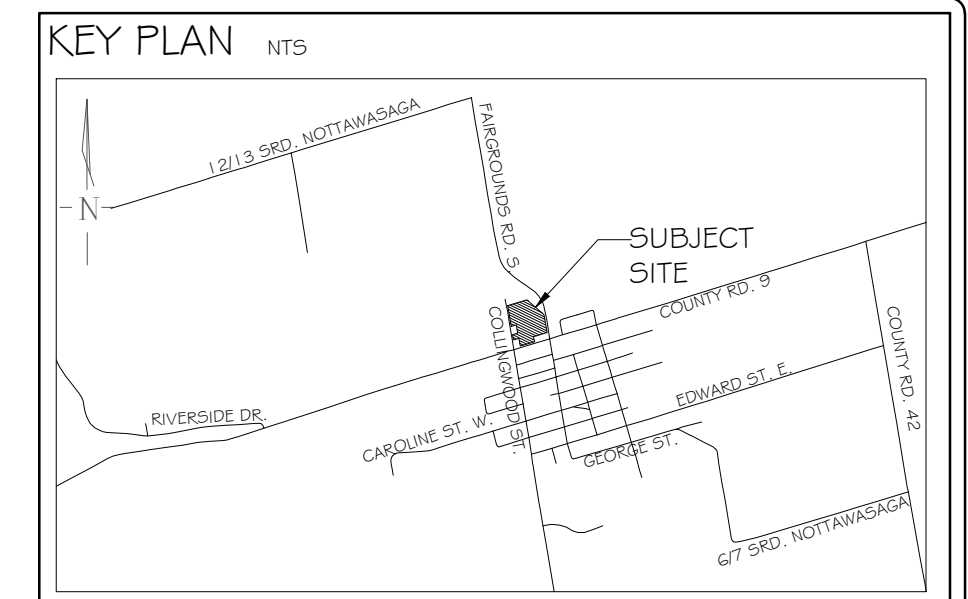
 <p>LANDMARK ENVIRONMENTAL GROUP LTD Landscape Architects Consulting Arborists Urban Forestry</p>	<p>LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS</p>
	<p>OFFICE: 705-796-1122 info@LEGroupLtd.com www.LEGroupLtd.com</p>



NOTE:
 VEGETATION CLEARING IS TO BE AVOIDED:
 1) FROM APRIL 1 TO AUGUST 31 TO AVOID IMPACTS TO BIRDS PROTECTED UNDER THE MIGRATORY BIRDS CONVENTION ACT.
 2) FROM MAY 15 TO SEPTEMBER 30 TO AVOID IMPACT TO BAT MATERNITY ROOSTS PROTECTED UNDER THE ONTARIO ENDANGERED SPECIES ACT (ESA 2007).
 3) IF CLEARING MUST PROCEED WITHIN THE ABOVE NOTED WINDOWS, THE AFFECTED AREAS MUST BE SCREENED BY A QUALIFIED ECOLOGIST 48HRS IN ADVANCE OF CLEARING ACTIVITIES.

NOTE:
 IN ACCORDANCE WITH THE ONTARIO FORESTRY ACT 1990, IT IS RECOMMENDED THAT THE OWNER OBTAIN A 'CONSENT TO HARM OR REMOVE' AGREEMENT FOR TREES OFFSITE AND BOUNDARY TREES. TREES ARE RECOMMENDED TO BE PRESERVED AT THEIR DRIPLINES UNTIL PERMISSION IS GRANTED.

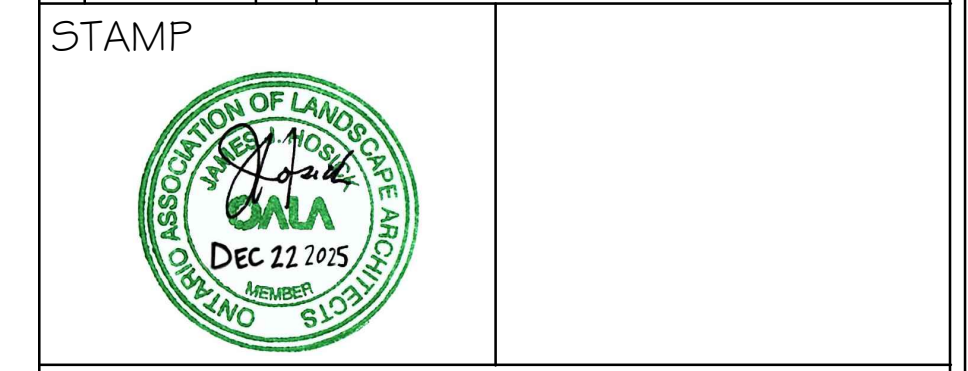
TREE COMPOSITION TABLE			
Latin Name	Common Name	Tree Count	Composition Percentage
<i>Acer negundo</i>	Manitoba Maple	45	40%
<i>Acer saccharum</i>	Sugar Maple	13	12%
<i>Acer platanoides</i>	Norway Maple	10	9%
<i>Acer saccharinum</i>	Silver Maple	6	5%
<i>Ostrya virginiana</i>	Ironwood	6	5%
<i>Juglans nigra</i>	Black Walnut	5	4%
<i>Malus spp</i>	Apple spp	5	4%
<i>Prunus serotina</i>	Black Cherry	5	4%
<i>Picea glauca</i>	White Spruce	4	4%
<i>Pinus strobus</i>	White Pine	3	3%
<i>Ulmus americana</i>	American Elm	3	3%
<i>Betula papyrifera</i>	White Birch	2	2%
<i>Populus deltoides</i>	Eastern Cottonwood	2	2%
<i>Fraxinus americana</i>	White Ash	1	1%
<i>Platanus x acerifolia</i>	London Plane Tree	1	1%
<i>Populus balsamifera</i>	Balsam poplar	1	1%
<i>Thuja occidentalis</i>	Eastern White Cedar	1	1%
Total (subject to rounding)		113	100%



GENERAL NOTES
 The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works.
 The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.
 Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.
 All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction.
 The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void.
 It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings.
 The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc). If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.
 © Copyright Landmark Environmental Group Ltd, 2020.

- LEGEND
- PROPERTY BOUNDARY
 - ⊕ TREE LOCATION WITH CANOPY
 - ⊕ OFFSITE TREE LOCATION WITH CANOPY
 - TREE PRESERVATION FENCING
 - TREE GROUPING CANOPY LINES
 - X TREE TO BE REMOVED

NO	DATE	BY	REVISIONS
1	22 DEC 2025	E.M	CHANGE PER IPS COMMENTS



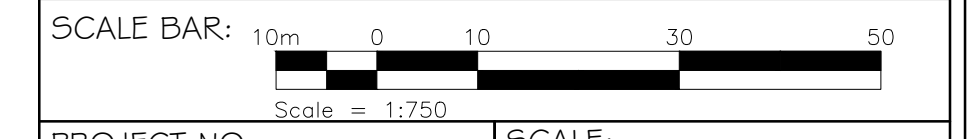
AERIAL (2023) COURTESY SIMCOE COUNTY GIS
 SITE PLAN BY IPS DATED MARCH 6, 2025

LANDMARK ENVIRONMENTAL GROUP LTD.
 LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS
 OFFICE: 705-796-1122
 info@LEGroupLtd.com
 www.LEGroupLtd.com

CLIENT:
2826878 ONTARIO INC

PROJECT:
7582 COUNTY ROAD 9 & 267 COLLINGWOOD ST, CLEARVIEW

DRAWING:
TREE PROTECTION PLAN I



PROJECT NO.: LA 910-24
 SCALE: 1:750

MUNICIPAL FILE NO.:
 DATE: DECEMBER 11, 2024

DRAWN BY: D.L, J.M, E.F
 CHECKED BY: J.H
 DRAWING No.: TP-1

TREE LEGEND		Tree Location		Tree key																										
Latin Name	Common Name	Boundary	Onsite	Offsite																										
<i>Acer negundo</i>	Manitoba Maple	1	4	5	6	9	10	11	12	16	17	19	22	23																
		24	25	26	32	39	41	43	44	50	63																			
		7	8	14	15	27	29	30	31	42																				
		B	C	D	Q	R	S	T	U	W	J1	K1	M1	N1																
<i>Acer platanoides</i>	Norway Maple	18	21	36	61	TL2																								
		28																												
		A	F	K	P	W1																								
<i>Fraxinus americana</i>	White Ash	59																												
<i>Malus spp</i>	Apple spp	2	3	34																										
		B2																												

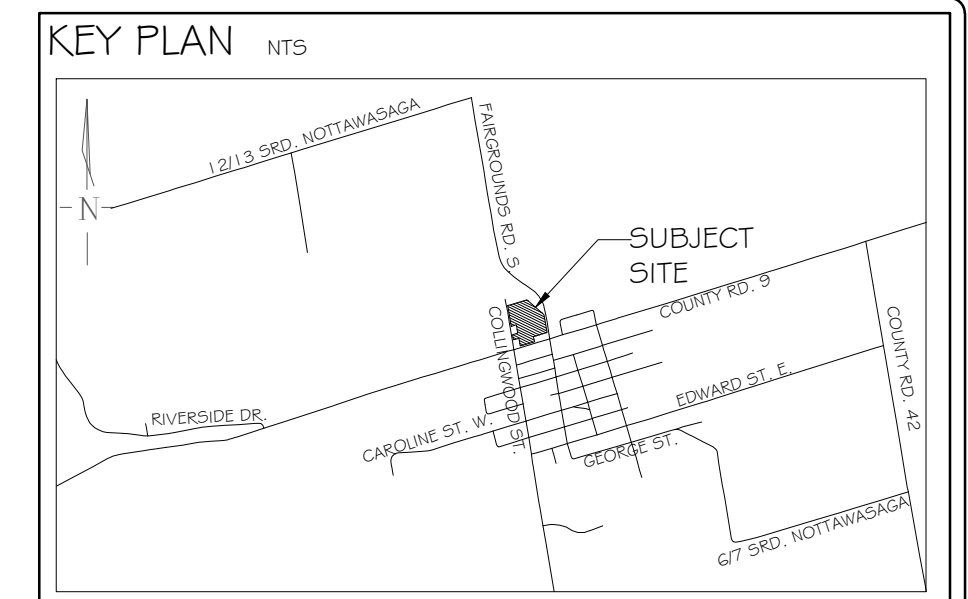
The tree species included in this table are, Manitoba Maples & Norway Maples which are considered invasive, White Ashes that are infected with Emerald Ash Borer, & Apple Spp.



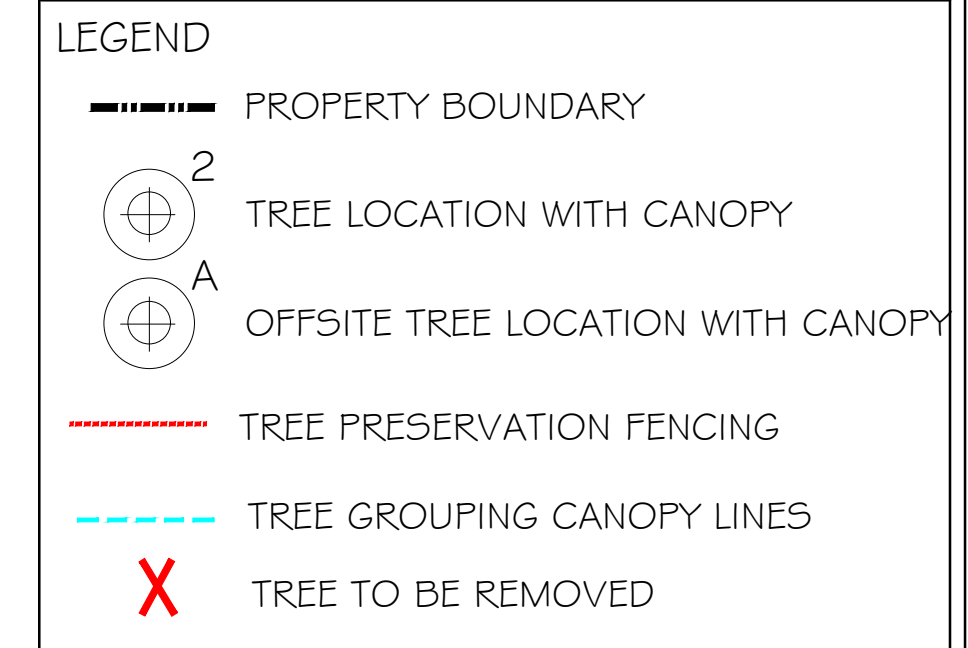
NOTE:
 VEGETATION CLEARING IS TO BE AVOIDED:
 1) FROM APRIL 1 TO AUGUST 31 TO AVOID IMPACTS TO BIRDS PROTECTED UNDER THE MIGRATORY BIRDS CONVENTION ACT.
 2) FROM MAY 15 TO SEPTEMBER 30 TO AVOID IMPACT TO BAT MATERNITY ROOSTS PROTECTED UNDER THE ONTARIO ENDANGERED SPECIES ACT (ESA 2007).
 3) IF CLEARING MUST PROCEED WITHIN THE ABOVE NOTED WINDOWS, THE AFFECTED AREAS MUST BE SCREENED BY A QUALIFIED ECOLOGIST 48HRS IN ADVANCE OF CLEARING ACTIVITIES.

NOTE:
 IN ACCORDANCE WITH THE ONTARIO FORESTRY ACT 1990, IT IS RECOMMENDED THAT THE OWNER OBTAIN A 'CONSENT TO HARM OR REMOVE' AGREEMENT FOR TREES OFFSITE AND BOUNDARY TREES. TREES ARE RECOMMENDED TO BE PRESERVED AT THEIR DRIPLINES UNTIL PERMISSION IS GRANTED.

TREE COMPOSITION TABLE			
Latin Name	Common Name	Tree Count	Composition Percentage
<i>Acer negundo</i>	Manitoba Maple	45	40%
<i>Acer saccharum</i>	Sugar Maple	13	12%
<i>Acer platanoides</i>	Norway Maple	10	9%
<i>Acer saccharinum</i>	Silver Maple	6	5%
<i>Ostrya virginiana</i>	Ironwood	6	5%
<i>Juglans nigra</i>	Black Walnut	5	4%
<i>Malus spp</i>	Apple spp	5	4%
<i>Prunus serotina</i>	Black Cherry	5	4%
<i>Picea glauca</i>	White Spruce	4	4%
<i>Pinus strobus</i>	White Pine	3	3%
<i>Ulmus americana</i>	American Elm	3	3%
<i>Betula papyrifera</i>	White Birch	2	2%
<i>Populus deltoides</i>	Eastern Cottonwood	2	2%
<i>Fraxinus americana</i>	White Ash	1	1%
<i>Platanus x acerifolia</i>	London Plane Tree	1	1%
<i>Populus balsamifera</i>	Balsam poplar	1	1%
<i>Thuja occidentalis</i>	Eastern White Cedar	1	1%
Total (subject to rounding)		113	100%



GENERAL NOTES
 The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works.
 The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.
 Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.
 All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction.
 The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void.
 It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings.
 The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc). If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.
 © Copyright Landmark Environmental Group Ltd, 2020.



NO	DATE	BY	REVISIONS
1	22 DEC 2025	E.M	CHANGE PER IPS COMMENTS

STAMP

 SITE PLAN BY IPS DATED MARCH 6, 2025
LANDMARK ENVIRONMENTAL GROUP LTD. LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS
 OFFICE: 705-796-1122
 info@LEGGroupLtd.com
 www.LEGroupLtd.com

CLIENT:
2826878 ONTARIO INC

PROJECT:
7582 COUNTY ROAD 9 # 267 COLLINGWOOD ST, CLEARVIEW

DRAWING:
TREE PROTECTION PLAN 2

SCALE BAR: 10m 0 10 30 50
 Scale = 1:750

PROJECT NO.: LA 910-24
 MUNICIPAL FILE NO.:
 DATE: DECEMBER 11, 2024

DRAWN BY: D.L, J.M, E.F
 CHECKED BY: J.H
 DRAWING No.: TP-2

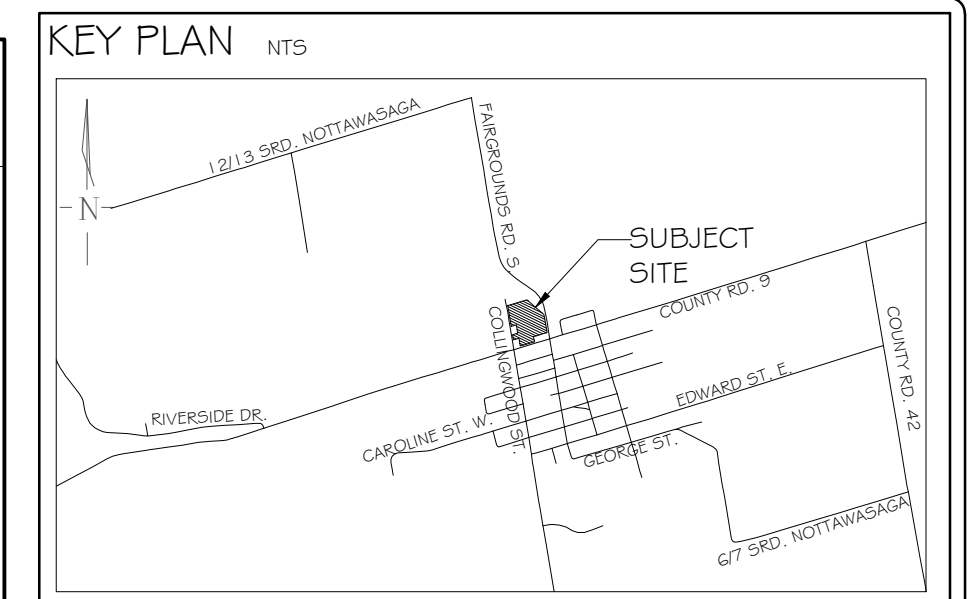
TREE LEGEND		Tree Location	Tree key
<i>Acer negundo</i>	Manitoba Maple	Boundary	1 4 5 6 9 10 11 12 16 17 19 22 23
		Boundary	24 25 26 32 39 41 43 44 50 63
		Onsite	7 8 14 15 27 29 30 31 42
		Offsite	B C D Q R S T U W J1 K1 M1 N1
<i>Acer platanoides</i>	Norway Maple	Boundary	18 21 36 61 TL2
		Onsite	28
		Offsite	A F K P W1
<i>Fraxinus americana</i>	White Ash	Boundary	59
<i>Malus spp</i>	Apple spp	Boundary	2 3 34
		Offsite	B2

The tree species included in this table are, Manitoba Maples & Norway Maples which are considered invasive, White Ashes that are infected with Emerald Ash Borer, & Apple Spp.

STREET TREES PLANT LIST (TOTAL)

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
DECIDUOUS TREES				
Ar	15	<i>Acer rubrum</i>	Red Maple	60mm ca/WB
Gb	3	<i>Ginkgo biloba</i>	Maidenhair Tree	60mm ca/WB
Gt	7	<i>Gleditsia triacanthos 'Sunburst'</i>	Honeylocust 'Sunburst'	60mm ca/WB
Ov	14	<i>Ostrya virginiana</i>	Ironwood	60mm ca/WB
Pi	5	<i>Picea pungens 'Fat Albert'</i>	Fat Albert Spruce	2m ht/WB
Qr	2	<i>Quercus rubra</i>	Red Oak	60mm ca/WB
Sr	15	<i>Syringa reticulata 'Ivory Silk'</i>	Japanese Tree Lilac	60mm ca/WB
Tc	2	<i>Tsuga canadensis</i>	Eastern Hemlock	2m ht/WB
Ti	14	<i>Tilia cordata</i>	Little Leaf Linden	2m ht/WB
SHRUBS				
Cs	21	<i>Cornus senceae</i>	Redosier Dogwood	2 gal pot/60cm ht
Fo	10	<i>Forsythia 'Springshine'</i>	Springshine Forsythia	2 gal pot/60cm ht
Sp	6	<i>Spiraea alba</i>	Meadowsweet	2 gal pot/60cm ht
Sj	18	<i>Spiraea japonica</i>	Double Play Red Spirea	2 gal pot/60cm ht

- NOTE:**
- SOD FROM STREETLINE TO REAR BUILDING LINE, REMAINING SEED
 - 75MM TOPSOIL UNDER SOD
 - SOD: NO. 1 BLUEGRASS/FESCUE SOD
 - SEED: CANADA NO. 1 SEED MIXTURE AS PER OPSS 804



GENERAL NOTES

The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works.

The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.

Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.

All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction.

The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void.

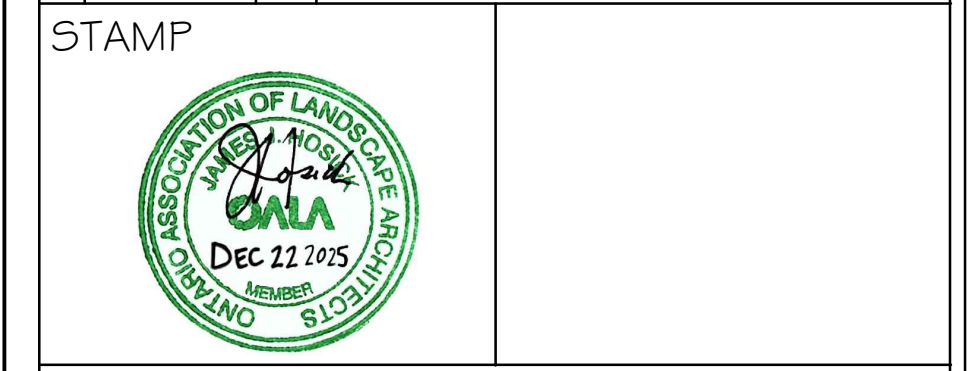
It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings.

The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc.). If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.

© Copyright Landmark Environmental Group Ltd, 2020.

- LEGEND**
- EXISTING TREE WITH CANOPY
 - TREE PRESERVATION FENCING
 - LANDS TO BE CONVEYED TO N.V.C.A.
 - PROPERTY BOUNDARY
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFEROUS TREE
 - PROPOSED DECIDUOUS SHRUBS
 - PLANT KEY
 - N.V.C.A. REG. LIMIT

NO.	DATE	BY	CHANGE PER IPS COMMENTS	REVISIONS
1	22 DEC 2025	E.M.	CHANGE PER IPS COMMENTS	



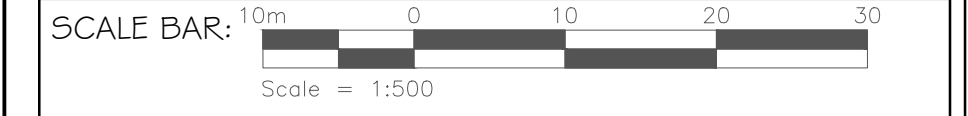
SITE PLAN BY IPS DATED MARCH 6, 2025

LANDMARK ENVIRONMENTAL GROUP LTD.
 LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS
 OFFICE: 705-796-1122
 info@LEGGroupLtd.com
 www.LEGroupLtd.com

CLIENT: 2826878 ONTARIO INC

PROJECT: 7582 COUNTY ROAD 9 # 267 COLLINGWOOD ST, CLEARVIEW

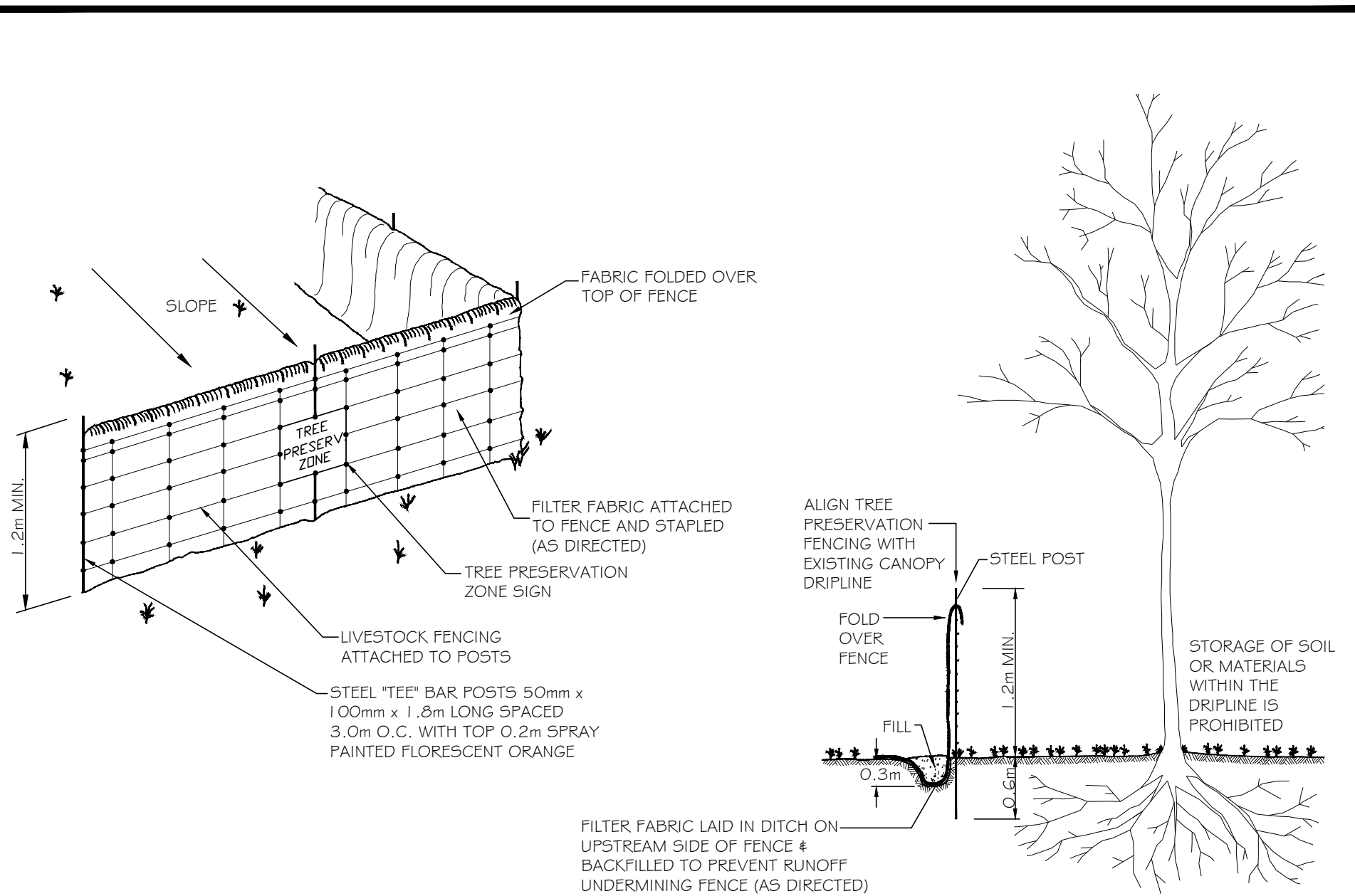
DRAWING: LANDSCAPE PLAN



PROJECT NO.: LA 910-24 SCALE: 1:500

MUNICIPAL FILE NO.: DATE: DECEMBER 11, 2024

DRAWN BY: D.L, J.M, E.F CHECKED BY: J.H DRAWING No.: L-1



NOTES :

1. FOR LAYOUT, SEE APPROVED SUBDIVISION/SITEPLAN ENGINEERING/TREE PRESERVATION PLANS.
2. FILTER FABRIC ONLY REQUIRED AS DIRECTED. FENCING IS PART OF EROSION CONTROL PLANS.
3. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE INDICATED.



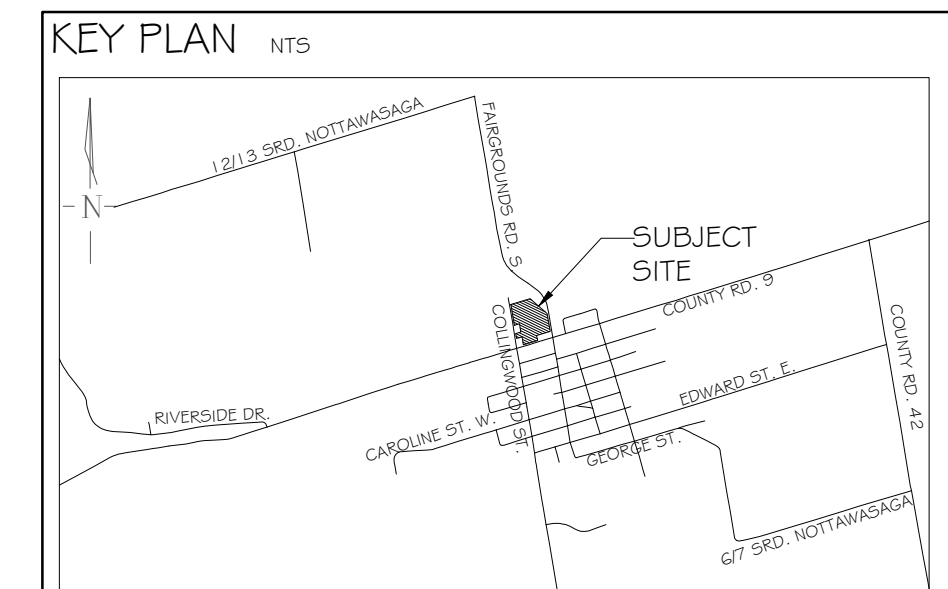
TREE PRESERVATION FENCE DETAIL

APRD:	J.H.	DATE:	16.11.15
DRAWN:	N.H.	SCALE:	N.T.S.



TREE PRESERVATION NOTES

1. THE INTENT OF THE TREE PRESERVATION PLAN IS TO PROVIDE PROTECTION AND PRESERVATION FOR EXISTING TREES ON THE SUBJECT PROPERTY. THEREFORE, ALL TREES ARE TO BE PRESERVED UNLESS OTHERWISE INDICATED IN THE PLAN OR THE ARBORIST'S REPORT. CONTACT THE LANDSCAPE ARCHITECT TO CONFIRM THE REMOVAL/RETENTION STATUS OF ANY TREES ON SITE, PRIOR TO CLEARING AND GRUBBING. THE OWNER WILL TAKE EVERY PRECAUTION TO PROTECT AND PRESERVE THE TREES APPROVED TO BE RETAINED IN ACCORDANCE WITH THE APPROVED PLANS.
2. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING OR CONSTRUCTION WORKS, THE REQUIRED HOARDING WILL BE ERECTED OUTSIDE OF THE OUTERMOST DRIPLINE OF ANY TREE TO BE RETAINED, IN ACCORDANCE WITH THE HOARDING DETAIL, AND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. ERECTION OF ANY PROTECTION FENCING SHALL BE UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ERECT AND MAINTAIN ALL HOARDING AS PER THE APPROVED DETAIL, PRESERVATION NOTES AND LOCATIONS SHOWN ON THE DRAWINGS.
4. NO STORAGE OF EQUIPMENT OR VEHICLES, NOR ANY STOCKPILING OF MATERIAL IS TO OCCUR WITHIN THE AREA OF PRESERVATION/PROTECTION. TREES SLATED FOR PROTECTION WILL NOT BE USED FOR RIGGING OR WRAPPING. THE PROTECTION/PRESERVATION AREA SHALL NOT BE USED TO EMPTY CONTAMINANTS, REFUELING OR REPAIR OF VEHICLES OR EQUIPMENT.
5. TREES LOCATED ON THE IMMEDIATE EDGE OF THE CONSTRUCTION WORKS ARE TO BE PRUNED IN THE INTEREST OF SAFETY, IN ACCORDANCE WITH APPROVED ARBORICULTURAL PRACTICES.
6. TREE LOCATIONS ARE APPROXIMATE AND THEREFORE VERIFICATION ON SITE IS REQUIRED.
7. SHOULD A TREE REQUIRED TO BE PROTECTED BECOME DAMAGED OR REMOVED WITHOUT WRITTEN PERMISSION OF THE TOWNSHIP OF CLEARVIEW OR THE LANDSCAPE ARCHITECT, THE CONTRACTOR OR OWNER WILL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE OF EQUAL CALIPER AND ACCEPTABLE TREE SPECIES AT THE DISCRETION AND SATISFACTION OF THE LANDSCAPE ARCHITECT.
8. THE WORK COMPLETED BY THE CONTRACTOR WILL NOT CAUSE OR EXACERBATE FLOODING CONDITIONS OR CAUSE SEDIMENT BUILDUP OVER THE ROOTZONE OF PROTECTED TREES. NO GRADING SHALL TAKE PLACE WITHIN THE TREE PRESERVATION AREA UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
9. ANY REQUIRED LIMB TRIMMING SHALL BE UNDER THE DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT OR A QUALIFIED ARBORIST.
10. PRESERVATION FENCING TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED DETAIL. FILTER FABRIC TO BE INSTALLED IN CONJUNCTION WITH THE APPROVED ENGINEERING DRAWINGS.
11. HOARDING/TREE PRESERVATION MAY BE COMPLETED IN CONJUNCTION WITH SEDIMENTATION CONTROL.



GENERAL NOTES

The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works.

The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.

Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.

All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The said drawings are for Site Plan approval only and may require additional detailing prior to tender and construction.

The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void.

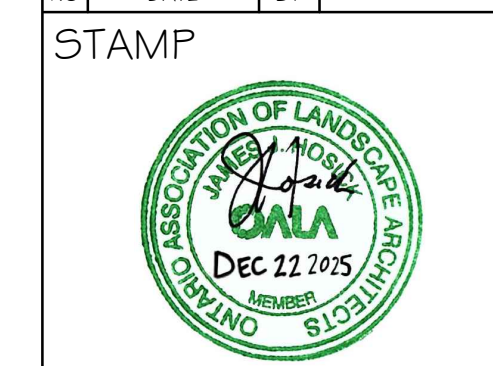
It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings.

The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc.). If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.

© Copyright Landmark Environmental Group Ltd, 2020.

LEGEND

NO	DATE	BY	REVISIONS
1	22 DEC 2025	E.M	CHANGE PER IPS COMMENTS



CLIENT:
2826878 ONTARIO INC

PROJECT:
**7582 COUNTY ROAD 9 # 267
COLLINGWOOD ST, CLEARVIEW**

DRAWING:
TREE PRESERVATION DETAILS

SCALE BAR:

PROJECT NO.:	LA 910-24	SCALE:	N.T.S.
MUNICIPAL FILE NO.:		DATE:	DECEMBER 11, 2024
DRAWN BY:	D.L, J.M, E.F	CHECKED BY:	J.H
DRAWING No.:			LD-1

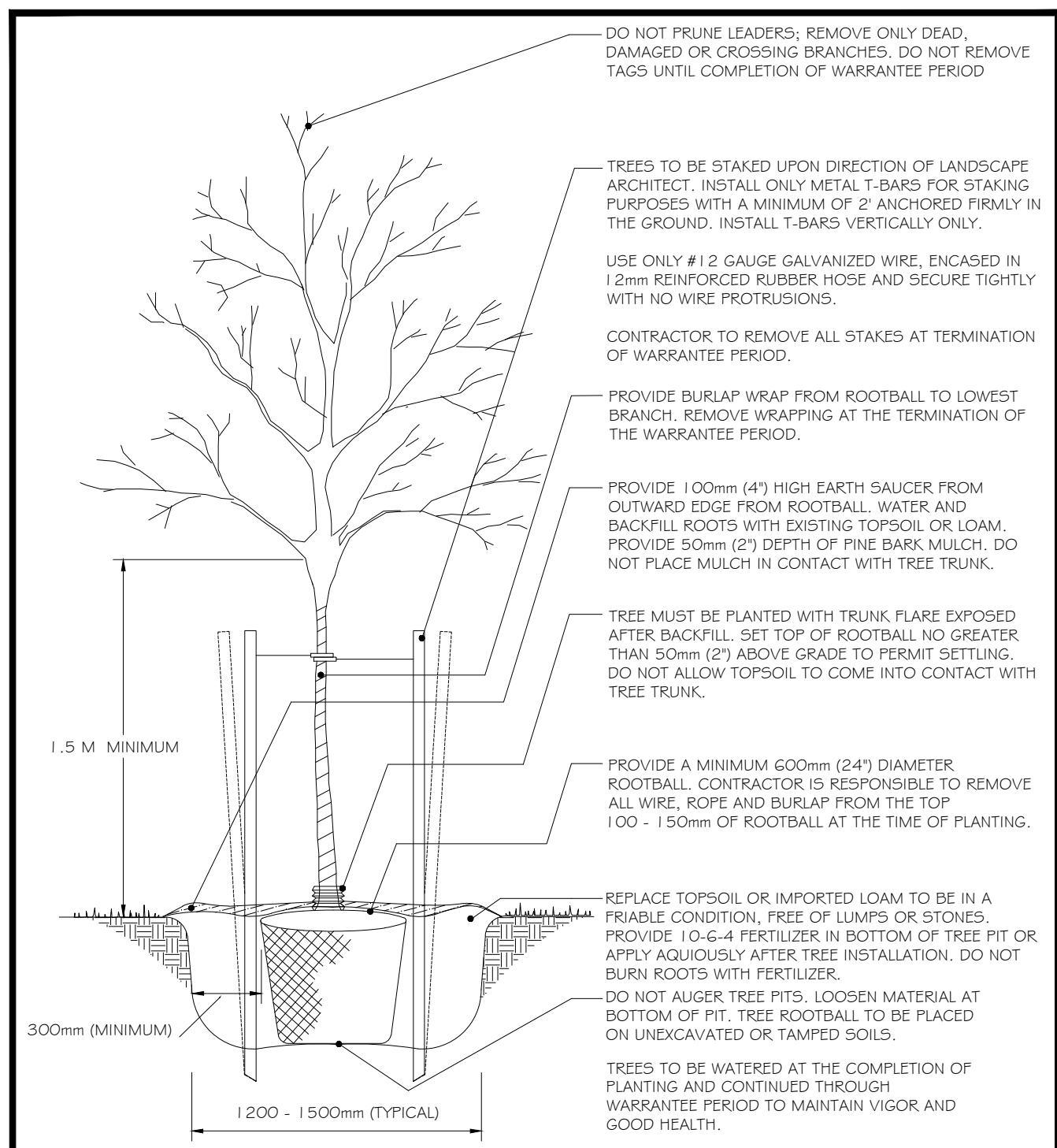
TREE INVENTORY TABLE									
Tree Key	Tree Location	Latin Name	Common Name	Comments	DBH	Assessment	Canopy	Preserve/Remove	
1	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, lean, crook	19	Marginal	2.5	Preserve	
2	Boundary	<i>Malus spp</i>	Apple spp	Dead branches, dieback, multi-stem, dead leaders,	17	Marginal	3.5	Preserve	
3	Boundary	<i>Malus spp</i>	Apple spp	Dead branches, dieback, multi-stem, dead leaders,	23	Marginal	3.5	Preserve	
4	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, multi-stem	21	Marginal	3.6	Preserve	
5	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, multi-stem	20	Marginal	3.8	Preserve	
6	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, multi-stem	12	Fair	3.6	Preserve	
7	Onsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, multi-stem	10	Marginal	3.4	Preserve	
8	Onsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback	15	Fair	3.5	Preserve	
9	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback	18	Fair	3.7	Preserve	
10	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, multi-stem, lean	15	Fair	4.1	Preserve	
11	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, multi-stem, lean	14	Marginal	3.2	Preserve	
12	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, cankers	21	Marginal	3.4	Preserve	
13	Onsite	<i>Juglans nigra</i>	Black Walnut	Dead branches, included bark, dieback	10	Marginal	2.1	Preserve	
14	Onsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, lean, multi-stem, cankers	22	Marginal	4.7	Preserve	
15	Onsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, lean, cankers, burls, epicormic shoots, cavities	99	Poor	6.2	Preserve	
16	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, lean, cankers, burls, epicormic shoots, cavities	30	Marginal	4.9	Preserve	
17	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, multi-stem, lean, epicormic shoots	22	Marginal	4.9	Preserve	
18	Boundary	<i>Acer platanoides</i>	Norway Maple	Dead branches, included bark, dieback, lean, epicormic shoots, cavities	14	Marginal	2.1	Preserve	
19	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, lean, epicormic shoots,	12	Marginal	2.3	Preserve	
20	Boundary	<i>Juglans nigra</i>	Black Walnut	Dead branches, included bark, dieback	18	Fair	3.4	Preserve	
21	Boundary	<i>Acer platanoides</i>	Norway Maple	Dead branches, included bark, dieback	14	Fair	2.2	Preserve	
22	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, multi-stem	16	Fair	2.5	Preserve	
23	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, multi-stem, cankers, cavities, fungus	74	Poor	8.0	Preserve	
24	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, lean	28	Marginal	3.9	Preserve	
25	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, lean	30	Marginal	3.4	Preserve	
26	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, lean	18	Marginal	3.5	Preserve	
27	Onsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, topped	18	Poor	3.5	Preserve	
28	Onsite	<i>Acer platanoides</i>	Norway Maple	Dead branches, dieback	22	Fair	3.8	Preserve	
29	Onsite	<i>Acer negundo</i>	Manitoba Maple	Lean, trunk split, cavities, cankers	28	Poor	4.2	Preserve	
30	Onsite	<i>Acer negundo</i>	Manitoba Maple	Dieback, lean, trunk damage, cavities, cankers	11	Poor	2.8	Preserve	
31	Onsite	<i>Acer negundo</i>	Manitoba Maple	Dieback, lean, trunk damage, included bark, multi-stem	12	Poor	2.8	Preserve	
32	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dieback, lean, included bark, dual leader	69	Marginal	10.0	Remove	
33	Boundary	<i>Acer saccharinum</i>	Silver Maple	Dieback, lean, included bark, dual leader, severe storm damage	60	Poor	10.3	Remove	
34	Boundary	<i>Malus spp</i>	Apple spp	Dead branches, included bark, dieback, multi-stem	30	Fair	5.3	Remove	
35	Boundary	<i>Juglans nigra</i>	Black Walnut	Dead branches, included bark, dieback	16	Good	3.6	Remove	
36	Boundary	<i>Acer platanoides</i>	Norway Maple	Included bark, canker	22	Fair	4.2	Remove	
37	Boundary	<i>Populus deltoides</i>	Eastern Cottonwood	Dead branches, included bark, dieback, major storm damage	90	Marginal	11.0	Remove	
38	Boundary	<i>Acer saccharum</i>	Sugar Maple	Dead branches, dieback, minor storm damage	26	Fair	4.5	Remove	
39	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, dieback, minor storm damage, dual stem, lean	54	Marginal	8.2	Remove	
40	Onsite	<i>Prunus serotina</i>	Black Cherry	Dead branches, dieback, minor storm damage	52	Fair	5.5	Remove	
41	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, dieback, minor storm damage	36	Fair	4.1	Remove	
42	Onsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, dieback, minor storm damage	38	Fair	4.1	Remove	
43	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, dieback, minor storm damage	37	Fair	4.8	Remove	
44	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, dieback, minor storm damage	43	Fair	4.6	Remove	
45	Boundary	<i>Ostrya virginiana</i>	Ironwood	Dead branches, dieback	12	Fair	2.9	Preserve	
46	Boundary	<i>Ostrya virginiana</i>	Ironwood	Dead branches, included bark, dieback, multi-stem, major storm damage	49	Poor	5.9	Preserve	
47	Boundary	<i>Acer saccharum</i>	Sugar Maple	Dead branches, included bark, dieback	25	Fair	3.4	Preserve	
48	Boundary	<i>Ostrya virginiana</i>	Ironwood	Dead branches, included bark, dieback, cavities, embedded fence	12	Marginal	3.1	Preserve	
49	Boundary	<i>Acer saccharum</i>	Sugar Maple	Dead branches, included bark, dieback, cavities, major storm damage	91	Marginal	9.6	Preserve	
50	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, topped	17	Marginal	3.1	Preserve	
51	Boundary	<i>Acer saccharum</i>	Sugar Maple	Dead branches, included bark, dieback, multi-stem	73	Marginal	11.1	Preserve	
52	Boundary	<i>Ostrya virginiana</i>	Ironwood	Dead branches, included bark, dieback, burls	27	Fair	4.2	Preserve	
53	Boundary	<i>Ostrya virginiana</i>	Ironwood	Dead branches, dieback, minor storm damage	45	Fair	4.5	Preserve	
54	Boundary	<i>Prunus serotina</i>	Black Cherry	Dead branches, dieback, embedded fence, minor storm damage, dual leaders	47	Marginal	8.7	Preserve	
55	Boundary	<i>Acer saccharum</i>	Sugar Maple	Dead branches, dieback, embedded fence, trunk rot,	30	Fair	6.0	Preserve	
56	Boundary	<i>Acer saccharinum</i>	Silver Maple	Dead branches, dieback, embedded fence, trunk rot, moderate storm damage	73	Fair	9.2	Preserve	
57	Boundary	<i>Prunus serotina</i>	Black Cherry	Dead branches, dieback, moderate storm damage	32	Fair	2.9	Preserve	
58	Boundary	<i>Prunus serotina</i>	Black Cherry	Dead branches, dieback, moderate storm damage	35	Fair	3.9	Preserve	

TREE COMPOSITION TABLE			
Latin Name	Common Name	Tree Count	Composition Percentage
<i>Acer negundo</i>	Manitoba Maple	45	40%
<i>Acer saccharum</i>	Sugar Maple	13	12%
<i>Acer platanoides</i>	Norway Maple	10	9%
<i>Acer saccharinum</i>	Silver Maple	6	5%
<i>Ostrya virginiana</i>	Ironwood	6	5%
<i>Juglans nigra</i>	Black Walnut	5	4%
<i>Malus spp</i>	Apple spp	5	4%
<i>Prunus serotina</i>	Black Cherry	5	4%
<i>Picea glauca</i>	White Spruce	4	4%
<i>Pinus strobus</i>	White Pine	3	3%
<i>Ulmus americana</i>	American Elm	3	3%
<i>Betula papyrifera</i>	White Birch	2	2%
<i>Populus deltoides</i>	Eastern Cottonwood	2	2%
<i>Fraxinus americana</i>	White Ash	1	1%
<i>Platanus x acerifolia</i>	London Plane Tree	1	1%
<i>Populus balsamifera</i>	Balsam poplar	1	1%
<i>Thuja occidentalis</i>	Eastern White Cedar	1	1%
Total (subject to rounding)		113	100%

TREE LEGEND															
Latin Name	Common Name	Tree Location	Tree key												
<i>Acer negundo</i>	Manitoba Maple	Boundary	1	4	5	6	9	10	11	12	16	17	19	22	23
		Boundary	24	25	26	32	39	41	43	44	50	63			
		Onsite	7	8	14	15	27	29	30	31	42				
		Offsite	B	C	D	Q	R	S	T	U	W	J1	K1	M1	N1
<i>Acer platanoides</i>	Norway Maple	Boundary	18	21	36	61	TL2								
		Onsite	28												
<i>Fraxinus americana</i>	White Ash	Boundary	59												
		Boundary	2	3	34										
<i>Malus spp</i>	Apple spp	Offsite	B2												

The tree species included in this table are, Manitoba Maples & Norway Maples which are considered invasive, White Ashes that are infected with Emerald Ash Borer, & Apple Spp.

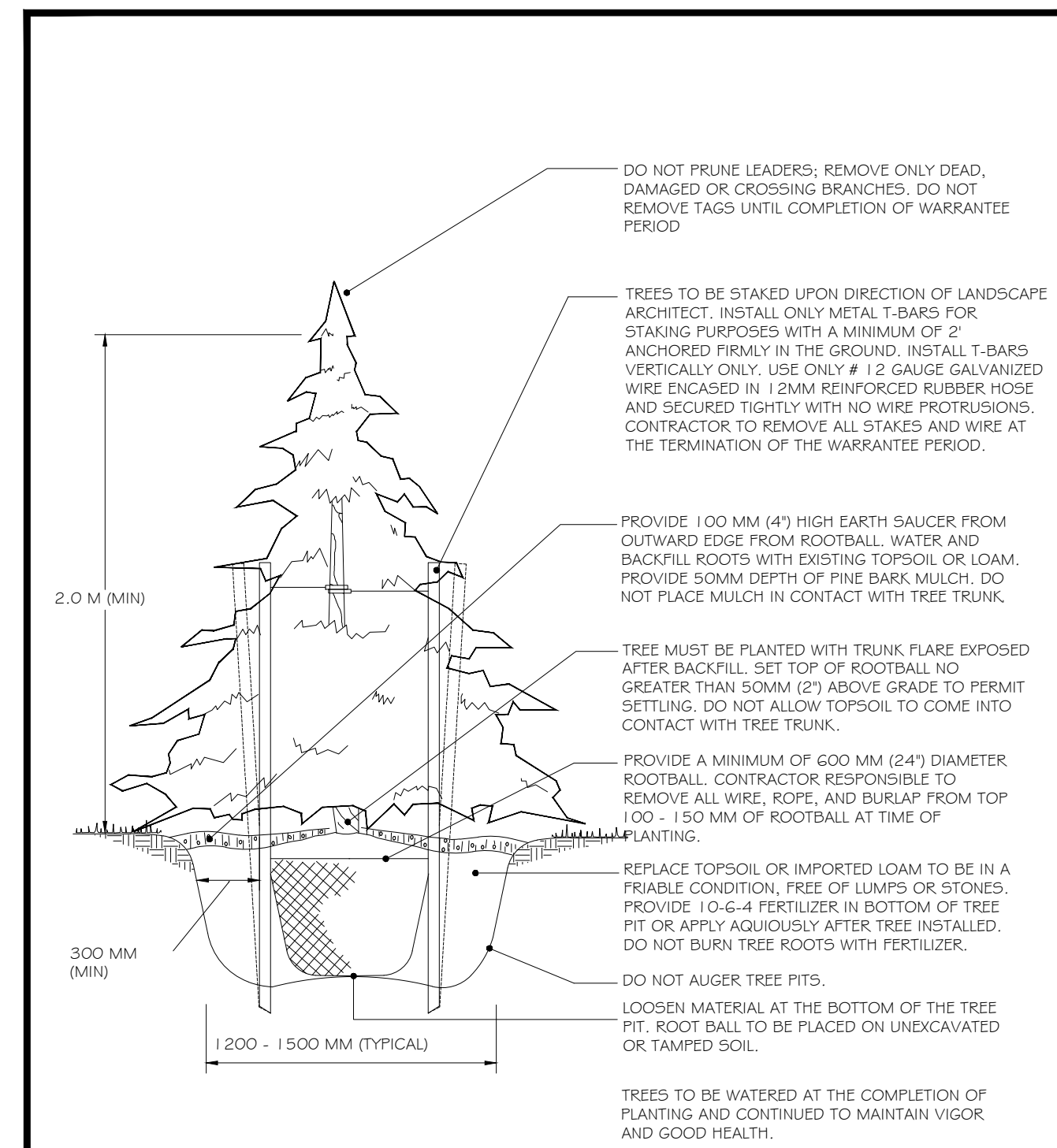
59	Boundary	<i>Fraxinus americana</i>	White Ash	Emerald Ash Borer						26	Poor	4.5	Remove
60	Boundary	<i>Prunus serotina</i>	Black Cherry	Dieback, minor storm damage,						21	Marginal	3.4	Preserve
61	Boundary	<i>Acer platanoides</i>	Norway Maple	Dieback, one sided branches						14	Fair	3.4	Preserve
62	Boundary	<i>Acer saccharum</i>	Sugar Maple	Dieback, one sided branches, minor storm damage, dual stem, cankers						23	Marginal	4.8	Preserve
63	Boundary	<i>Acer negundo</i>	Manitoba Maple	Dieback, minor storm damage, cankers, cavities, wild grape						33	Marginal	4.9	Preserve
A	Offsite	<i>Acer platanoides</i>	Norway Maple	Dead branches, included bark, dieback, dual stem						0	Fair	4.8	Preserve
B	Offsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, dual stem, lean						0	Fair	3.7	Preserve
C	Offsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, lean						0	Fair	3.1	Preserve
D	Onsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, lean, cankers						0	Marginal	3.4	Preserve
E	Offsite	<i>Juglans nigra</i>	Black Walnut	Dead branches, included bark, dieback						12	Marginal	2.3	Preserve
F	Offsite	<i>Acer platanoides</i>	Norway Maple	Dead branches, included bark, dieback, dual stem						13	Marginal	2.8	Preserve
G	Offsite	<i>Ulmus americana</i>	American Elm	Lean, trunk damage, cavities, cankers						24	Poor	5.3	Preserve
H	Offsite	<i>Ulmus americana</i>	American Elm	Lean, trunk damage, cavities, cankers, wild grape, broken top						31	Poor	4.2	Preserve
J	Offsite	<i>Ulmus americana</i>	American Elm	Lean, trunk damage, cavities, cankers						0	Poor	9.0	Preserve
K	Offsite	<i>Acer platanoides</i>	Norway Maple	Dead branches, included bark, multiple leaders						0	Fair	7.1	Remove
L	Offsite	<i>Populus deltoides</i>	Eastern Cottonwood	Dead branches, included bark						0	Good	3.4	Preserve
M	Offsite	<i>Malus spp</i>	Apple spp	Dead branches, included bark, multiple leaders						0	Fair	2.7	Preserve
N	Offsite	<i>Platanus x acerifolia</i>	London Plane Tree	Included bark, broken leader						0	Fair	3.3	Preserve
P	Offsite	<i>Acer platanoides</i>	Norway Maple	Dead branches, included bark, dieback						20	Good	4.0	Preserve
Q	Offsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, multi-stem, minor storm damage						0	Fair	5.4	Remove
R	Offsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, dieback, minor storm damage						0	Fair	5.1	Remove
S	Offsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, major storm damage						0	Poor	5.6	Remove
T	Offsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, included bark, dieback, major storm damage, almost dead						0	Poor	6.2	Remove
U	Offsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, lean, moderate storm damage, dual leader						0	Marginal	6.2	Remove
V	Offsite	<i>Acer saccharinum</i>	Silver Maple	Dead branches, lean, major storm damage, dual leader						0	Marginal	8.0	Remove
W	Offsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, lean, dual leader, cankers						0	Marginal	5.1	Remove
X	Offsite	<i>Pinus strobus</i>	White Pine	Dead branches,						0	Good	7.1	Preserve
Y	Offsite	<i>Picea glauca</i>	White Spruce	Dead branches, dieback						0	Good	3.5	Preserve
Z	Offsite	<i>Betula papyrifera</i>	White Birch	Dead branches, dieback, included bark, moderate storm damage, multi-stem						0	Marginal	6.7	Preserve
A1	Offsite	<i>Betula papyrifera</i>	White Birch	Dieback						0	Good	3.4	Preserve
B1	Offsite	<i>Pinus strobus</i>	White Pine	Dieback						0	Good	4.1	Preserve
C1	Offsite	<i>Juglans nigra</i>	Black Walnut	Dead branches, included bark, dieback						0	Fair	3.7	Preserve
D1	Offsite	<i>Pinus strobus</i>	White Pine	Dieback						0	Good	5.6	Preserve
E1	Offsite	<i>Thuja occidentalis</i>	Eastern White Cedar	Dieback, multi-stem						0	Fair	5.6	Preserve
F1	Offsite	<i>Acer saccharinum</i>	Silver Maple	Dead branches, dieback, wild grape						0	Fair	7.4	Preserve
G1	Offsite	<i>Acer saccharum</i>	Sugar Maple	Dead branches, dieback, wild grape						0	Fair	3.7	Preserve
H1	Offsite	<i>Acer saccharum</i>	Sugar Maple	Dead branches, dieback, wild grape						0	Fair	3.7	Preserve
J1	Offsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, dieback, wild grape, lean						0	Fair	3.5	Preserve
K1	Offsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, dieback, wild grape, lean						0	Fair	3.5	Preserve
L1	Offsite	<i>Acer saccharinum</i>	Silver Maple	Dead branches, dieback, wild grape, lean, minor storm damage						0	Fair	3.9	Preserve
M1	Offsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, dieback, wild grape, lean, minor storm damage						0	Fair	4.2	Preserve
N1	Offsite	<i>Acer negundo</i>	Manitoba Maple	Dead branches, dieback, wild grape, lean, minor storm damage, multi-stem						0	Fair	3.5	Preserve
P1	Offsite	<i>Acer saccharum</i>	Sugar Maple	Dead branches, dieback, wild grape, lean, multi-stem, dead leader, major storm damage						0	Poor	7.7	Preserve
Q1	Offsite	<i>Ostrya virginiana</i>	Ironwood	Dead branches, dieback						0	Fair	4.0	Preserve
R1	Offsite	<i>Picea glauca</i>	White Spruce	Dead branches, dieback						0	Fair	3.7	Preserve
S1	Offsite	<i>Picea glauca</i>	White Spruce	Dead branches, dieback						0	Fair	3.7	Preserve
T1	Offsite	<i>Picea glauca</i>	White Spruce	Dead branches, dieback						0	Fair	3.7	Preserve
U1	Offsite	<i>Populus balsamifera</i>	Balsam poplar	Dead branches, dieback, moderate storm damage, multiple leaders						0	Marginal	6.5	Preserve
V1	Offsite	<i>Acer saccharinum</i>	Silver Maple	Dead branches, dieback						0	Fair	3.1	Preserve
W1	Offsite	<i>Acer platanoides</i>	Norway Maple	Dieback, one sided branches						0	Fair	5.8	Preserve
X1	Offsite	<i>Acer saccharum</i>	Sugar Maple	Dieback, minor storm damage, cankers						0	Fair	2.7	Preserve
Y1	Offsite	<i>Acer saccharum</i>	Sugar Maple	Dieback, minor storm damage, cankers						0	Fair	2.6	Preserve
Z1	Offsite	<i>Acer saccharum</i>	Sugar Maple	Dead branches, dieback, minor storm damage, cankers, cavities, multi-stem									



DECIDUOUS TREE PLANTING

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INSTALLED PLANTING THAT ARE NOT INSTALLED ACCORDING TO SPECIFICATIONS.

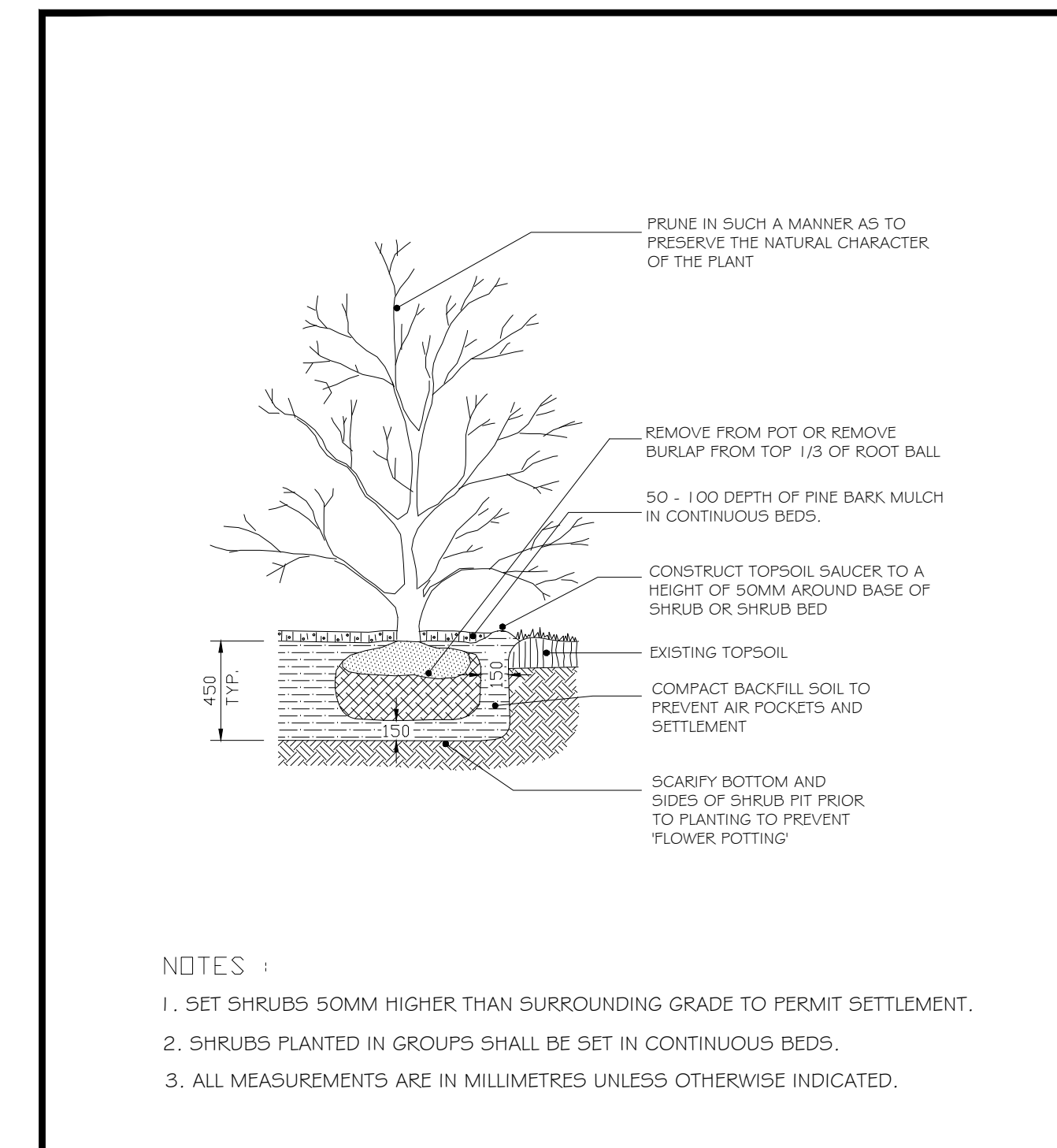
DO NOT SCALE DRAWING



CONIFEROUS TREE PLANTING

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INSTALLED PLANTING THAT ARE NOT INSTALLED ACCORDING TO SPECIFICATIONS.

DO NOT SCALE DRAWING



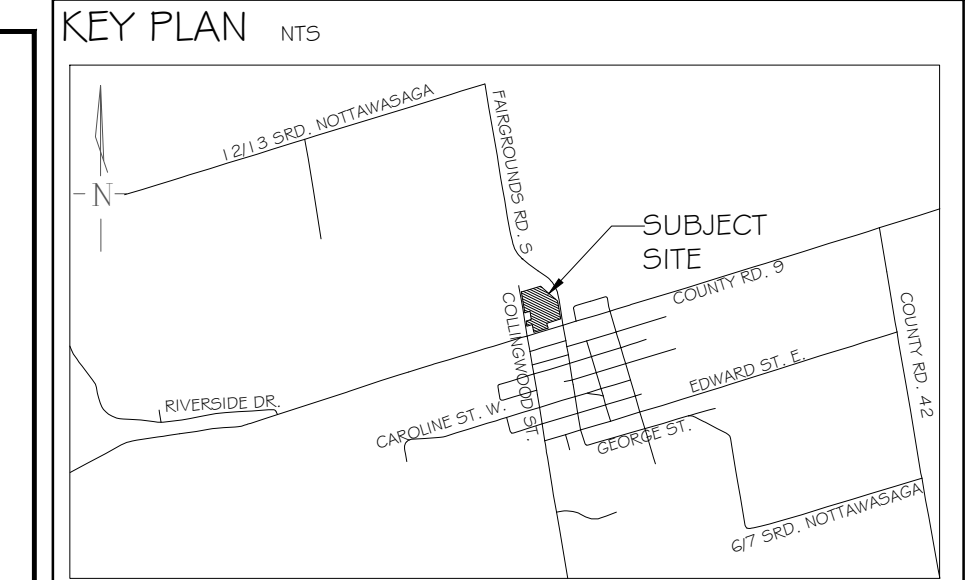
DECIDUOUS / CONIFEROUS SHRUB PLANTING

DO NOT SCALE DRAWING



PLANTING NOTES

1. The Contractor shall review all information in all drawings details and specifications and report any discrepancies to the Landscape Architect in writing prior to commencement of works.
2. All planting and related work shall be completed by experienced personnel under the direction and supervision of a qualified foreman.
3. All plant material which cannot be planted immediately will be properly heeled in or covered with a similar material which will keep root surfaces moist until planted.
4. All plant material and operations shall meet or exceed current horticultural standards of the Canadian Nursery Landscape Association. All plant material to be No. 1 Grade Nursery Stock. All unsatisfactory stock including field grown will be refused on site.
5. The Landscape Architect reserves the right to reject any material, plantings and sod prior to or after installation which does not conform to approved specifications in accordance with approved details. The Contractor will be asked to remove any unapproved material which does not conform to specifications unless there is prior written agreement with the Landscape Architect.
6. Trees and shrubs shall have an uncut, strong central leader, be sound, healthy, vigorous, well-branched, densely foliated, free of disease, insects and have well-developed root systems.
7. Where applicable, sod to be Canada No. 1 Nursery Sod, meeting Ontario Sod Growers Association Standards. All Areas to receive 200mm minimum depth of topsoil under sod unless otherwise indicated. See Drawings and Specifications for areas to be mulched.
8. The Contractor shall stake out all planting locations for approval by the Landscape Architect or Contract Administrator prior to planting. Where dimensions are not provided, the drawing may be scaled ONLY to determine approximate locations of plant material. Dimensions are in millimeters unless otherwise stated.
9. All mass plantings shall be in continuous beds with mulch as specified in planting details.
10. All planting will be under warranty by the Contractor for a minimum of 2 years. The Contractor shall water at time of planting and whenever deemed necessary to maintain trees in a healthy condition. Apply aqueous fertilizer in a ratio of 10-6-4 in accordance with manufacturers instructions. Sod, where specified, to be maintained and guaranteed until the end of warranty period, minimum after two mowings.
11. Unwrap or do not wrap tree trunks. Stake trees in accordance with required specifications.
12. Provide sufficient rodent protection on all new planting so as to deter bark or shoot damage by rodents. Significant rodent damage, as determined by the Landscape Architect will require plant replacement.



GENERAL NOTES

The Client and its contractors are responsible for all utility locates and confirming all setbacks, elevations, grades, etc. prior to installation of the constructed works.

The Contractor is to report any discrepancies in writing to the Landscape Architect prior to proceeding with the works to determine the impact and suitability of the proposed works. The Landscape Architect will not be responsible for any unapproved adjustments on site.

Construction of the works must conform to Authority requirements and applicable codes where they have jurisdiction.

All specifications and drawings are instruments of service and are the property and ownership of the Landmark Environmental Group Ltd. As such, the drawings shall not be modified or reproduced without the expressed written consent of Landmark Environmental Group Ltd. or they will be considered void. The seal drawings are for Site Plan approval only and may require additional detailing prior to tender and construction.

The Landmark Environmental Group Ltd. is not liable for errors or omissions from the use of these drawings prior to approval, seal, signature and date, and will be considered void.

It is advised that the Contractor contact the Landscape Architect prior to commencement of the construction works to ensure that the Contractor has the latest approved drawings.

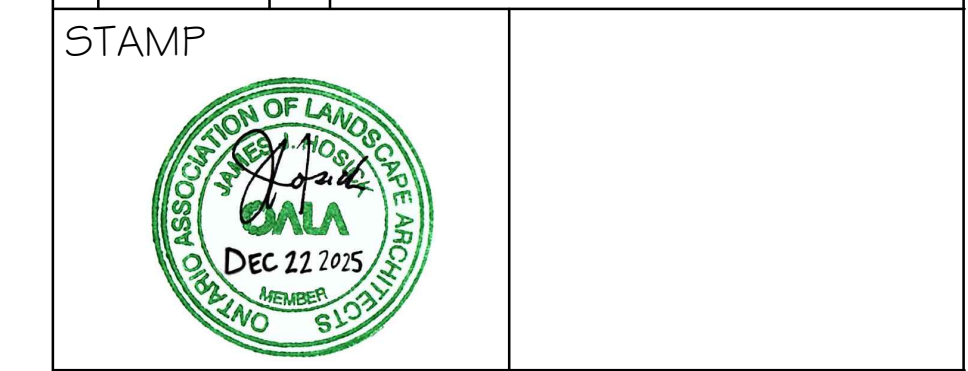
The Landmark Environmental Group Ltd. is not responsible for the accuracy of the base drawing information (eg Survey, Architectural, Engineering, etc.). If there are any discrepancies, the Contractor will refer to the appropriate base drawing information and report discrepancies on the Landscape Drawings to the Landscape Architect.

© Copyright Landmark Environmental Group Ltd., 2020.

LEGEND

NO	DATE	BY	REVISIONS
1	22 DEC 2025	E.M	CHANGE PER IPS COMMENTS

NO	DATE	BY	REVISIONS



LANDSCAPE ARCHITECTS & CONSULTING ARBORISTS

LANDMARK ENVIRONMENTAL GROUP LTD

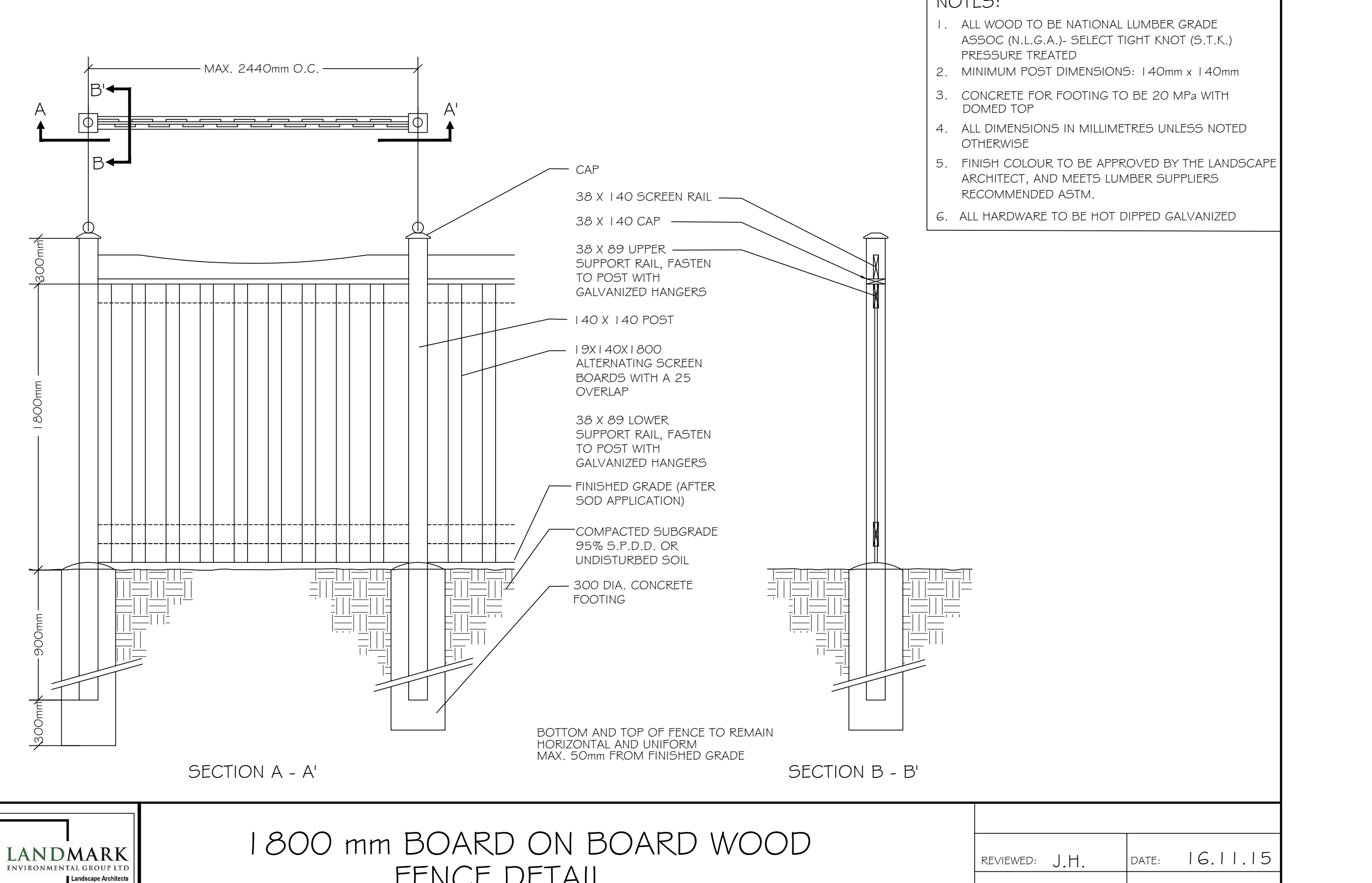
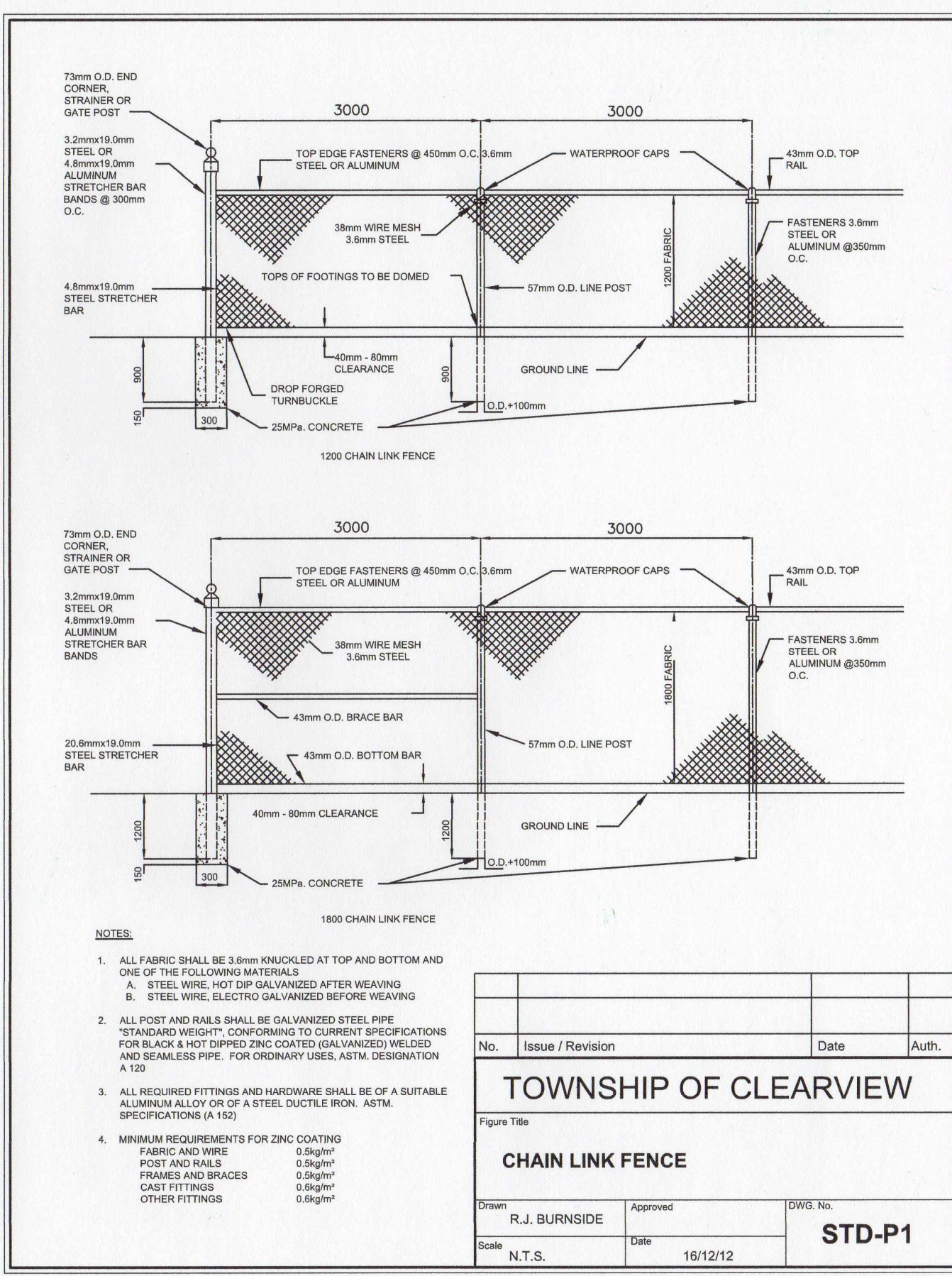
Office: 705-796-1122
info@LEGroupLtd.com
www.LEGroupLtd.com

CLIENT: 2826878 ONTARIO INC

PROJECT: 7582 COUNTY ROAD 9 # 267 COLLINGWOOD ST, CLEARVIEW

DRAWING: LANDSCAPE DETAILS

PROJECT NO.: LA 910-24	SCALE: N.T.S
MUNICIPAL FILE NO.:	DATE: DECEMBER 11, 2024
DRAWN BY: D.L, J.M, E.F	CHECKED BY: J.H
DRAWING No.:	LD-3



- NOTES:
1. ALL WOOD TO BE NATIONAL LUMBER GRADE ASSOC (N.L.G.A.)- SELECT TIGHT KNOT (S.T.K.) PRESSURE TREATED
 2. MINIMUM POST DIMENSIONS: 140mm x 140mm
 3. CONCRETE FOR FOOTING TO BE 20 MPa WITH DOMED TOP
 4. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE
 5. FINISH COLOUR TO BE APPROVED BY THE LANDSCAPE ARCHITECT, AND MEETS LUMBER SUPPLIERS RECOMMENDED ASTM.
 6. ALL HARDWARE TO BE HOT DIPPED GALVANIZED



REVIEWED: J.H.	DATE: 16.11.15
DRAWN: N.H.	SCALE: N.T.S.

TOWNSHIP OF CLEARVIEW

Drawn: R.J. BURNSIDE	Approved: N.T.S.	DATE: 16/12/12	Drawn No.: STD-P1
----------------------	------------------	----------------	-------------------

