

Commercial Land Needs Assessment

Creemore, Ontario

May 25, 2026

Prepared for: Lamb Creemore Inc.

Prepared by: Tate Research



Lamb Creemore Inc.
c/o Kasra Modares
Project Manager
ELCIUM Construction Management
778 King St West
Toronto, ON, M5V 1N6

May 25, 2026

Re: Commercial Land Needs Assessment
Creemore, Township of Clearview, ON

Dear Mr. Modares:

Tate Research is pleased to provide this Commercial Land Needs Assessment relating to a proposed development in the community of Creemore, in the Township of Clearview.

We look forward to discussing the results with you.

Yours truly,

TATE RESEARCH

A handwritten signature in black ink, appearing to read "Sameer Patel".

Sameer Patel
Vice President

A handwritten signature in black ink, appearing to read "James Tate".

James Tate
President

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1 Introduction

Tate Research (“TR”) has prepared this Commercial Land Needs Assessment for the commercial component of a proposed mixed-use development in Creemore, in the Township of Clearview, Ontario.

1.1 Project Background

Lamb Creemore Inc. (“Client”) has proposed a new community in the eastern portion of Creemore, at 163-164 Edward Street East (“Subject Lands”). The Client and their advisors have conducted a “Pre-Consultation” meeting with the Township regarding development approvals for the project.

The Pre-Consultation notes, and the Development Concept Plan presented as Figure 1-1, below, indicate the uses proposed.

Figure 1-1: Draft Development Concept



Source: Tate Research; Site Plan: Robert Russell Planning Consultants dated April 2026.

The project is to include a mixed-use component and a residential component. The mixed-use component, highlighted in Figure 1-1, is planned to include 59 commercial units and 118 residential units. This mixed-use component will front

onto a park and will be surrounded by the residential component. The surrounding residential component is planned to include:

- 94 Single-detached (12.2m)
- 122 Single-detached (9.1 m)
- 164 Semi-detached (7.6 m)
- 349 Townhouse (6.1m)

In total, the residential (729 units) and mixed-use (118 residential units) components of the Subject Lands account for 847 residential units. In addition to these uses, a hotel block, park blocks, and servicing facilities are also proposed. In total, the project comprises approximately 37 hectares, or 92 acres.

One of the requirements indicated by the Township in the Pre-Consultation notes is a Commercial Land Needs Assessment. This requirement relates to the ground floor commercial component proposed in the mixed-use buildings. TR has estimated the amount of commercial space proposed in the mixed-use buildings as follows:

Figure 1-2: Estimated Retail Commercial Space on Subject Lands

	Total
Total Mixed-Use Land in Subject Lands (Acres) ⁽¹⁾	1.9
Estimated Coverage ⁽²⁾	35%
Estimated Retail Commercial Space in Subject Lands (SF) ⁽³⁾	29,000

Source: Tate Research.

¹ Based on concept plan provided by Lamb Creemore Inc. This 1.9 acres refers to the amount of land planned as mixed-use.

² Based on industry standards and TR professional experience.

³ TR calculation.

This estimate has been incorporated in the market analysis summarized in this report.

TR has undertaken a review of the 2024 Township of Clearview Official Plan ("OP"). The OP does not include specific guidance regarding the requirements of a Commercial Land Needs Assessment. The Pre-Consultation notes indicate "a formal application will not be accepted by the Township prior to approval/acceptance by the Township and appropriate approval authority of a Terms of Reference for every required submission."

TR prepared a Terms of Reference that was submitted to the Township. The Township retained a peer review consultant who provided comments on the TR Terms of Reference. These comments were included in a revised Terms of Reference. TR has prepared this report based on the revised Terms of Reference. These Terms of Reference are included as Appendix A to this report.

1.2 Basic Assumptions

This report and its recommendations should be reviewed in light of the basic assumptions, which are outlined below:

- This report utilizes primary and secondary data sources as well as information provided by Lamb Creemore Inc. We strive to ensure the secondary data used is accurate, however, we cannot guarantee the validity of the methodology and therefore cannot guarantee the accuracy of these secondary data sources. TR reserves the right to adjust the recommendations of this report should new secondary data sources be revealed.
- Development projects, especially large-scale developments such as the one examined in this report, typically occur over a long period of time. The real estate environment is constantly evolving, and market conditions may change as the development progresses. Therefore, the background and recommendations of this report should be interpreted in the context of the prevailing trends at the time it was written. TR reserves the right to adjust the recommendations in the future should market conditions deem it necessary.
- The recommendations and conclusions of this report are premised on the development concept provided by Lamb Creemore Inc. TR did not provide input into the concept plan.
- This report is intended for the uses outlined in the mandate. No parts of this report may be replicated or used for uses other than that stated in the mandate without the written consent of TR.

This report and its recommendations should be reviewed considering these assumptions.

2 Planning Context

This section of the report summarizes the planning policies that provide context for this Commercial Land Needs Assessment in the context of the Subject Lands.

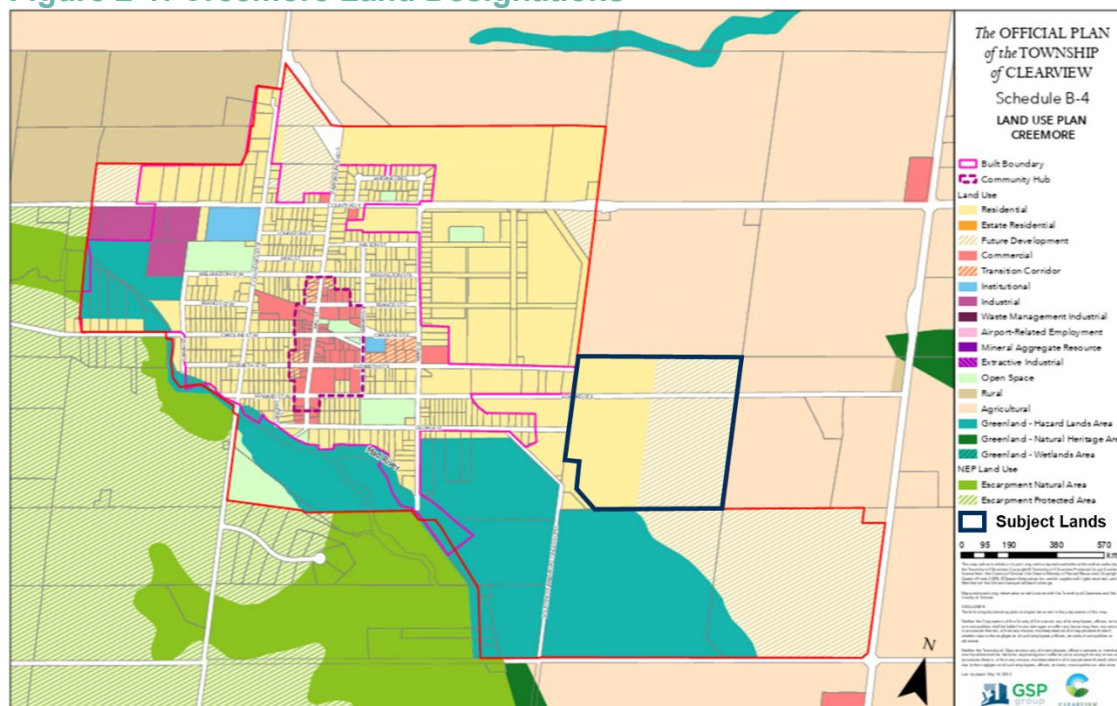
2.1 Development Concept

The development is proposed to be a new community in east Creemore which includes a residential component of 729 residential units and a mixed-use component which includes 118 mixed-use residential units and 59 commercial units. The commercial units are planned to provide approximately 29,000 square feet of ground floor retail commercial space in the mixed-use component.

The Pre-Consultation notes from the Township state that a Commercial Land Needs Assessment is required for ground floor commercial component proposed in the mixed-use buildings on the Subject Lands.

The Subject Lands are designated Residential and Future Development in the OP. The Subject Lands are bisected by each designation with the Residential designation in the western portion of the Subject Lands and the Future Development in the eastern portion, as indicated in Figure 2-1, below.

Figure 2-1: Creemore Land Designations



Source: Tate Research; Basemap: Schedule B-4, 2024 Official Plan of the Township of Clearview.

2.2 Official Plan Amendment

Section 4.2.3 of the OP states that 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*”.

An Official Plan Amendment (“OPA”) has been requested for the Subject Lands in order to remove the Future Development designation and redesignate the entire Subject Lands as Residential and to designate any proposed commercial space on the Subject Lands as Commercial.

2.3 Planning Context Summary

The Subject Lands are currently divided into two land use designations, Residential and Future Development. An OPA has been requested in order to remove the Future Development designation and redesignate the entire Subject Lands for residential and commercial purposes

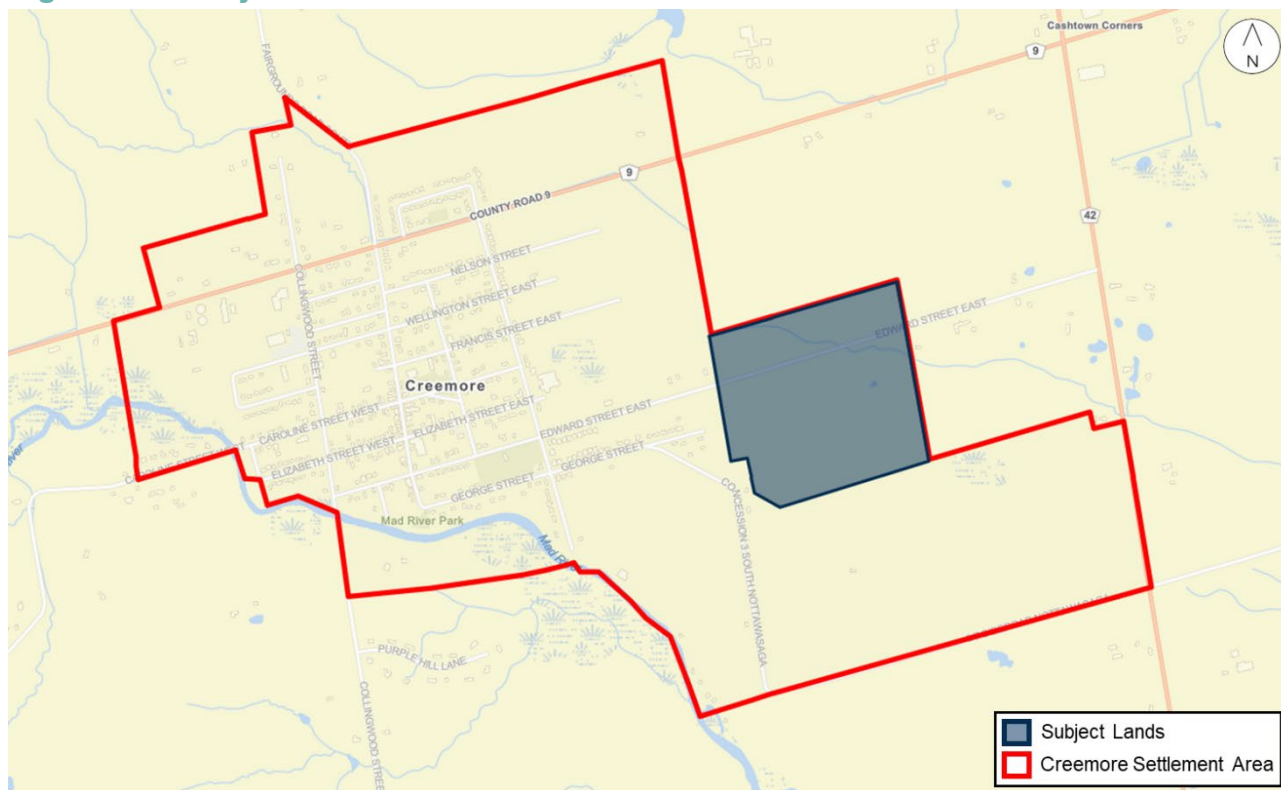
3 Location and Context

This section of the report outlines the location and context of Subject Lands.

3.1 Subject Lands in the Creemore Context

The Subject Lands are located on an undeveloped plot of land in east Creemore. Edward Street East runs through the Subject Lands, which are located on the north and south sides of Edward Street. The following Figure 3-1 indicates the location of the Subject Lands in the Creemore context.

Figure 3-1: Subject Lands in the Creemore Context



Source: Tate Research; Basemap: ArcGIS.

3.2 Surrounding Land Uses

Figure 3-2, on the following page, illustrates the uses surrounding the Subject Lands.

The following observations are made with respect to the land uses around the Subject Lands:

- North: The lands are agricultural / undeveloped.
- South: The lands are agricultural / undeveloped.
- East: The lands on Edward Street East directly east of the Subject Lands are occupied by a storage facility. Further east, the lands are largely agricultural / undeveloped.
- West: The lands on Edward Street East directly west of the Subject Lands are occupied by an auto mechanic shop. Further west, the lands are occupied mainly by residential neighbourhoods. Downtown Creemore is located further west, approximately 1 kilometre from the Subject Lands.

Figure 3-2: Surrounding Land Uses



Source: Tate Research; Basemap: ArcGIS.

3.3 Access Characteristics

The Subject Lands are located on an eastern boundary of the Creemore Urban Settlement Area. Edward Street East is a local road that connects the Subject Lands with the rest of Creemore in the west. Edward Street East also connects to County Road 42, approximately 600 metres to the east of the Subject Lands, which connects the Subject Lands to Stayner, Wasaga Beach, Collingwood and beyond, to the north.

3.4 Location and Context Summary

The Subject Lands are located on undeveloped land in east Creemore with largely undeveloped / agricultural lands surrounding it. The Subject Lands are well located in Creemore, approximately 1 kilometre east of Creemore's main street (Mill Street) and 600 metres west from County Road 42 which connects Creemore with larger municipalities such as Stayner, Wasaga Beach and Collingwood.

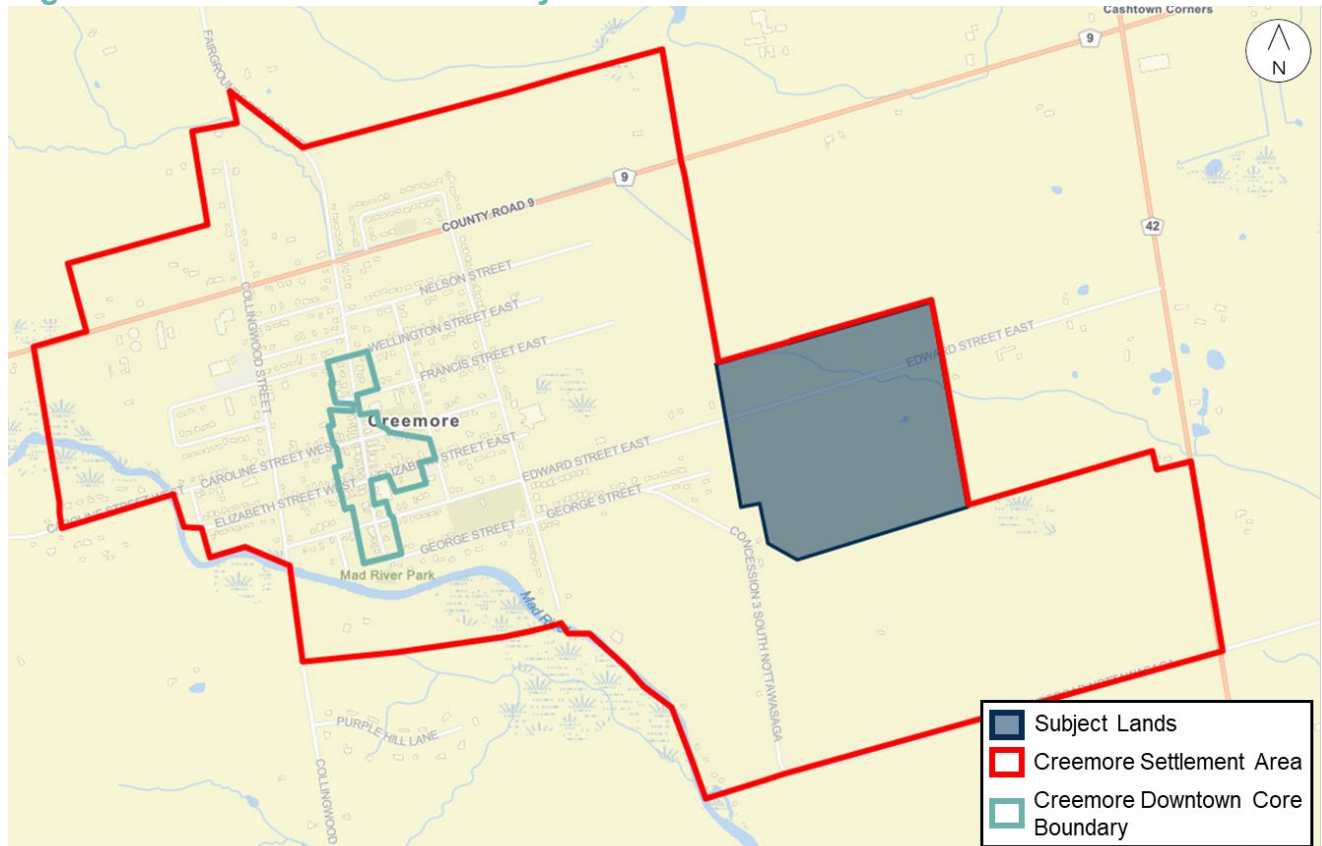
4 Review of Creemore Retail Commercial Structure

This section of the report reviews the retail commercial structure and examines the retail commercial inventory in Creemore.

4.1 Creemore Historic Downtown Commercial Core

The Creemore Historic Downtown Commercial Core (“Downtown Core”) is a defined area in the OP. It is where the large majority of retail commercial businesses in Creemore are located. The Downtown Core boundary is indicated in Figure 4-1, below.

Figure 4-1: Creemore BIA Boundary



Source: Tate Research; Basemap: ArcGIS.

4.2 Inventory Summary

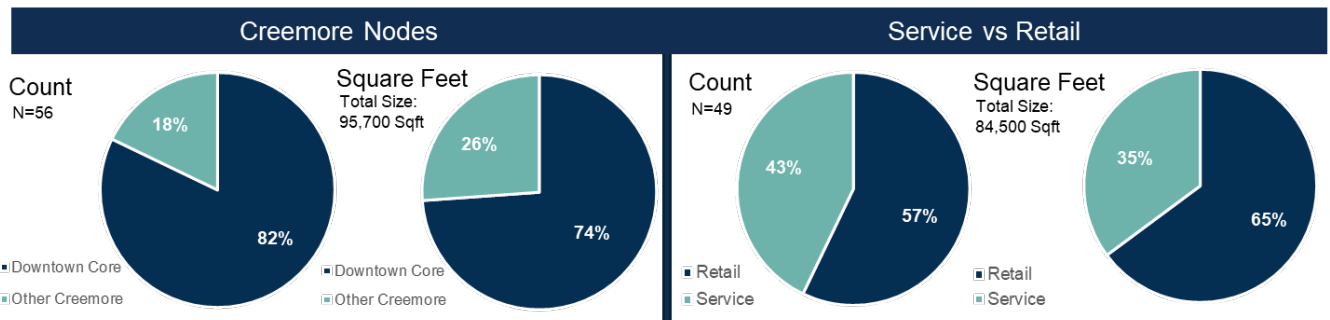
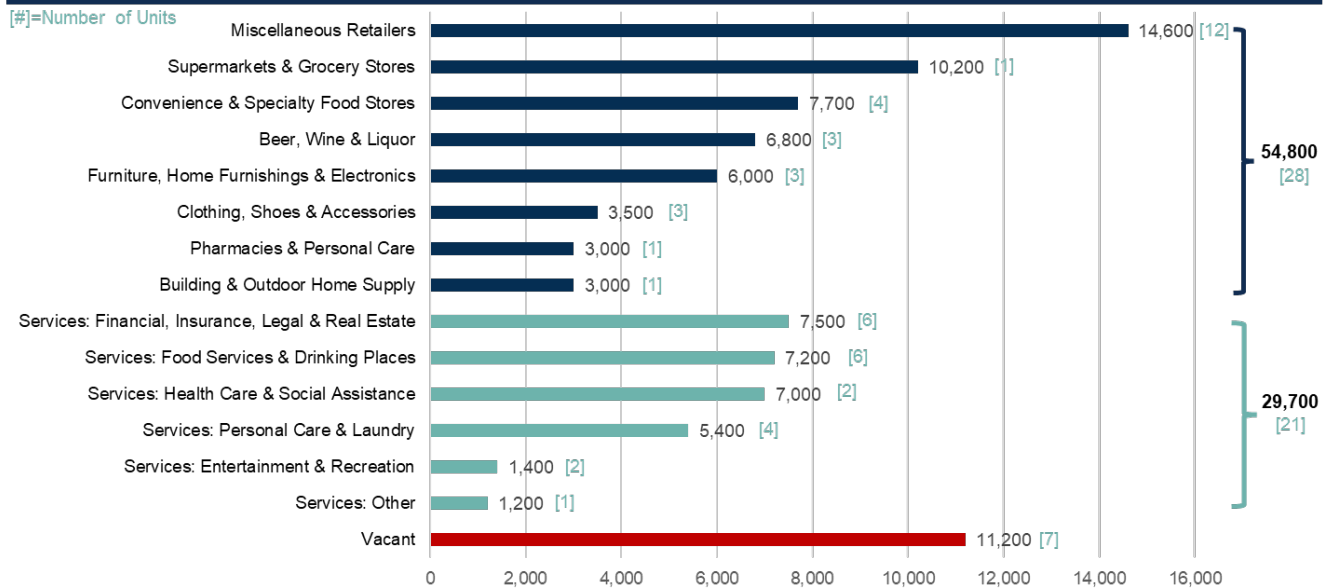
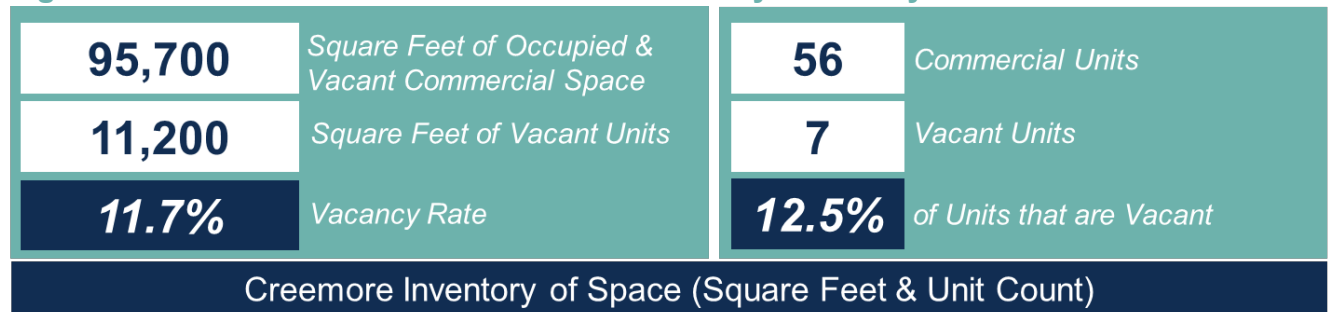
TR conducted a complete, in-person, inventory of retail commercial space in Creemore in September 2025. Figure 4-2, on the following page, provides a summary of the Creemore retail commercial inventory. The following observations are made with respect to the Creemore retail commercial context:

- Overall, there is approximately 95,700 square feet of retail commercial space in Creemore.
- There is approximately 11,200 square feet of vacant space. This equates to a vacancy rate of 11.7%.
- Overall, there are approximately 56 retail commercial units of which 7 are vacant. This equates to vacant units representing 12.5% of the total number of units.
- Retail space accounts for 65% of the total occupied space and 57% of the total units. Conversely, service space accounts for 35% of the occupied space and 43% of the units.
- Many major retail commercial categories are represented in Creemore, including supermarket, clothing, pharmacy, hardware, liquor / beer, restaurants and financial institutions.
- The largest category of retail space is Miscellaneous Retailers totaling 14,600 square feet.
- TR has presented the Creemore retail commercial inventory in two nodes, the Downtown Core and Other Creemore.
- The Downtown Core accounts for 74% of the total retail commercial space and 82% of the total retail commercial units in Creemore.
- Other Creemore accounts for 26% of the total retail commercial space and 18% of the total retail commercial units in Creemore.



- The largest category of service space is Financial, Insurance, Legal & Real Estate, accounting for 7,500 square feet.
- The largest categories of service tenants (units) are Financial, Insurance, Legal & Real Estate and Food Services & Drinking Places, accounting for 6 units each.

Figure 4-2: Creemore Retail Commercial Inventory Summary



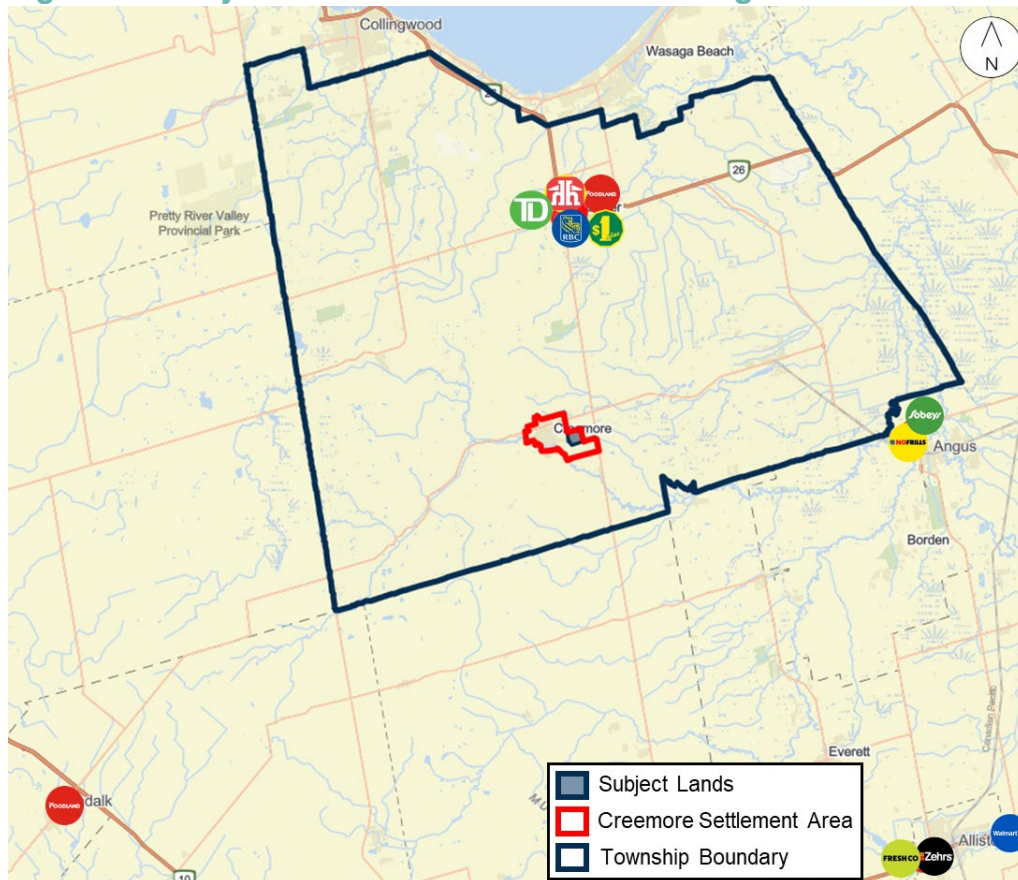
Source: Tate Research.

Based on in-person inventory conducted by TR in September 2025.

4.3 Major Commercial Retail Inventory in Clearview

As well as a complete in-person inventory of Creemore, TR conducted an in-person inventory of major, national retail chain tenants in Clearview. Figure 4-3, on the following page indicates the locations of supermarkets and other retailers in Clearview and surrounding area.

Figure 4-3: Major National Chains in Surrounding Area



Source: Tate Research; Basemap: ArcGIS.

The following observations are made with respect to Figure 4-3:

- There are two supermarkets in the Township, one in Creemore and one in Stayner (both are Foodland supermarkets).
- The closest supermarkets to Creemore in all directions are as follows:
 - East: Sobeys and No Frills in Angus.
 - South: Zehrs and FreshCo in Alliston.

- West: Foodland in Dundalk.
 - North: Foodland in Stayner.
- There are two national financial institutions in the Township, a TD and RBC bank (both in Stayner).
- Other major, national chain tenants in the Township include Dollarama and Home Hardware, both of which are in Stayner. It is noted that Creemore also has a Home Hardware.

The retail commercial market in Creemore is focussed on independent commercial operations. It does not include many major, national chain tenants. The retail commercial offerings in Creemore do not fully meet the needs of local residents and as such, residents travel to other areas in Clearview and the surrounding area for a wider range of merchandise.

4.4 Review of Creemore Retail Structure Summary

The majority of the retail commercial space in Creemore is located in the Downtown Core allowing for easy access to current and future Creemore residents. There are a range of uses in Creemore, however, there is a limited presence of major, national chain tenants in Creemore, as many of the retailers and service providers are independent local operations.

5 Population Levels

This section of the report examines the projected population growth in Creemore. It reflects population forecasts as well as growth from planned and potential developments.

5.1 Creemore Population Forecast

TR reviewed population forecasts from the Township OP and other data sources. The Township OP includes Creemore population forecasts from 2021 to 2031. This forecast is indicated in Figure 5-1, below.

Figure 5-1: OP Creemore Population Forecast

	2021	2026	2031
Creemore	1,300	1,700	2,100
Clearview	15,200	17,300	19,700

Source: Tate Research; Data: 2024 Official Plan of the Township of Clearview.
*Population levels rounded to the nearest 100.

Environics also provides population forecasts for Creemore and the Township. The Environics boundaries reflect the municipal boundary of the Creemore Urban Settlement Area. The Environics population forecast is indicated in Figure 5-2.

Figure 5-2: Environics Population Forecast

	2021	2025	2028	2030	2035
Creemore	1,500	1,700	1,800	1,900	2,100
Clearview	14,800	16,600	17,400	18,000	19,300

Source: Tate Research; Environics Analytics.
*Population levels rounded to the nearest 100.

The following points summarize the Environics forecasts:

- The Creemore population is forecast to increase from approximately 1,700 persons in 2025 to 2,100 persons in 2035, an increase of 400 persons or 24%.

- The Township's population is projected to increase from approximately 16,600 persons in 2025 to 19,300 persons in 2035, an increase of 2,700 persons or 16%.

TR reviewed residential building permit information from the Township that indicated building activity in Creemore since 2020. The purpose of this review was to verify the validity of the OP and 2025 Environics population levels. The residential building permit activity in Creemore, since 2020, is indicated below:

- 15 single family dwellings (throughout Creemore).
- 1 condo building (72 units) – 121 Mary Street.
- 1 mixed-use building (4 units) – 143 Mill Street.

These building permits provide a total of 91 units of varying types. Applying the Township's Persons Per Unit ("P.P.U") factor to the number of building permits issued yields approximately 200 persons¹.

This 200 person estimate of population growth based on building permit activity in Creemore since 2020 is consistent with the 2021 to 2025, 200 person population growth indicated in the Environics data. As such, TR considers the Environics data as a reasonable source for population forecasts in Creemore in the near term. However, the mid to longer term Environics forecasts do not recognize the extent of residential development proposed in Creemore. TR reviews this additional development potential below.

¹ TR calculation: 15 single detached units, 72 apartment units, and 4 mixed-use units. 15 single detached units X P.P.U of 3.0 = 45 persons. 72 apartment units X P.P.U of 1.5 = 108 persons. 4 apartment units X P.P.U of 1.5 = 6 persons. Total of each housing type equals 159 persons, rounded to 200.

5.2 Subject Lands Buildout Population Forecast

The Subject Lands include 847 proposed residential units at buildout. Applying the Township's P.P.U figure to the concept plan yields a buildout population of approximately 2,300 persons at the Subject Lands, as indicated in Figure 5-3, below.

Figure 5-3: Subject Lands Buildout Population

	Detached	Semi-Detached	Townhomes	Total
Units ⁽¹⁾	216	164	467	847
P.P.U ⁽²⁾	3.0	3.0	2.4	
Total Population	648	492	1,121	2,300

Source: Tate Research.

¹⁾ Lamb Developments Corp. Concept Plan: Robert Russell Planning Consultants dated September 18, 2025.

²⁾ Township of Clearview Development Charges Background Study dated March 26, 2024, page 6-2.

*P.P.U is rounded to the nearest 0.1.

*Total Population is rounded to the nearest 100.

TR notes that the Environics forecasts may prove to be conservative. As the Creemore 2025 to 2035 population growth forecast by Environics is 400 persons, the buildout of the Subject Lands (with 2,300 persons) is therefore not included in these forecasts.

A review of the future development opportunities in Creemore indicates that there are other planned developments that could also result in increased population growth prior to 2035, further contributing to population growth above that which is forecast by the Township and Environics.

5.3 Planned Developments in Creemore

TR has examined development applications to identify new population growth in Creemore. There are currently two residential development applications active in Creemore, one of them being Alliance Heritage Village ("Alliance Development"). The Alliance Development is located directly northwest of the Subject Lands (as indicated in Figure 5-4, which follows) and is planned to be built in phases with

495 residential units² totaling approximately 1,300 persons³ (calculated at the Township's P.P.U figures). The Alliance Development application was submitted to the Township in 2023, before the completion of the OP.

The second residential development application is located on Edward Street E and George Street ("Edward St Development"). This Edward St Development is considered small relative to the Subject Lands and the Alliance Development. It is located directly west of the Subject Lands and is indicated in Figure 5-4, on the following page. It is proposed as 32 single detached and 30 townhome units totaling approximately 200 persons⁴ (calculated at the Township's P.P.U figures). The Edward St Development application was submitted to the Township in 2019, before the completion of the OP.

5.4 Development Land in Creemore

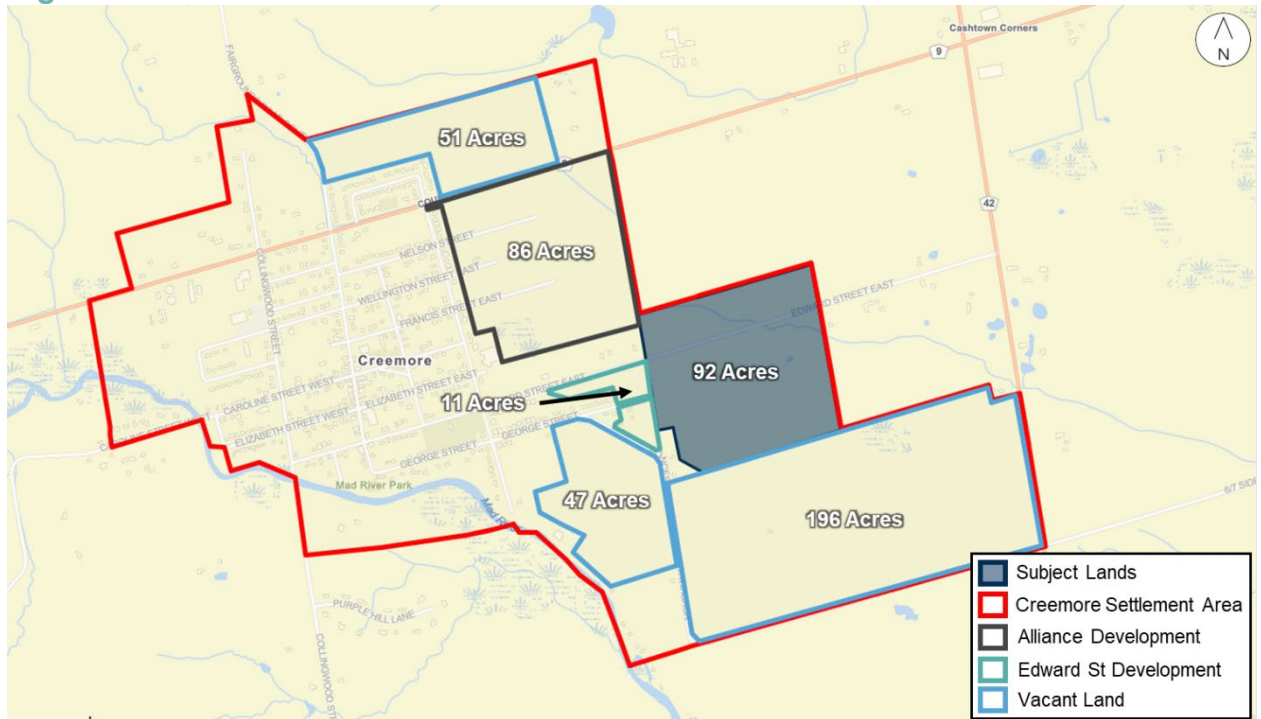
Creemore has a large portion of undeveloped land within its Urban Settlement Area. As indicated in Figure 5-4, on the following page, there is approximately 294⁵ acres (119 hectares) of vacant land, aside from the Subject Lands, Alliance Development and Edward St Development, that has the potential to be developed.

² Township of Clearview Staff Report "Report PB-032-2024 - Creemore Commons (Tribute) Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision" dated November 18, 2024.

³ TR calculation: 427 townhome and single detached units (assumed at 50/50 split) and 68 condominium townhome units. 213 townhome units X P.P.U of 2.4 = 511 persons. 214 single detached units X P.P.U of 3.0 = 642 persons. 68 condominium townhome units X P.P.U of 2.4 = 163 persons. Total of each housing type equals 1,316 persons, rounded down to 1,300.

⁴ TR calculation: 32 single detached units and 30 condominium townhome units. 32 single detached units X P.P.U of 3.0 = 96 persons. 30 townhome units X P.P.U of 2.4 = 72 persons. Total of each housing type equals 168 persons, rounded up to 200.

⁵ Calculated as 51 acres + 47 acres + 196 acres = 294 acres.

Figure 5-4: Vacant Land in Creemore

Source: Tate Research; Basemap: ArcGIS.
Annotated by TR.

TR conducted a population forecast for the potential growth of Creemore. This forecast is based on the assumption that balance of vacant land in Creemore was developed at a population density similar to that proposed in the Alliance Development. This forecast is indicated in Figure 5-5, below.

Figure 5-5: Potential Population of Vacant Land in Creemore

Total Population of Alliance Development	1,316
Total Size of Alliance Development (Acres)	86
Persons per Gross Acre of Land	15.3
Total Vacant Land in Creemore (Acres)	294
Estimated Total Potential Population of Vacant Land	4,500

Source: Tate Research.

As indicated above, there are 294 acres of vacant land in the Creemore Urban Settlement Area. Based on the assumption that this land was developed at a similar density as the planned Alliance Development (15.3 persons per acre),

then this vacant land in Creemore would support approximately 4,500 residents in the future.

5.5 Population Forecast Commentary

The following development applications are active in Creemore:

- 2,300 residents planned for the Subject Lands,
- 1,300 residents planned for the Alliance Development, and,
- 200 residents planned for the Edward St Development.

Together these projects include future population of 3,800 residents. TR's analysis of vacant land within the Urban Settlement Area of Creemore (summarized above) indicates that there is the additional opportunity for approximately 4,500 additional residents.

In the analysis that follows, TR has prepared a population forecast for Creemore. This population estimate recognizes the Subject Lands, the Alliance Development and the Edward St Development.

TR recognizes that there is likely to be additional residential development beyond these three projects, however, TR has not included any of this additional population in the analysis. Therefore, this population level is referred to as a "Partial Buildout" forecast. The population increase at Partial Buildout is 3,800 persons. TR has incorporated this estimate of population increase in the market analysis that follows in Section 6.

5.6 Population Growth in Creemore Summary

Creemore is expected to experience population growth at a higher rate than the balance of the Township. The Township OP has conservatively forecast a population of 2,100 persons in 2031. TR has reviewed the Township forecasts, and other data sources, to forecast a longer term population level for Creemore. TR notes that current (2025) population in Creemore is approximately 1,700 persons. Population growth to Partial Buildout is forecast by TR at 3,800 persons, recognizing the development proposed at the Site as well as current development applications. Additional population growth is forecast in Creemore in the longer term.

6 Commercial Needs Analysis

This section of the report quantifies the amount of retail commercial space that is supported by the future residents of the Subject Lands.

6.1 Per Capita Methodology

TR employed a per capita methodology for this retail market assessment. This method provides a general assessment of the amount of retail commercial space that is required to serve a future population.

The standard methodology applies a square foot ratio to the forecast population resulting in the amount of space required. The population forecasts incorporated into this analysis are based on the population levels discussed in the previous section of this report. The current (2025) Creemore population is estimated at 1,700 persons. The Partial Buildout population, which includes the Subject Site, is estimated at 5,500 persons. This forecast growth of 3,800 persons is included in the per capita analysis that follows and is summarized in Figure 6-2.

There are a number of adjustments that can be made to the assessment, as follows:

- The square foot ratios can be specific to certain retail and service uses or more general to encompass all retail commercial space.
- The square foot ratios can be adjusted to account for future retail trends.
- Depending on the location of the area being studied and the surrounding retail commercial context, adjustments can be made to account for residents from other areas shopping in Creemore (known as inflow) or commercial space outside of Creemore serving Creemore residents (known as outflow).

6.2 Per Capita Analysis

TR has derived per capita space ratios for the Subject Lands from the inventory of retail commercial space, as well as our experience in other markets. Figure 6-1

and 6-2, which follow, illustrate the Comparison of Retail Commercial Space Ratios. The following observations are made with respect to the analysis:

- The retail commercial space is summarized in three categories:
 - Food & Beverage Retail;
 - Non-Food & Beverage Retail; and,
 - Service Space.
- Figure 6-1, below, indicates the current retail commercial space per capita ratios in Creemore, at 50 square feet per capita. This ratio is above normal levels and is reflective of the inflow of expenditures from non-permanent residents, such as cottagers, who shop in Creemore.
- The “Standard Per Capita” ratio, as determined by TR, indicates a level of 45 square feet per capita.
- The “Future Per Capita” ratio is lower than the current standard, as it reflects trends towards less retail commercial space per capita. This Future Per Capita is 36 square feet per capita. This total is comprised of 4 square feet of Food & Beverage Retail, 15 square feet of Non-Food & Beverage Retail and 17 square feet of Service Space, on a per capita basis.
- It is noted that the Future Per Capita ratio applies to space supported by Subject Lands residents at build out.

Figure 6-1: Summary of Retail Commercial Demand Analysis

	Food & Beverage Retail	Non-Food & Beverage Retail	Service Space	Total Retail & Service
Creemore SF Per Capita ⁽¹⁾	15	18	17	50
Standard SF Per Capita ⁽²⁾	5	20	20	45
Future SF Per Capita ⁽³⁾	4	15	17	36

Source: Tate Research.

¹ Calculated based on TR Creemore retail inventory and Environics data.

² Based on industry standards, TR professional experience, and inventories of commercial space conducted by TR in markets throughout the Province.

³ Based on industry standards and TR professional experience. Space per capita is forecast to decline in the future as a result of trends occurring in the retail industry yielding less commercial space per capita.

- TR has forecast the “Local Share” for each of these retail commercial categories. These shares represent the portion of expenditures, by category, that Subject Lands residents are forecast to make at Subject Lands facilities.
- The “Future Local Per Capita” is calculated based on the Local Share and the Future Per Capita figures. The Future Local Per Capita ratio is incorporated into the Retail Commercial Needs Analysis that follows.
- Figure 6-2 indicates that the Total Warranted Space in Creemore is 66,000 square feet at Partial Buildout. Further increases will be warranted in the future.

Figure 6-2: Warranted Demand Summary

Demand Generated By Creemore Future Residents	Food & Beverage Retail	Non-Food & Beverage Retail	Service Space	Total Retail & Service
Creemore Partial Buildout Population Growth (including Subject Lands) ⁽¹⁾	3,800	3,800	3,800	3,800
Warranted Demand (SF) ⁽²⁾	15,000	57,000	65,000	137,000
Local Share % ⁽³⁾	40%	25%	20%	24%
New Commercial Space Supported By Creemore Residents (SF) ⁽⁴⁾	6,000	14,000	13,000	33,000
Plus Inflow (%) ⁽⁵⁾	50%	50%	50%	50%
Plus Inflow (SF) ⁽⁶⁾	6,000	14,000	13,000	33,000
Total Warranted Space in Creemore ⁽⁷⁾	12,000	28,000	26,000	66,000

Source: Tate Research.

¹ Calculated by subtracting the 2025 Environics population (1,700) from the partial buildout population (5,500).

² Based on Figure 6-1.

³ Based on industry standards, TR professional experience.

⁴ Total warranted demand supported by the local share.

⁵ TR estimate.

⁶ TR calculation.

⁷ New commercial space supported by Creemore resident plus inflow.

6.3 Retail Commercial Space on Subject Lands Commentary

Figure 6-3, on the following page, provides a summary of the total retail commercial space proposed on the Subject Lands.

Figure 6-3: Retail Commercial Space Proposed on Subject Lands

	Total
Total Mixed-Use Land in Subject Lands (Acres) ⁽¹⁾	1.9
Estimated Coverage ⁽²⁾	35%
Estimated Retail Commercial Space in Subject Lands (SF) ⁽³⁾	29,000

Source: Tate Research.

¹ Based on concept plan provided by Lamb Development Corp.

² Based on industry standards and TR professional experience.

³ TR calculation.

The following points summarize the supply of retail commercial space on the Subject Lands and the warranted demand in Creemore.

- The Client provided TR with a Concept Plan for the Subject Lands. This Concept Plan indicates that there are four proposed commercial blocks equaling 1.9 acres (0.775 hectares) of mixed-use land on the Subject Lands.
- As indicated in Figure 6-2, on the previous page, the anticipated future residents in Creemore, plus inflow factors, warrant 66,000 square feet of retail commercial space.
- Converting the 1.9 acres of mixed-use land that the Client is proposing to develop and using 35% coverage, the total retail commercial space proposed on the Subject Lands is 29,000 square feet.
- The retail commercial space proposed on the Subject Lands (29,000 square feet) is lower than the space warranted in Creemore (66,000 square feet).
- As the space proposed on the Subject Lands is less than the space warranted in Creemore, there is no significant impact forecast on the planned function of the existing Creemore retail commercial market.
- There is residual demand for more retail commercial space than is proposed on the Site. TR calculates demand for 37,000 square feet (66,000 – 29,000) of additional retail commercial space, beyond that proposed on the Site. This demand is indicated in Figure 6-4, on the following page.

- It is also noted that there is 11,200 square feet of vacant retail commercial space in Creemore. A portion of the residual demand could support the re-tenanting of existing vacant retail commercial space.

Figure 6-4: Residual Demand

	Total (SF)
Total Warranted Space in Creemore ⁽¹⁾	66,000
Total Proposed at Site ⁽²⁾	29,000
Residual Warranted Space ⁽³⁾	37,000

Source: Tate Research.

¹ Based on Figure 6-2.

² Based on Figure 6-3.

³ TR calculation.

6.4 Summary of Findings and Conclusions

In conclusion, the amount of retail commercial space proposed by the Client is warranted and appropriate given the market context and projected demand in Creemore. The demand analysis demonstrates that the proposed development can be accommodated by future residents on the Subject Lands as well as future residents of planned and potential developments in Creemore.

Appendix A – Terms of Reference

Terms of Reference: Commercial Land Needs Assessment

**Creemore, Township of Clearview,
Ontario**

July 7, 2025

Prepared for: Lamb Creemore Inc.

Prepared by: Tate Research

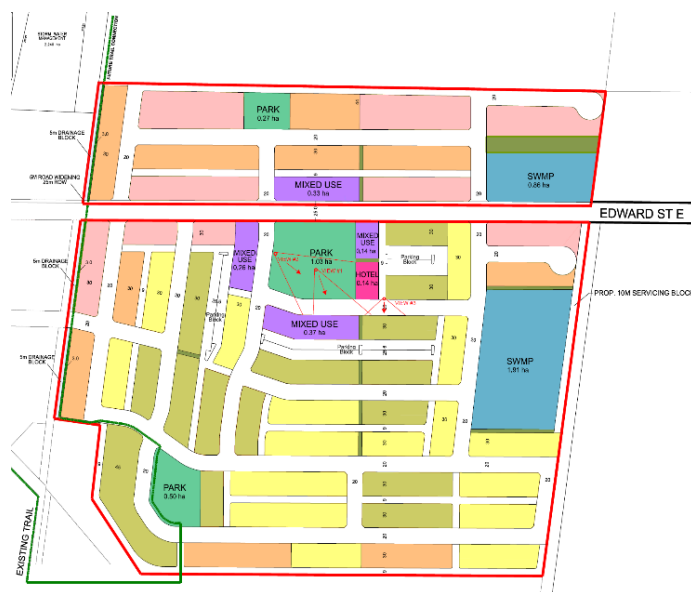
The Township of Clearview (“Township” or “Clearview”) has requested a Terms of Reference (“ToR”) for a Commercial Land Needs Assessment relating to the commercial component of a proposed mixed-use development in the community of Creemore.

1 Background

Lamb Creemore Inc. (“Lamb”) has proposed a new community in the eastern portion of Creemore, at 163-164 Edward Street East (“Subject Site”). Lamb and its advisors have conducted a “Pre-Consultation” meeting with the Township regarding development approvals for the project.

The Pre-Consultation notes, and the Development Concept Plan presented as Figure 1, indicate the uses proposed. The project is to include four mixed-use buildings with commercial and residential units.

Figure 1: Draft Development Concept



These mixed-use buildings will front onto a park and will be surrounded by a residential component. The residential component is planned to include:

- 86 Single-detached (12.2m)
- 127 Single-detached (9.1 m)
- 210 Semi-detached (7.6 m)
- 230 Townhouse (6.1m)

In addition to these uses, a hotel block, park blocks, and SWM facilities are also proposed. In total, the project comprises approximately 37 hectares, or 92 acres.

One of the requirements indicated by the Township in the Pre-Consultation notes is a Commercial Land Needs Assessment. This requirement relates to the ground floor commercial component proposed in the mixed-use buildings.

TR has undertaken a preliminary review of the 2024 Township Official Plan (“OP”). The OP does not include specific guidance regarding the requirements of a Commercial Land Needs Assessment. The Pre-Consultation notes indicate a requirement for a meeting with the Creemore Business Improvement Area (“BIA”) and state *“a formal application will not be accepted by the Township prior to approval/acceptance by the Township and appropriate approval authority of a Terms of Reference for every required submission.”*

2 Purpose of Commercial Needs Assessment

The Township’s OP does not include specific requirements for a Commercial Needs Assessment. This Terms of Reference (“ToR”) is intended to outline TR’s proposed approach and methodology to address the Township’s requirements for a Commercial Land Needs Assessment related to the proposed mixed-use component of the development at 163-164 Edward Street East in Creemore.

Overall, the purpose of this Commercial Needs Assessment is to determine whether the amount, type, and scale of retail commercial space proposed for the Subject Site is appropriate within the context of the broader Township / Creemore retail commercial structure. The Commercial Needs Assessment will assist in evaluating how the proposed retail component aligns with existing and planned commercial nodes, including the Downtown Creemore Business Improvement Area (“BIA”).

3 Workplan

This section outlines the approach and methodology that will be used to conduct the Commercial Needs Assessment. This ToR is based on TR’s understanding of the objectives of the Township, our experience conducting similar studies across Ontario, and our review of the Township’s OP.

The workplan proposed by TR is outlined below:

- a) **Review of Township Policy Documents:** TR will review relevant planning documents including the Township’s OP, and other available documents, as required.
- b) **Location and Access Assessment:** TR will examine the location and access characteristics of the Subject Site, including:
 - Macro location context;
 - Surrounding land uses; and,

- Existing and future road and transit network.

This assessment will assist in determining the locational attributes of the Subject Site, particularly in relation to other commercial uses in Creemore.

- c) Inventory of Commercial Space:** TR will conduct an inventory of all retail, service and vacant space in Creemore, with a focus on the BIA. This information will include a listing of store names and types. It will also include a description of the size, type, location, address and name of every commercial unit in Creemore. TR will also review major retailers located elsewhere in the Township.

This inventory will allow us to comment on the types of tenants in the market, the presence of retail chains, as well as the vacancy rate of commercial space. We will also comment on the extent of vacancies in the market, as well as the individual characteristics of the vacant units within the BIA.

- d) Review of Creemore's Retail Structure:** TR will review the retail commercial structure of Creemore. This review will assist us in commenting on the overall retail structure and the relationship between the retail commercial uses.
- e) Review of Planned / Proposed Retail Commercial Development:** TR will review development applications and contact the Township regarding any proposed developments that include a significant retail commercial component. In addition, TR will review and comment on the supply of vacant, designated commercial land.
- f) Engagement with Creemore BIA:** TR will contact the executive of the Creemore BIA to discuss the proposed development. This discussion will provide insight into local commercial needs, potential impacts, and opportunities for commercial uses. Lamb staff and other advisors could attend this meeting, as desired.
- g) Market Demand Analysis:** It is vital to understand the population, market dynamics, and retail capacity of surrounding areas to gain a deeper understanding of the retail commercial needs of future residents of the community. TR will conduct a qualitative and quantitative analysis to determine the amount of Commercial Land Needs at the Subject Site. This analysis is summarized below:
- TR will quantify the total amount of retail commercial space that can be supported by future residents of the Subject Site using a per capita methodology;

- This analysis will forecast demand using existing per capita space ratios for the Creemore community, as well as industry standard per capita space requirements;
- The extent and timing of future population levels will be factored into this analysis;
- TR will estimate 'inflow' of non-local expenditures that could be captured at retail commercial space in the Subject Site;
- TR will assess the potential outflow of expenditures to existing retail commercial space in the surrounding area and will determine the appropriate amount of retail commercial space that should be planned on the Subject Site;
- This analysis will recognize the existing retail commercial structure of Creemore, including BIA; and,
- TR will forecast the Commercial Needs of the Subject Site and comment on any potential impacts on the BIA and other retail commercial areas in the Township that could result from the development of the Subject Site, as proposed.

h) Report Preparation: TR will prepare a report that summarizes our research and analysis for submission to the Township.