



Housing-Enabling Water Systems Fund Application Intake 2

From: Amy Cann, M. PL., MCIP, RPP, Director of Planning & Building

Date: October 28, 2024

Subject: Planning Act Alignment
Supplement to Schedule K - Appendix A: Technical Schedule

Housing Components

Planning Alignment:

Do all of the housing units that would be enabled by the proposed water infrastructure project conform with current provincial policy, the approved municipal Official Plan, and current zoning by-laws?

Township Analysis & Response

The [2001 in-force Township of Clearview Official Plan](#) and the [2024 Official Plan](#) (pending County of Simcoe approval on November 12, 2024) establish the Stayner settlement area as one of the Township's fully serviced urban settlement areas. As noted in the submitted HEWSF application, there are 2941 units within the Stayner settlement boundary that are approved for Draft Plan of Subdivision. All residential development lands within Stayner that are draft approved for subdivision development are designated 'Residential' in the Township 2001 and 2024 Official Plans. Of the 11 developments that are draft approved, eight (8) are zoned for residential development representing 1479 (50%) of the draft approved units. The Clearview Development Team (along with its Planning and Engineering Consultants) is well equipped to process any submitted Zoning By-law Amendment Applications required to ensure zoning conformity for development of the draft approved lands.

As part of this funding application, Township Planning & Development Staff have completed a growth management assessment. The purpose of this assessment was to gain a comprehensive understanding of the future development potential in Stayner. Through this exercise, 25 infill opportunities were identified for future residential development, equalling

116 ha in gross land area available for future projects. The calculation of 'gross' hectare or land area is consistent with the 2024 Township Official Plan and equals total land area (ha) less any mapped natural hazard and natural heritage features impacting the lands. This extent of gross land area could be developed to contain upwards of 2384 dwelling units at a total median density of 20 units/ha. These infill opportunities do not account for the number of additional residential units (ARUs) that have the potential to be developed with adequate water capacity servicing Stayner. Infill projects large and small present unmatched opportunities for municipal servicing providers to realize infrastructure efficiencies and decrease servicing costs per connection.

Certain lands outside of the Stayner settlement area boundary have been tentatively identified as having long-term development potential and are therefore being considered in long-term infrastructure planning exercises. These lands have been shown in a separate category known as the 'Growth Reserve Overlay (GRO)'. Consistency with the Provincial Planning Statement and conformity with the County of Simcoe and Township Official Plans has not yet been demonstrated for the GRO lands. Discussion of the GRO lands is intended to demonstrate that the Township is currently working on infrastructure and strategic growth planning for projected needs and those needs beyond the 30-year time horizon.

Three (3) strategic growth areas, known as GRO Neighbourhoods, have been identified adjacent to but outside of the existing Stayner settlement area boundary. The three identified neighbourhoods have potential to contain 5629 residential units, subject to infrastructure planning and capability, and are sized 273 gross ha containing 47 existing parcels of land. As noted, the calculation of 'gross' hectare or land area is consistent with the 2024 Township Official Plan and equals total land area (ha) less any mapped natural hazard and natural heritage features impacting the lands.

Within the identified GRO Neighbourhoods, seven (7) parcels are being or have been promoted for development by specific parties (e.g., owner, developer). These seven (7) parcels are identified as GRO Lands and have a land area of 174 gross ha. Subject to a series of Planning Act Approvals and infrastructure analysis, the identified GRO Lands could contain 3567 dwelling units at a total median density of 20 units/ha.

Table 1 summarizes the Stayner dwelling unit counts relative to any applicable Planning Act Approval status and the unit potential for the GRO Lands.

Approval Status	Status Description	Units
Project Complete	Development that has received final subdivision approval and construction is complete	119
Active Construction	Development that has received final subdivision approval and is currently under construction	517
Total Stayner Dwelling Units Near or Recently Complete		636

Approval Status	Status Description	Units
Final Approved	Development that has received final subdivision approval with construction pending	0
Draft Approved	Planned residential that has received draft plan of subdivision approval	2941
Draft Approval Application	Planned residential with active or inactive application for draft plan approval submitted to the Township	870
Concept Only	Planned residential; not yet draft approved	221
No Known Concept (Infill Opportunities)	Land capable of containing residential; usually designated for residential uses; no known plan or concept from landowner; smaller infill candidate	2384
Total Stayner Dwelling Units Possible in the Short- & Medium-term*		6416
GRO Neighbourhoods	Areas located outside of the existing Stayner Settlement Area Boundary that may be considered for long-term infrastructure planning and residential growth	5629
Total Stayner Dwelling Units, plus GRO Neighbourhoods		12,045

**Plus micro infill and ARU opportunities*

Table 1: Stayner Units by Approval Status

Attachments

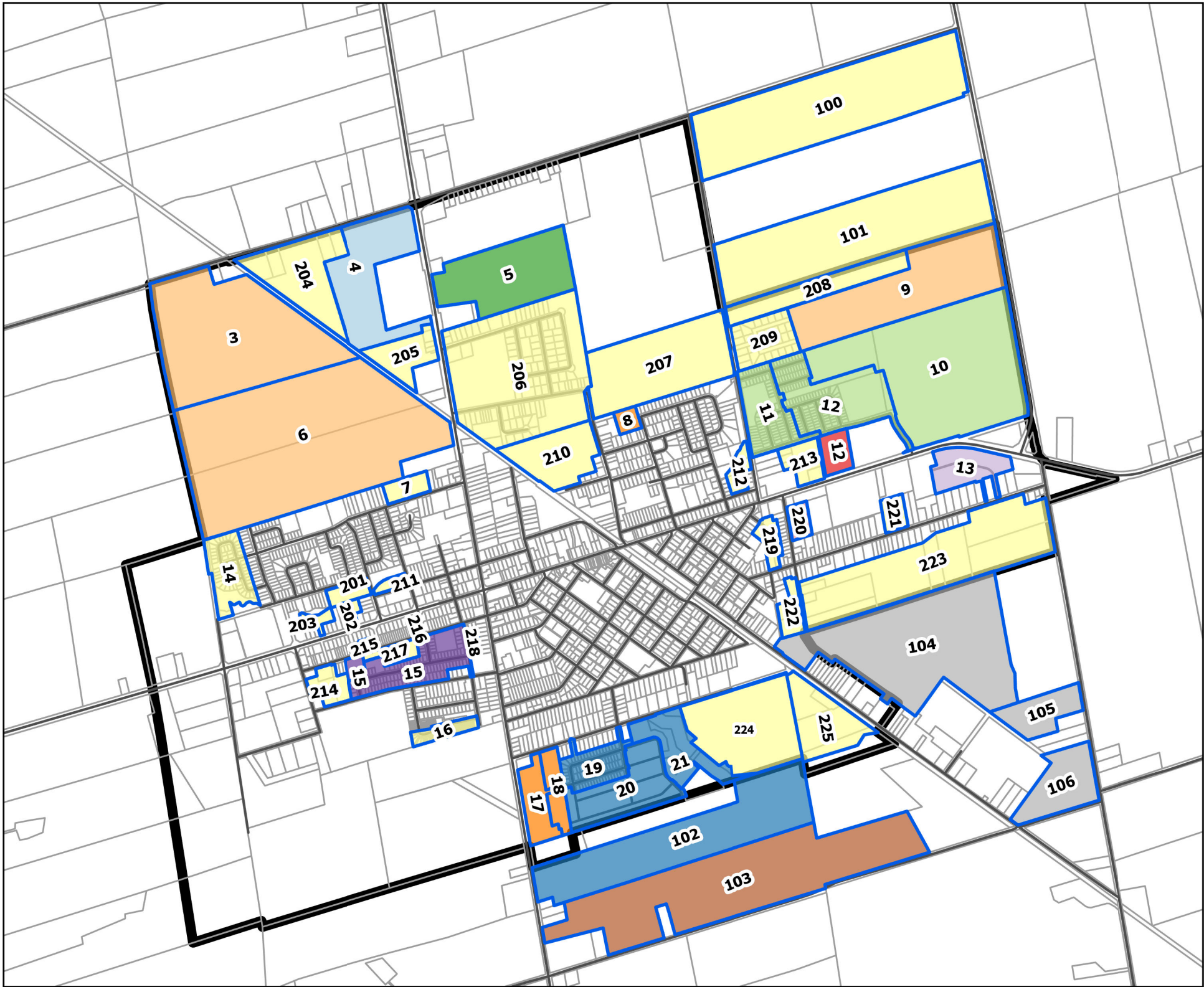
In response to the questions posed in 'Schedule K - Appendix A: Technical Schedule' of the HEWSF Application, a series of maps (Schedule A-E) have been produced to illustrate the status of conformity with the approved Township Official Plan and with the Township Zoning By-law.

- Schedule A: Stayner Residential Development Projects by Developer
- Schedule B: Stayner Residential Development Projects by Application Status
- Schedule C: Stayner Residential Development Infill and Growth Reserve Overlay Options
- Schedule D: Stayner Residential Development Projects by Official Plan Designation
- Schedule E: Stayner Residential Development Projects by Zone



Residential Development Projects

Stayner Residential Projects - v Sept 2024



- Cityscape

Cortel

Dancor
- FPLMET Group

Huang

Jarlette
- Kingsmen (Tentative)

Mamta

Manortown
- Treasure Hill

Unknown

Walker
- Miele

Project #	Project Name	Developer Quick Reference
3	Clearview Garden	Kingsmen (Tentative)
4	Cityscape	Cityscape
5	Emerald Creek	FPLMET Group
6	Bridle Park	Kingsmen (Tentative)
7	211 North Street	Unknown
8	Simcoe Gardens	Mamta
9	Clearview Park	Kingsmen (Tentative)
10	Nottawasaga Station (Estates of Clearview) Phase 3+	Dancor
11	Nottawasaga Station (Estates of Clearview) Phase 1	Dancor
12	Nottawasaga Station (Estates of Clearview) Phase 2	Dancor
12	Jarelette LTC & Senior Care Home (Phase 1 & 2)	Jarlette
13	Manortown Homes	Manortown
14	Zancor	Unknown
15	Ridgeview Phase 1-3	Treasure Hill
15	Ridgeview Phase 4	Treasure Hill
16	Aspen Ridge Phase 2	Unknown
17	Mamta County Road 42	Mamta
18	Mamta Margaret Street	Mamta
19	Ashton Meadows Phase 1A	Cortel
20	Ashton Meadows Phase 1B	Cortel
21	Ashton Meadows Phase 2	Cortel
100	Former Sunrise Mowat Street Phase 1 (GRO Lands)	Unknown
101	Former Sunrise Mowat Street Phase 2 (GRO Lands)	Unknown
102	Ashton Meadows Phase 3 (GRO Lands)	Cortel
103	Walker Subdivision (GRO Lands)	Walker
104	272 Warrington Subdivision (GRO Lands)	Miele
105	1210 Centre Line Subdivision (GRO Lands)	Miele
106	450 Warrington Subdivision (GRO Lands)	Miele
201	Infill Opportunity 1	Unknown
202	Infill Opportunity 2	Unknown
203	Infill Opportunity 3	Unknown
204	Infill Opportunity 4	Unknown
205	Infill Opportunity 5	Unknown
206	Infill Opportunity 6	Unknown
207	Infill Opportunity 7	Unknown
208	Infill Opportunity 8	Unknown
209	Infill Opportunity 9	Unknown
210	Infill Opportunity 10	Unknown
211	Infill Opportunity 11	Unknown
212	Infill Opportunity 12	Unknown
213	Infill Opportunity 13	Unknown
214	Infill Opportunity 14	Unknown
215	Infill Opportunity 15	Unknown
216	Infill Opportunity 16	Unknown
217	Infill Opportunity 17	Unknown
218	Infill Opportunity 18	Unknown
219	Infill Opportunity 19	Unknown
220	Infill Opportunity 20	Huang
221	Infill Opportunity 21	Unknown
222	Infill Opportunity 22	Unknown
223	Infill Opportunity 23	Unknown
224	Infill Opportunity 24	Unknown
225	Infill Opportunity 25	Unknown



CLEARVIEW
TOWNSHIP

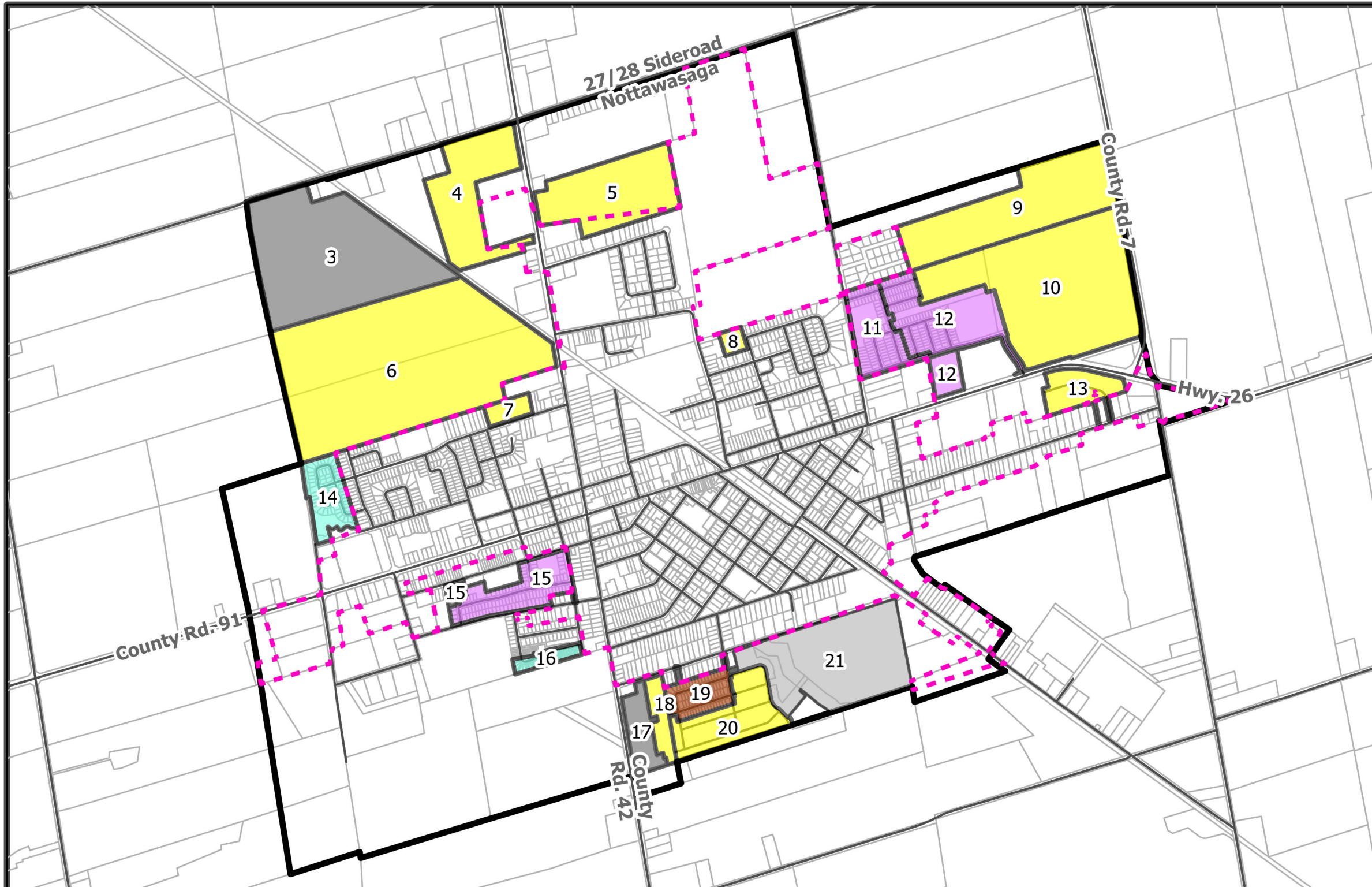
Stayner Residential Development Projects by Application Status

Application Status

- Final Approved
- Draft Approved
- Draft Approval Application
- Active Construction
- Project Complete
- Concept Only

Other Features

- Roads & Streets
- Built Boundary
- Assessment Parcel Fabric
- Settlement Areas
- Clearview Boundary



HEWSF_SchB_Stayner_Residential_Development_Projects_by_Application_Status_vSept2024
Date Saved: 2024-10-30 10:40 AM

#	Project Name	Built	Total	Status	Status Description
3	Clearview Garden	0	730	DAA	Draft Approval Application
4	Cityscape	0	200	DA	Draft Approved
5	Emerald Creek	0	177	DA	Draft Approved
6	Bridle Park	0	858	DA	Draft Approved
7	211 North Street	0	37	DA	Draft Approved
8	Simcoe Gardens	0	18	DA	Draft Approved
9	Clearview Park	0	404	DA	Draft Approved
10	Nottawasaga Station (Estates of Clearview) Phase 3+	0	805	DA	Draft Approved
11	Nottawasaga Station (Estates of Clearview) Phase 1	72	75	AC	Active Construction
12	Nottawasaga Station (Estates of Clearview) Phase 2	118	118	AC	Active Construction
12	Jarelette LTC & Senior Care Home (Phase 1 & 2)	0	291	AC	Active Construction

#	Project Name	Built	Total	Status	Status Description
13	Manortown Homes	0	81	DA	Draft Approved
14	Zancor	55	55	PC	Project Complete
15	Ridgeview Phase 1-3	96	101	AC	Active Construction
15	Ridgeview Phase 4	0	12	DAA	Draft Approval Application
16	Aspen Ridge Phase 2	64	64	PC	Project Complete
17	Mamta County Road 42	0	128	DAA	Draft Approval Application
18	Mamta Margaret Street	0	69	DA	Draft Approved
19	Ashton Meadows Phase 1A	0	72	FA	Final Approved
20	Ashton Meadows Phase 1B	0	152	DA	Draft Approved
21	Ashton Meadows Phase 2	0	221	CO	Concept Only



1:20,000



CLEARVIEW
TOWNSHIP

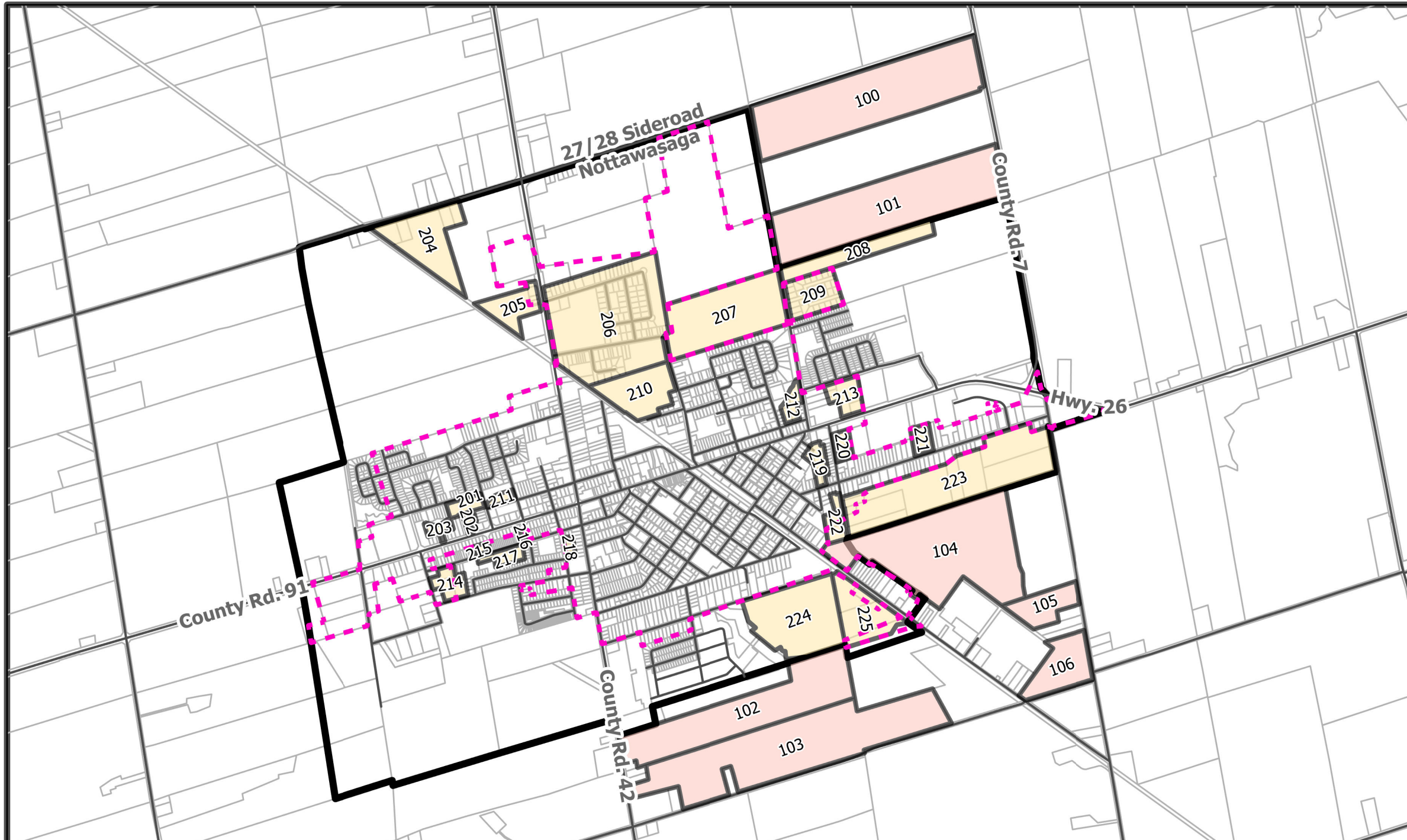
Stayner Residential Development Infill and Growth Reserve Overlay Options

Growth Types

- GRO Lands
- Infill Opportunity

Other Features

- Roads & Streets
- Built Boundary
- Assessment Parcel Fabric
- Settlement Areas
- Clearview Boundary



HEWSF_SchC_Stayner_Residential_Development_Infill_and_Growth_Reserve_Overlay_Options
Date Saved: 2024-11-01 12:26 PM

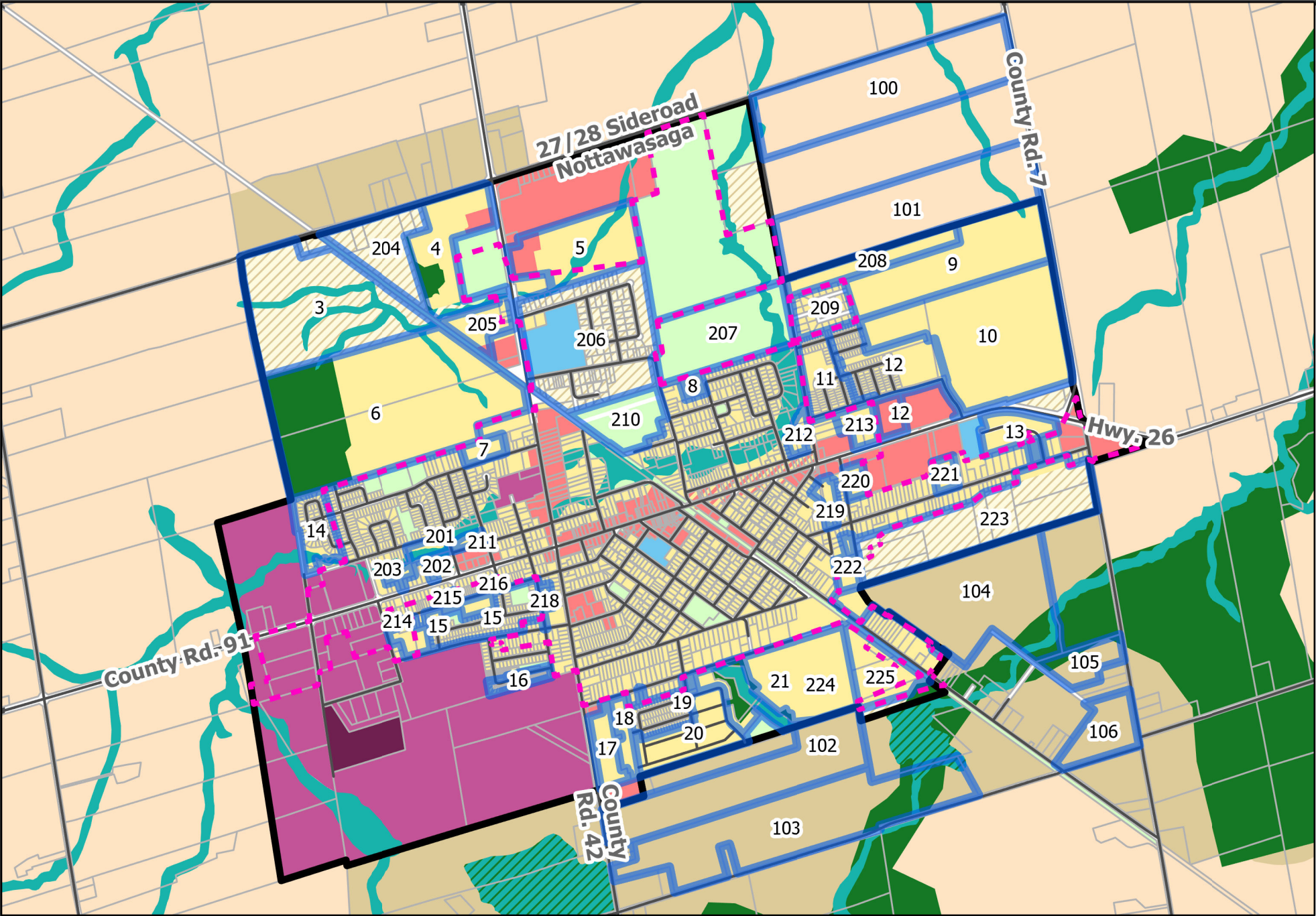
#	Project Name	Built	Total	Status	Status Description
100	Former Sunrise Mowat Street Phase 1 (GRO Lands)	0	767	GRO	GRO Lands
101	Former Sunrise Mowat Street Phase 2 (GRO Lands)	0	793	GRO	GRO Lands
102	Ashton Meadows Phase 3 (GRO Lands)	0	529	GRO	GRO Lands
103	Walker Subdivision (GRO Lands)	0	730	GRO	GRO Lands
104	272 Warrington Subdivision (GRO Lands)	0	519	GRO	GRO Lands
105	1210 Centre Line Subdivision (GRO Lands)	0	90	GRO	GRO Lands
106	450 Warrington Subdivision (GRO Lands)	0	139	GRO	GRO Lands
201	Infill Opportunity 1	0	16	NKC	No Known Concept
202	Infill Opportunity 2	0	8	NKC	No Known Concept
203	Infill Opportunity 3	0	20	NKC	No Known Concept
204	Infill Opportunity 4	0	22	NKC	No Known Concept
205	Infill Opportunity 5	0	73	NKC	No Known Concept
206	Infill Opportunity 6	0	494	NKC	No Known Concept
207	Infill Opportunity 7	0	155	NKC	No Known Concept
208	Infill Opportunity 8	0	165	NKC	No Known Concept
209	Infill Opportunity 9	0	126	NKC	No Known Concept

#	Project Name	Built	Total	Status	Status Description
210	Infill Opportunity 10	0	47	NKC	No Known Concept
211	Infill Opportunity 11	0	14	NKC	No Known Concept
212	Infill Opportunity 12	0	35	NKC	No Known Concept
213	Infill Opportunity 13	0	63	NKC	No Known Concept
214	Infill Opportunity 14	0	53	NKC	No Known Concept
215	Infill Opportunity 15	0	8	NKC	No Known Concept
216	Infill Opportunity 16	0	4	NKC	No Known Concept
217	Infill Opportunity 17	0	35	NKC	No Known Concept
218	Infill Opportunity 18	0	12	NKC	No Known Concept
219	Infill Opportunity 19	0	39	NKC	No Known Concept
220	Infill Opportunity 20	0	28	NKC	No Known Concept
221	Infill Opportunity 21	0	24	NKC	No Known Concept
222	Infill Opportunity 22	0	41	NKC	No Known Concept
223	Infill Opportunity 23	0	384	NKC	No Known Concept
224	Infill Opportunity 24	0	368	NKC	No Known Concept
225	Infill Opportunity 25	0	130	NKC	No Known Concept

The dwelling unit totals referenced here have been calculated by the Township of Clearview based on gross land areas (ha) and anticipated median density consistent with the policies of the 2024 Township Official Plan. The unit totals are subject to change and correction over time or based on receipt of actual development proposals through Planning Act Applications.



1:25,000



Stayner Residential Development Projects
and Official Plan 2024 Designations

OP 2024 Land Use Designations

- Residential

Future Development

Commercial

Transition Corridor

Institutional

Industrial

Waste Management Industrial
- Open Space

Rural

Agricultural

Greenland - Hazard Lands Area

Greenland - Natural Heritage Area

Greenland - Wetlands Area

Other Features

- Roads & Streets
- Built Boundary
- Settlement Area
- Assessment Parcel Fabric
- Clearview Boundary



HEWSF_SchD_Stayner_Residential_Development_Projects_by_Official_Plan_Designation_vSept2024
Date Saved: 2024-11-01 12:32 PM

#	Project Name
3	Clearview Garden
4	Cityscape
5	Emerald Creek
6	Bridle Park
7	211 North Street
8	Simcoe Gardens
9	Clearview Park
10	Nottawasaga Station (Estates of Clearview) Phase 3+
11	Nottawasaga Station (Estates of Clearview) Phase 1
12	Nottawasaga Station (Estates of Clearview) Phase 2
12	Jarelette LTC & Senior Care Home (Phase 1 & 2)
13	Manortown Homes
14	Zancor
15	Ridgeview Phase 1-3

#	Project Name
15	Ridgeview Phase 4
16	Aspen Ridge Phase 2
17	Mamta County Road 42
18	Mamta Margaret Street
19	Ashton Meadows Phase 1A
20	Ashton Meadows Phase 1B
21	Ashton Meadows Phase 2
100	Former Sunrise Mowat Street Phase 1 (GRO Lands)
101	Former Sunrise Mowat Street Phase 2 (GRO Lands)
102	Ashton Meadows Phase 3 (GRO Lands)
103	Walker Subdivision (GRO Lands)
104	272 Warrington Subdivision (GRO Lands)
105	1210 Centre Line Subdivision (GRO Lands)
106	450 Warrington Subdivision (GRO Lands)

#	Project Name
201	Infill Opportunity 1
202	Infill Opportunity 2
203	Infill Opportunity 3
204	Infill Opportunity 4
205	Infill Opportunity 5
206	Infill Opportunity 6
207	Infill Opportunity 7
208	Infill Opportunity 8
209	Infill Opportunity 9
210	Infill Opportunity 10
211	Infill Opportunity 11
212	Infill Opportunity 12
213	Infill Opportunity 13
214	Infill Opportunity 14

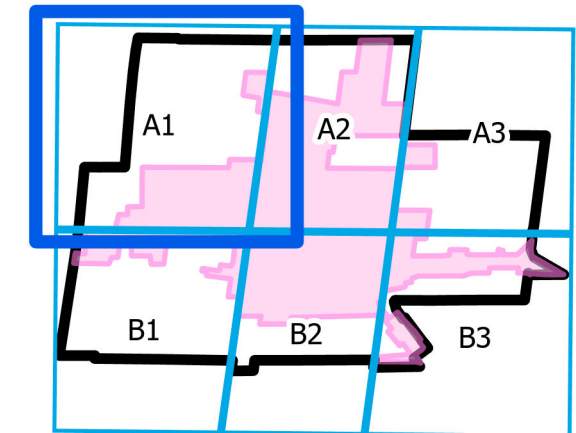
#	Project Name
215	Infill Opportunity 15
216	Infill Opportunity 16
217	Infill Opportunity 17
218	Infill Opportunity 18
219	Infill Opportunity 19
220	Infill Opportunity 20
221	Infill Opportunity 21
222	Infill Opportunity 22
223	Infill Opportunity 23
224	Infill Opportunity 24
225	Infill Opportunity 25



CLEARVIEW
TOWNSHIP

Stayner Residential Development Projects and Zoning

A1 - Page 1 of 6



- Roads & Streets
- Built Boundary
- Settlement Area
- Assessment Parcel Fabric
- Zoning Boundaries
- Clearview Boundary

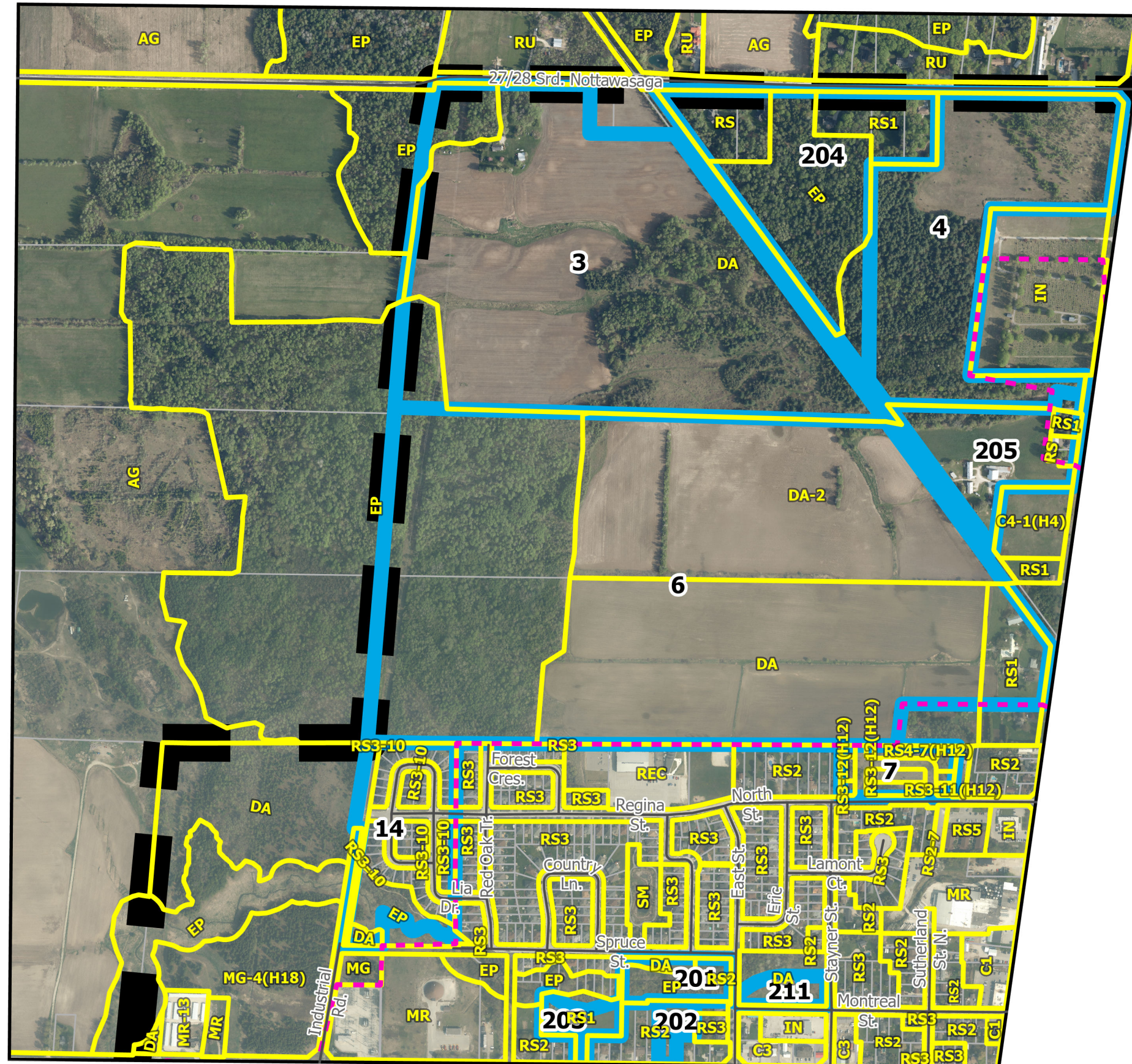


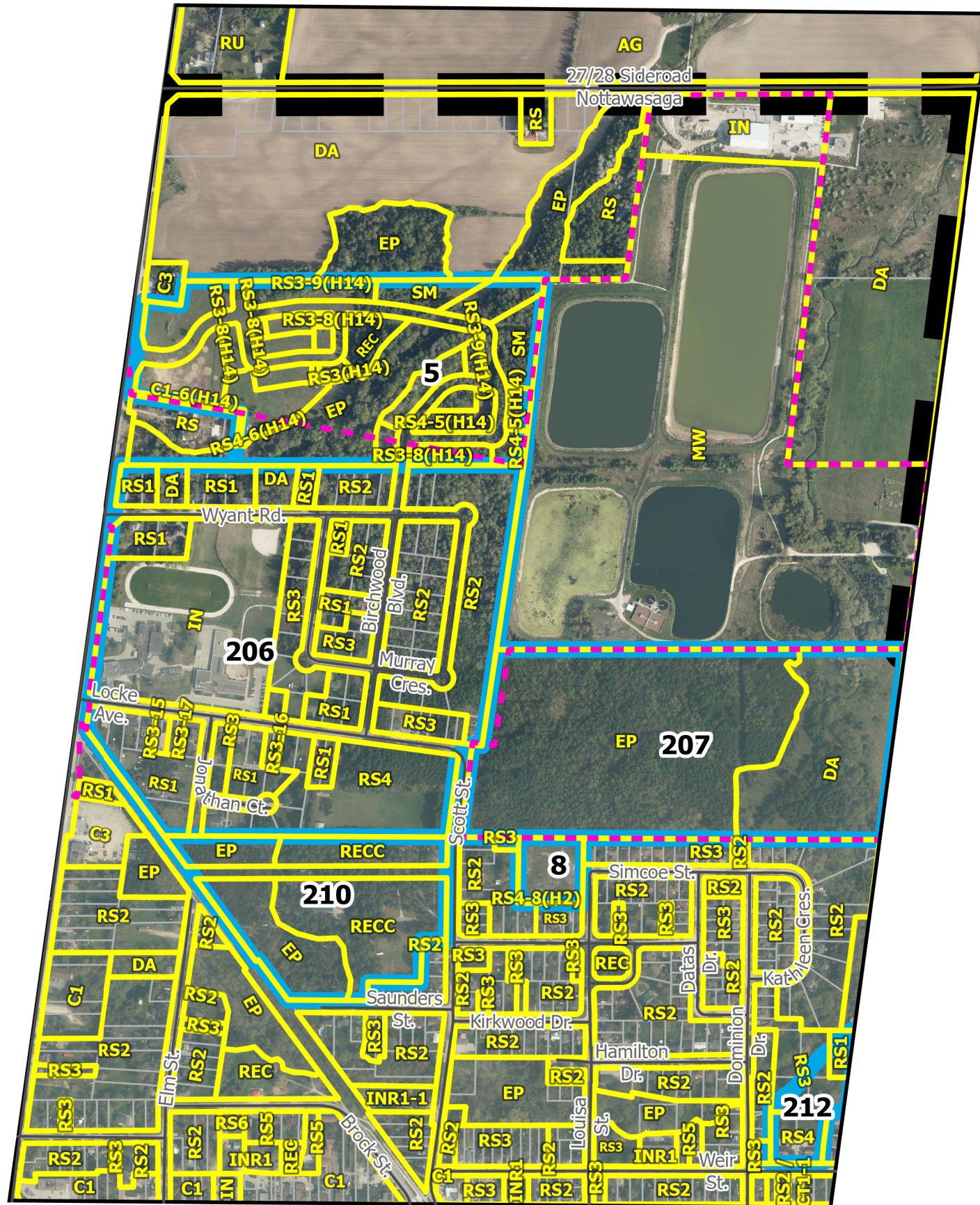
1:12,000

HEWSF_SchE_Stayner_Residential_Development_Projects_by_Zoning
Date Saved: 2024-11-01 12:43 PM

Development Projects in View

#	Project Name
3	Clearview Garden
4	Cityscape
6	Bridle Park
7	211 North Street
14	Zancor
201	Infill Opportunity 1
202	Infill Opportunity 2
203	Infill Opportunity 3
204	Infill Opportunity 4
205	Infill Opportunity 5
211	Infill Opportunity 11

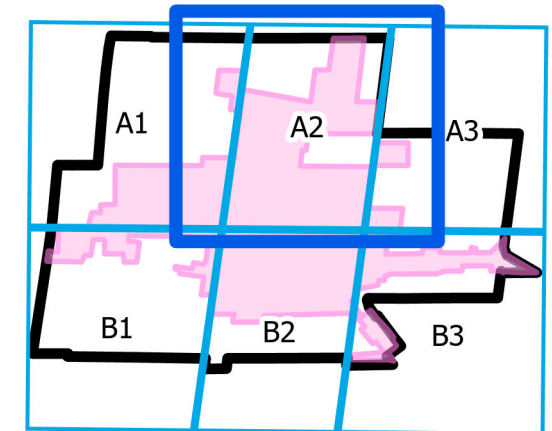




CLEARVIEW
TOWNSHIP

Stayner Residential Development Projects and Zoning

A2 - Page 2 of 6



- Roads & Streets
- ▭ Assessment Parcel Fabric
- - - Built Boundary
- ▭ Zoning Boundaries
- ▭ Settlement Area
- ▭ Clearview Boundary



1:12,000

HEWSF_SchE_Stayner_Residential_Development_Projects_by_Zoning
Date Saved: 2024-11-01 12:43 PM

Development Projects in View

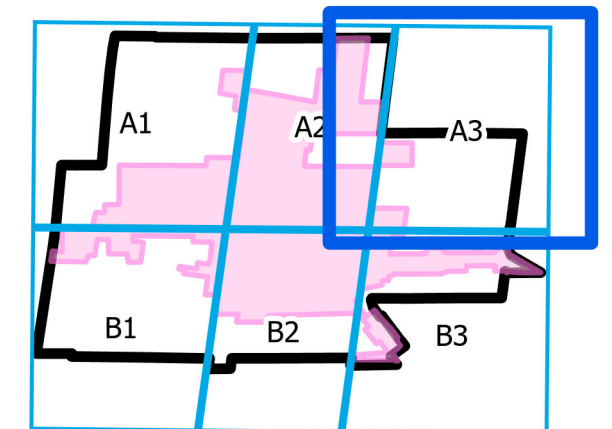
#	Project Name
5	Emerald Creek
8	Simcoe Gardens
206	Infill Opportunity 6
207	Infill Opportunity 7
210	Infill Opportunity 10
212	Infill Opportunity 12



CLEARVIEW
TOWNSHIP

Stayner Residential Development Projects and Zoning

A3 - Page 3 of 6



- Roads & Streets
- Assessment Parcel Fabric
- Built Boundary
- Zoning Boundaries
- Settlement Area
- Clearview Boundary

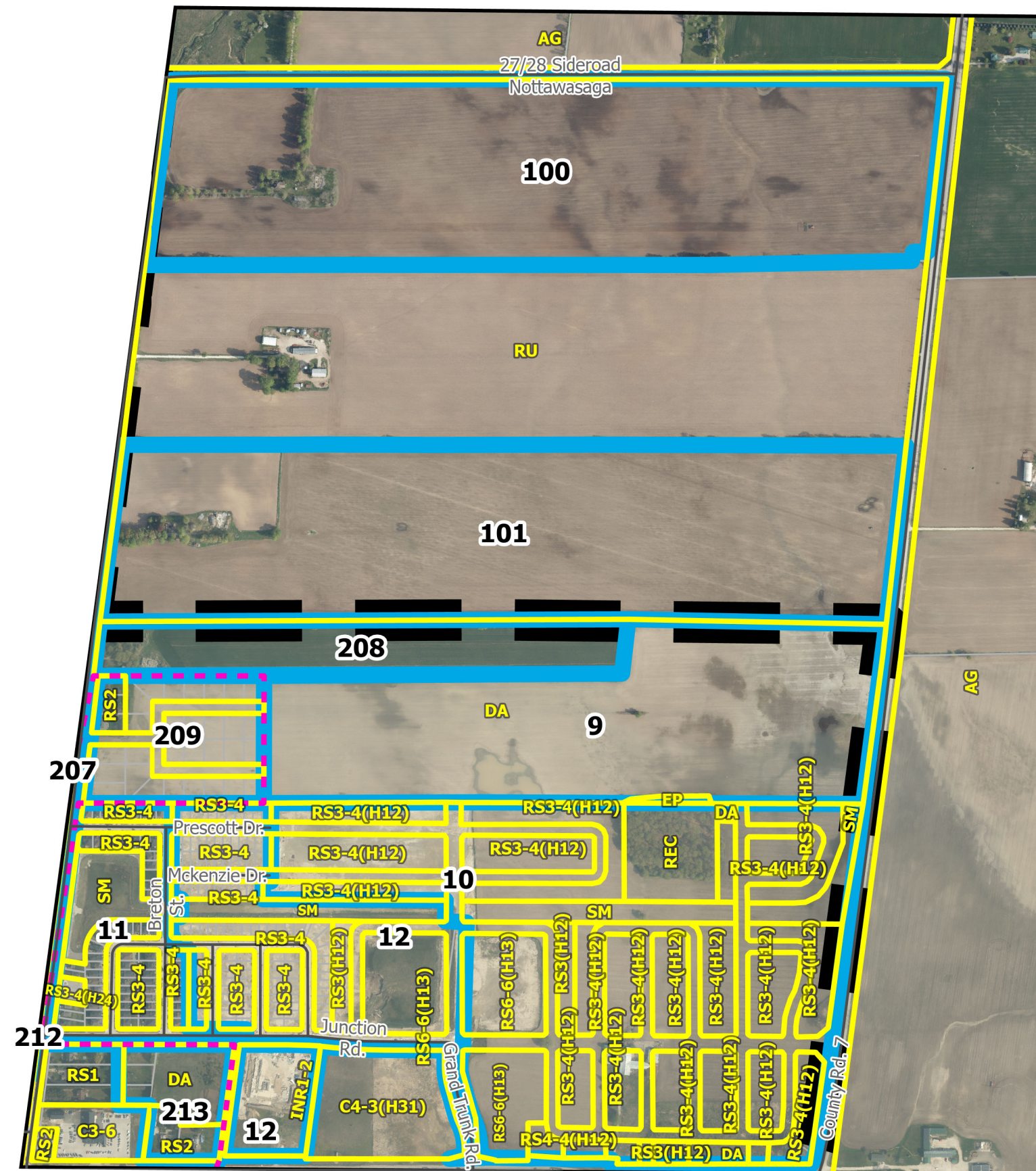


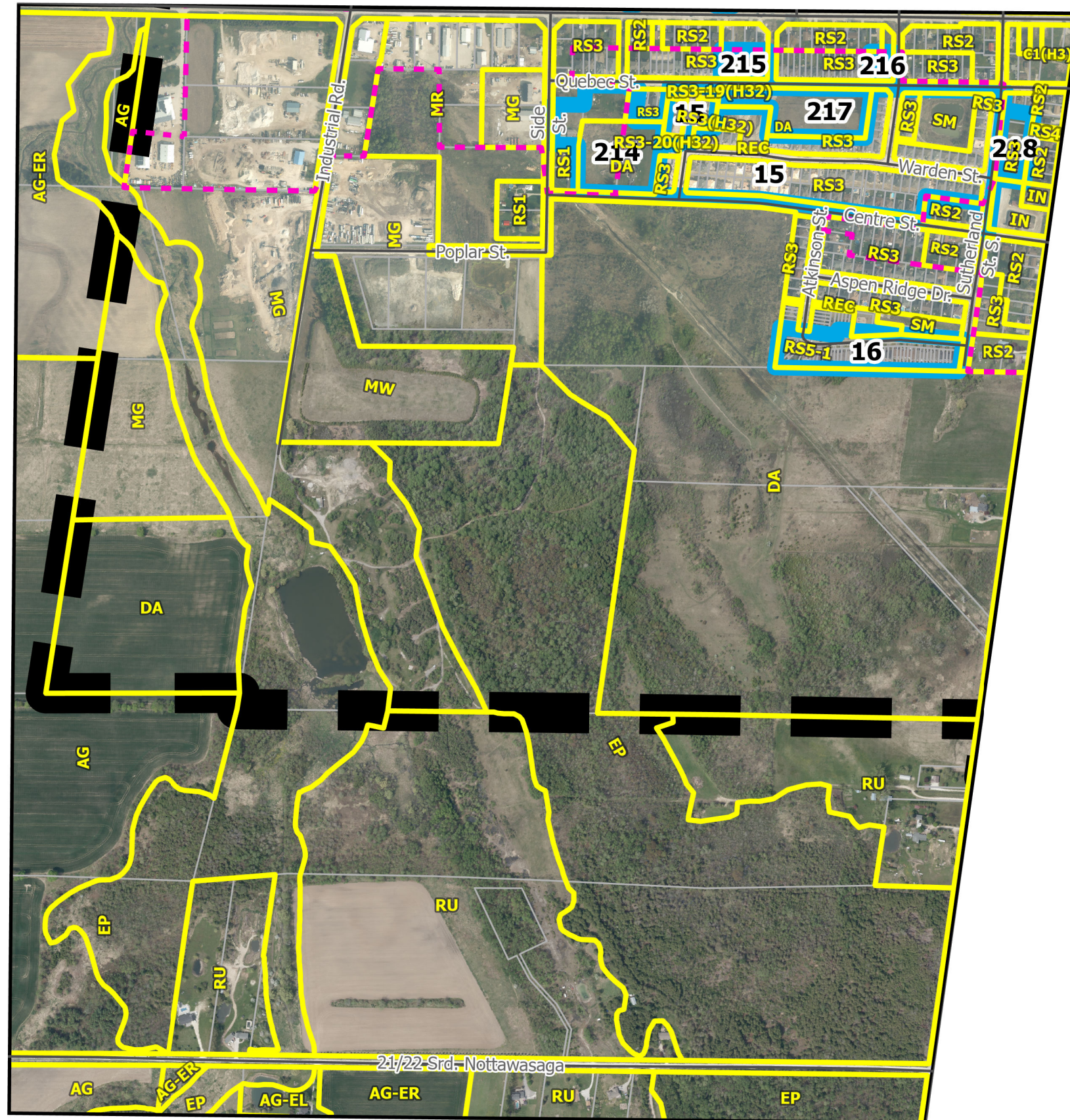
1:12,000

HEWSF_SchE_Stayner_Residential_Development_Projects_by_Zoning
Date Saved: 2024-11-01 12:43 PM

Development Projects in View

#	Project Name
9	Clearview Park
10	Nottawasaga Station (Estates of Clearview) Phase 3+
11	Nottawasaga Station (Estates of Clearview) Phase 1
12	Nottawasaga Station (Estates of Clearview) Phase 2
12	Jarelette LTC & Senior Care Home (Phase 1 & 2)
100	Former Sunrise Mowat Street Phase 1 (GRO Lands)
101	Former Sunrise Mowat Street Phase 2 (GRO Lands)
207	Infill Opportunity 7
208	Infill Opportunity 8
209	Infill Opportunity 9
212	Infill Opportunity 12
213	Infill Opportunity 13

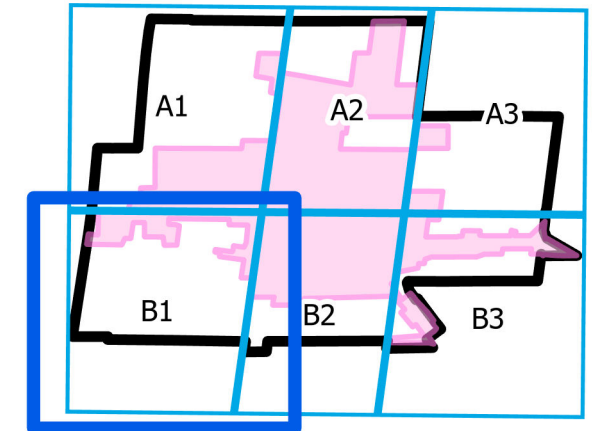




CLEARVIEW
TOWNSHIP

Stayner Residential Development Projects and Zoning

B1 - Page 4 of 6



- Roads & Streets
- Assessment Parcel Fabric
- - - Built Boundary
- Zoning Boundaries
- Settlement Area
- Clearview Boundary



1:12,000

HEWSF_SchE_Stayner_Residential_Development_Projects_by_Zoning
Date Saved: 2024-11-01 12:43 PM

Development Projects in View

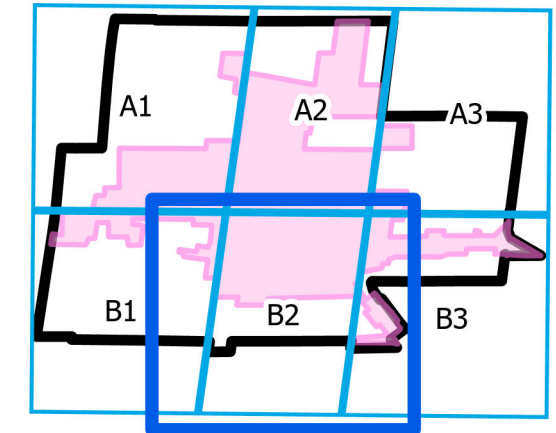
#	Project Name
15	Ridgeview Phase 1-3
15	Ridgeview Phase 4
16	Aspen Ridge Phase 2
214	Infill Opportunity 14
215	Infill Opportunity 15
216	Infill Opportunity 16
217	Infill Opportunity 17
218	Infill Opportunity 18



Stayner Residential Development Projects and Zoning

CLEARVIEW
TOWNSHIP

B2 - Page 5 of 6



- Roads & Streets
- Assessment Parcel Fabric
- Built Boundary
- Zoning Boundaries
- Settlement Area
- Clearview Boundary

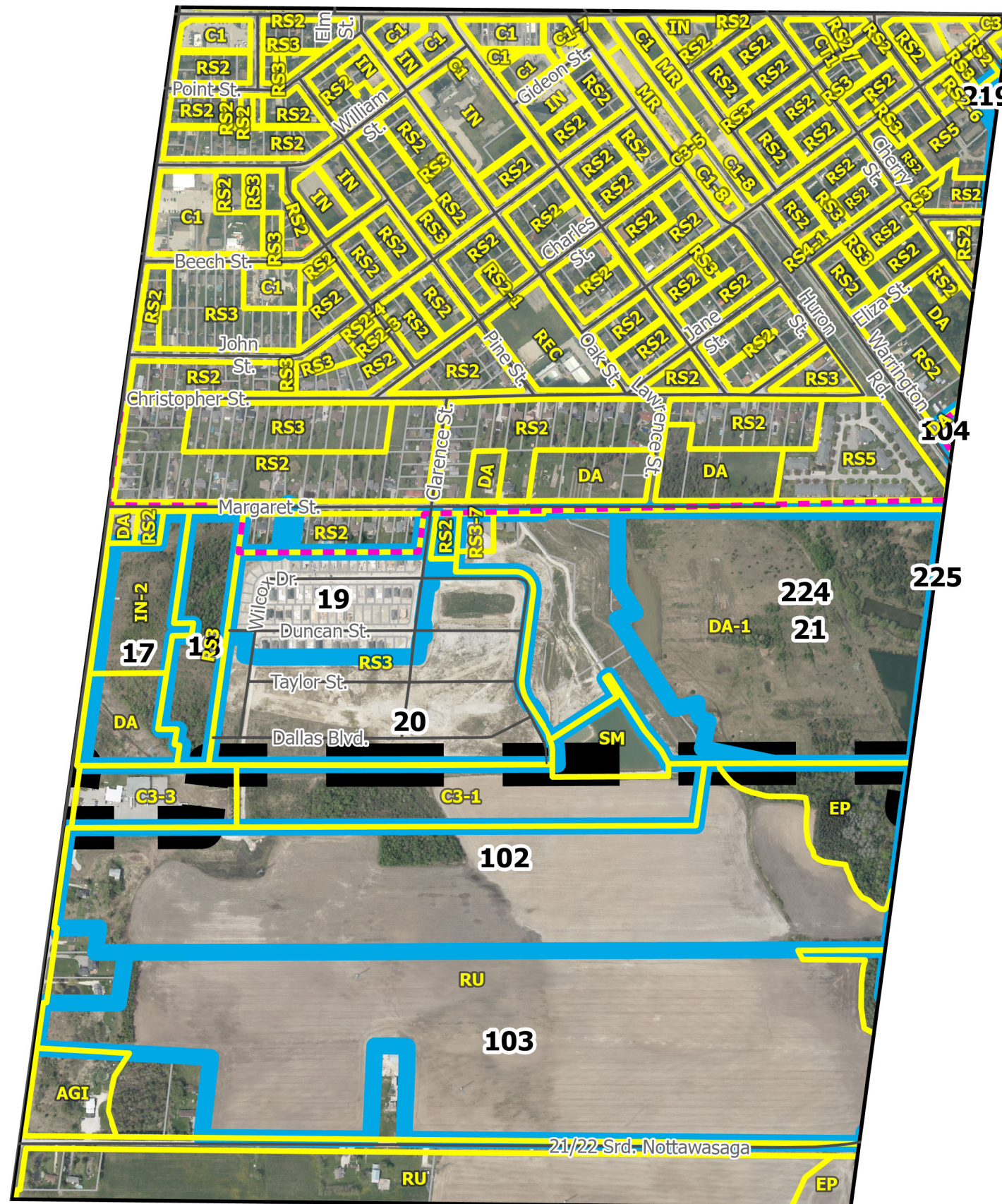


1:12,000

HEWSF_SchE_Stayner_Residential_Development_Projects_by_Zoning
Date Saved: 2024-11-01 12:43 PM

Development Projects in View

#	Project Name
17	Mamta County Road 42
18	Mamta Margaret Street
19	Ashton Meadows Phase 1A
20	Ashton Meadows Phase 1B
21	Ashton Meadows Phase 2
102	Ashton Meadows Phase 3 (GRO Lands)
103	Walker Subdivision (GRO Lands)
104	272 Warrington Subdivision (GRO Lands)
219	Infill Opportunity 19
224	Infill Opportunity 24
225	Infill Opportunity 25

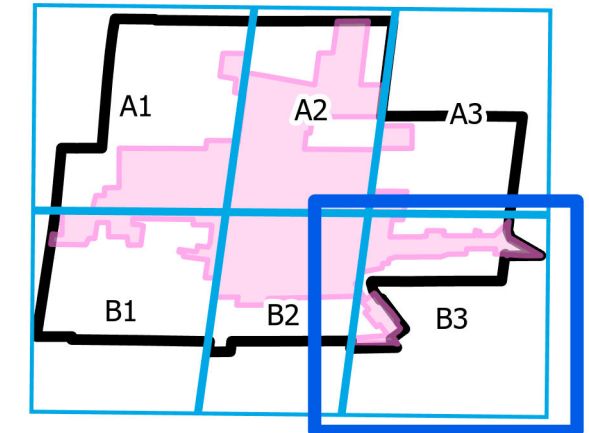




CLEARVIEW
TOWNSHIP

Stayner Residential Development Projects and Zoning

B3 - Page 6 of 6



- Roads & Streets
- Assessment Parcel Fabric
- - - Built Boundary
- Zoning Boundaries
- Settlement Area
- Clearview Boundary



1:12,000

HEWSF_SchE_Stayner_Residential_Development_Projects_by_Zoning
Date Saved: 2024-11-01 12:43 PM

Development Projects in View

#	Project Name
13	Manortown Homes
21	Ashton Meadows Phase 2
102	Ashton Meadows Phase 3 (GRO Lands)
103	Walker Subdivision (GRO Lands)
104	272 Warrington Subdivision (GRO Lands)
105	1210 Centre Line Subdivision (GRO Lands)
106	450 Warrington Subdivision (GRO Lands)
219	Infill Opportunity 19
220	Infill Opportunity 20
221	Infill Opportunity 21
222	Infill Opportunity 22
223	Infill Opportunity 23
224	Infill Opportunity 24
225	Infill Opportunity 25

