

AMENDMENT NO. XX

TO THE

OFFICIAL PLAN OF THE TOWNSHIP OF CLEARVIEW

INDEX

THE CONSTITUTIONAL STATEMENT

1. Title
2. Purpose
3. Location
4. Basis of the Amendment

PART B – THE AMENDMENT

PART C – APPENDICES

- **APPENDIX 1 – Consultants Reports**
 - Planning Justification Report, Robert Russell Planning Consultants Inc., July 2026
 - Functional Servicing Report, Tatham Engineering, ??
 - Preliminary Stormwater Management Report, Tatham Engineering, ??
 - Flood Hazard Assessment, Tatham Engineering, ??
 - Environmental Impact Study, Roots Environmental, June 29, 2026
 - Transportation Impact Study, Tatham Engineering, ??

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan of the Township of Clearview consists of three parts:

PART A – THE PREAMBLE, consisting of the title, purpose, location, and basis for the amendment, does not constitute part of this Amendment.

PART B – THE AMENDMENT, consisting of the actual text, constitutes Amendment No. XX to the Official Plan of the Township of Clearview.

Also attached is **PART C – THE APPENDICES** which do not constitute part of this Amendment but are attached for information purposes. The appendices include:

APPENDIX 1 – Consultants Reports

- Planning Justification Report, Robert Russell Planning Consultants Inc., July 2026
- Functional Servicing Report, Tatham Engineering, ??
- Preliminary Stormwater Management Report, Tatham Engineering, ??
- Flood Hazard Assessment, Tatham Engineering, ??
- Environmental Impact Study, Roots Environmental, June 29, 2026
- Transportation Impact Study, Tatham Engineering, ??

AMENDMENT NO. XX

TO THE

OFFICIAL PLAN OF THE TOWNSHIP OF CLEARVIEW

PART A – THE PREAMBLE

1. Title

The title of this amendment is “Amendment No. XX to the Official Plan of the Township of Clearview”, hereinafter referred to as “Amendment No. XX”.

2. Purpose

The purpose of this Amendment is to redesignate lands from the Residential to Transition Corridor with new Site Specific Policies and from Future Development to Residential and Transition Corridor with new Site Specific Policies. The effect of the amendment will be to permit the development of approximately 939 residential dwelling units and approximately 8,000 m² of commercial gross floor area, that will be developed in a number of phases, with the overall development consisting of a mixture of single detached residential dwellings, semi-detached residential dwellings, townhouses, apartment residential above ground level commercial, commercial accommodation, and parkland and open space.

3. Location

The Amendment will affect lands legally described as Part of Lot 8, Concession 3, Township of Clearview. More particularly, these lands comprise Part 1 of Reference Plan 51R-18263 and Part 2 of Reference Plan 51R-19059, formerly Township of Nottawasaga, now Township of Clearview, County of Simcoe. The properties are approximately 37.04 hectares (91.53 acres).

4. Basis of the Amendment

The Official Plan of the Township of Clearview contains land use policies that direct the majority of new development to the three primary urban settlement areas of Stayner, Creemore and New Lowell. Development within the designated growth areas of these communities is to be an extension to the built up area or other areas of existing development. New development is encouraged to provide a full range of dwelling unit types, sizes and tenancies to meet the population distribution targets of the Official Plan.

A conceptual draft plan of subdivision has been prepared and serves as the foundation for the Official Plan Amendment. Key components of this conceptual draft plan are:

- 729 ground related residential dwelling units, all with access to rear laneways for parking.
- Mixed Blocks with approximately 210 apartment units above ground floor commercial uses, and approximately 8,060 m² of commercial gross floor area
- Approximately 2,623 m² of hotel gross floor area
- A central activity hub on existing Edward Street East, with a park at the centre servicing as the focus for the mixed use and hotel blocks.
- A drainage ditch system around the perimeter to address existing drainage patterns and potential for flooding.

Development will occur on full municipal water and sanitary services. The Township has prepared a Master Servicing Study which has identified the infrastructure expansions and extensions that will be required to service the subject properties.

Creemore is a centrally located community with existing and planned infrastructure as well as community services to accommodate the development as currently proposed.

PART B – THE AMENDMENT

All of this part of the document, entitled Part B – The Amendment, constitutes Amendment No. XX to the Official Plan of the Township of Clearview.

- 1. That Schedule B-4 being the Creemore Land Use Plan, as amended, is hereby further amended as shown on Schedule ‘A’ which is attached hereto and forms part of this Amendment.
- 2. That Schedule SP-2 being the Specific Policy Areas for Area 2: Creemore, as amended, is hereby further amended as shown of Schedule ‘B’ which is attached hereto and forms part of this Amendment.
- 3. That a new Section 13.2.5 is added to the text of the Official Plan as follows:

13.2.5 163 & 164 Edward Street East

The lands designated as “Specific Policy Area 13.2.5” on Schedule SP-2 to this Official Plan, being those lands described legally as Part of Lot 8, Concession 3, identified as Part 1 of Reference Plan 51R-18263 and Part 2 of Reference Plan 51R-19059 (formerly Township of Nottawasaga, now Township of Clearview, County of Simcoe), and known municipally as 163 and 164 Edward Street East in the Urban Settlement Area of Creemore, referred to in this section as the ‘subject lands’, shall be subject to the following special provisions, in addition to all other applicable policies of this Official Plan.

- 1. Notwithstanding the permitted uses in the Transition Corridor land use designation, as provided in Section 4.3.2.1, the Mixed Use and Hotel blocks on the Plan of Subdivision submitted by Lamb Creemore Inc. may also include all permitted uses from the Commercial land use designation.
- 2. Gross Floor Area of any business that is permitted by the Commercial Designation, and would otherwise not be permitted in the Transition Corridor designation will be limited as follows:

Block	Commercial GFA
348	2450 m ²
349, 350, 351, 353	880 m ² (per block)
352	2160 m ²

- 4. That all other provisions of the Clearview Official Plan, as amended, which are not inconsistent with the provisions of this Amendment continue to apply.
- 5. The By-law adopting this Official Plan Amendment shall come into force on the day of enactment by Council subject to the appeal provisions of the Planning Act.