



September 16, 2026

Roassalyn Workman, Manager of Planning  
Township of Clearview  
217 Gideon Street  
Stayner, Ontario L0M 1S0

**Re: Application Submission for Official Plan and Zoning By-law Amendments  
To Facilitate a Mixed Use Plan of Subdivision  
Lamb Creemore Inc.  
163 & 164 Edward Street East, Creemore**

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We are pleased to submit herewith applications for an Official Plan Amendment and Zoning By-law Amendment related to a proposed mixed use Plan of Subdivision in the community of Creemore on behalf of our client, Lamb Creemore Inc.

A conceptual Plan of Subdivision was circulated by the Township of Clearview on March 11, 2025 to solicit pre-consultation comments from the relevant departments and agencies. The accompanying revised conceptual Plan of Subdivision and supporting reports and studies are provided in response to the pre-consultation comments issued by the Township.

Schedule C of the pre-consultation response provides the submission checklist, which is intended to supplement the detailed comments in Schedule A of the pre-consultation response. The documents provided with this submission are generally consistent with the submission requirements as outlined in these schedules. However, a small number of the documents listed as being required for the Official Plan Amendment application are not being provided at this time, due to our belief that they are premature at this time. The list below itemizes these documents and provides the rationale for their omission at this time.

- Detailed Site Plan. This was requested for a number of different reasons:
  - NVCA requested it to demonstrate the natural hazard limit and 6 m access allowance. The only natural hazard is related to the current floodplain limits. The Flood Hazard Assessment has illustrated how these natural hazards will no longer affect the Subject Properties. However, even if there were still natural hazards affecting the property, these would be addressed through the Plan of Subdivision and preliminary engineering design, both of which are provided with this submission.
  - The Township requested this in response to the Official Plan policies related to the Transition Corridor designation. It is premature to prepare detailed site plans for the commercial blocks at this early stage of the approvals process. These detailed site plans will be provided at a later stage in the development approvals process.
  - The Township Parks Department has requested this to demonstrate the location of trails and sidewalks. The SWMP trails are shown on the preliminary SWM facility designs in the Functional Servicing Report. As noted in the PJR, sidewalks will be provided on both sides of all public rights of way, however, these are not shown on the preliminary engineering grading plans or cross-sections at this time. They will be shown at the time of Plan of Subdivision application.
  - County of 'Simcoe has requested this to evaluate the proposed road design in order to determine

if municipal waste collection standards have been addressed. This will be provided as part of the Plan of Subdivision approvals process as part of the preliminary engineering design.

- Cover Sheet. This was requested by the Township's engineering peer review consultant. At this preliminary stage of the development approvals process, when only the Official Plan and Zoning By-law Amendments are under review, it is premature to prepare the full drawing set listed as part of this comment (Schedule A of the pre-consultation). This will be provide, with the cover sheet at the time of Plan of Subdivision application.
- Phasing Plan. At this time, the developer has not yet determined the phasing for this development. When the phasing plan is prepared it will need to take into consideration the serviceability of any particular phase in terms of where the SWM ponds are located, the extension of the municipal services, and servicing capacity available at the time that the development approvals are issued. As such, it is premature to prepare this plan at this time.
- Plan and Profile Drawings. This is premature until the land use and policy issues are resolved and the general layout of the Plan of Subdivision is deemed to be acceptable.

Application fees will be provided under separate cover directly by the Lamb Creemore Inc.

We trust the above is sufficient to deem the Official Plan Amendment and Zoning By-law Amendment applications complete and circulate for review and comment. Should you have any questions or comments, please contact the undersigned.

Regards,

**ROBERT RUSSELL PLANNING CONSULTANTS INC.**



Rob Russell, MCIP, RPP  
President

cc. Lamb Creemore Inc., Attn: Kasra Modares