

BY-LAW NUMBER 19-35

OF

THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW

A By-law to adopt an Architectural Control Plan for Residential Infill Properties for the Township of Clearview.

WHEREAS Council of the Corporation of the Township of Clearview deems it appropriate to maintain architectural consistency within a community or neighbourhood pursuant to the goals of the Township's Official Plan passed pursuant to Sections 16 and 17 of the Planning Act R.S.O., 1990 c. P.13. as amended;

AND WHEREAS Council of the Corporation of the Township of Clearview has required architectural plans as a condition of the approval of plans of subdivision within the Township and has a desire to ensure some consistency provided for infill lots that within the settlements of the municipality;

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW HEREBY ENACTS AS FOLLOWS:

1. The Clearview Architectural Control Plan for Infill Lots consisting of the attached text as Schedule 'A' attached hereto and forming part of this By-law is hereby adopted.

By-law Number 19-35 read a first, second and third time and finally passed this 8th day of April, 2019.



MAYOR



DIRECTOR OF LEGISLATIVE SERVICES/CLERK

Schedule "A" to By-law 19-35



CLEARVIEW

THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW

Architectural Control Plan for Residential Infill Properties

2019

Contents

- 1.0 INTRODUCTION3
- 1.1 Architectural Control Plans3
- 1.2 Goals and Objectives3
 - 1.2.1 Official Plan3
- 2.0 ARCHITECTURAL CONTROL PLAN5
- 2.1 General Applicability5
- 2.2 Building Siting and Massing5
- 2.3 Architectural Design, Material and Colour6
- 2.4 Garages and Utilities6
- 3.0 IMPLEMENTATION7
- 3.1 Administration 7

1.0 INTRODUCTION

1.1 Architectural Control Plans

The Township of Clearview has long required an Architectural Control Plan to be approved by the Township for developments within the municipality where a plan of subdivision or multiple lots are created. This has been well received by the developers and builders as they along with the municipality recognize the benefit that a little effort in architecture can make to the overall attractiveness and livability of the community. However, next door to these developments are infill lots that do not have this requirement. This approach is not equal and given that there may not be any consideration to the context of the architecture of an infill dwelling, can lead to conflict between the look of the neighbourhood and overall community.

1.2 Goals and Objectives

1.2.1 Official Plan

The Clearview Official Plan in Section 4.6.4.2.2 "land Use Policy – Residential, Residential Infilling, Neighbourhood Character" states that:

"Wherever possible, the design of a new infill dwelling(s) shall be encouraged to maintain consistency with the general character of the surrounding neighbourhood or landscape."

Section 8.12.1 "General Development Policies, Design Guidelines, Heritage Design" states that in order to foster development in a type that is consistent with the historical form of the Township or a host community with the Township in preparing a development concept the proponent shall endeavor to:

- "2) Maintaining architectural consistency with the historical built form of the host community or neighbourhood (building type/scale)." and,
- 3) Identify significant architectural details and features of heritage resources and incorporate similar details and features into new building designs or redevelopment. Design strategies should be sensitive to existing heritage resources, providing for reproduction of character defining features while maintaining/defining some distinction between old and new. In implementing this design objective, the Township may be assisted by the preparation of Architectural Design Guidelines."

Section 8.12.2 "General Development Policies, Design Guidelines, Neighbourhood and Subdivision Design" states that in devising a development concept, the objective is to maintain consistency with the past community and/or neighbourhood in the context of current servicing requirements and planning policies. To do this the developer shall endeavor to:

- "7) ...Where appropriate, housing designs should be coordinated with the heritage design guidelines of this section and where available, any supplementary architectural design criteria."
- 9) Ensure garages do not dominate the streetscape by considering the following design alternatives:
 - Limit the garage width and projection.
 - Construct garages flush with, or at angles to, the front of the dwelling.
 - Develop detached garages to the rear of the dwelling, subject to compatibility with adjacent uses."

The preparation of this Architectural Control Plan for Residential Infill Lots will assist the municipality with achieving the goals of the Official Plan.

2.0 ARCHITECTURAL CONTROL PLAN

2.1 General Applicability

- 2.1.1** This Architectural Control Plan applies to all residential properties that are located within the settlements of Stayner, Creemore, New Lowell, Nottawa, Avening, Batteaux, Brentwood, Dunedin, Duntroon, Glen Huron, Nottawa, Old Sunnidale, Singhampton and Sunnidale Corners, that are not subject to an Architectural Control Plan implemented pursuant to a development agreement with the Township.
- 2.1.2** Where an addition is being made to the front façade of an existing dwelling, the Owner shall make reasonable attempt to meet this Architectural Control Plan to the Township's satisfaction.
- 2.1.3** Notwithstanding the above, in Avening, Batteaux, Brentwood, Dunedin, Duntroon, Glen Huron, Nottawa, Old Sunnidale, Singhampton and Sunnidale Corners where a dwelling is proposed on a large lot having sideyard setbacks in excess of 20 metres, the Architectural Control Plan need not apply.

2.2 Building Siting and Massing

- 2.2.1** The front yard of dwellings should be sited so that they are generally consistent with the abutting dwellings.
- 2.2.2** Front facades should directly relate to the street.
- 2.2.3** The exposure of large areas of flat façade should be avoided by the use of windows, doors and porches.
- 2.2.4** Dwelling on corner lots should provide visual interest to both streets.
- 2.2.5** The main entrance of the building should be the focal point of the dwelling.
- 2.2.6** Front façade material that is different from the sides, should wrap a minimum of 1.2 metres around the side of the building. For example, where brick or stone are used on the front, that material should wrap around the side of the building.

- 2.2.7** To avoid severe changes between neighbouring dwellings, care should be taken to design a building that is in harmony with the neighbouring dwellings height. This can be achieved with steeper roofs having side gable ends or loft space on single storey dwellings next to two storey homes; and, flatter pitches on two storey dwellings abutting single storey homes.
- 2.2.8** Three storey dwellings should not be situated next to a single storey dwelling.

2.3 Architectural Design, Material and Colour

- 2.3.1** Variety of building materials and colours should be used. No two buildings with the same architecture should be abutting one another without variation in materials and colour.
- 2.3.2** No dwelling of the same colour should abut another dwelling. This does not mean that two grey or sand coloured dwellings cannot be located abutting one another, but that the colour variation between the two dwellings should be noticeable from the street.
- 2.3.3** The use of complementary materials and colours to abutting dwellings is encouraged.
- 2.3.4** Unless located abutting existing modern design, architectural design should reflect traditional Old Ontario heritage including Arts & Crafts, Colonial and Dutch Colonial, Georgian, Gothic Revival, Regency and Victorian architecture. Mixing styles on a single dwelling should be avoided.

2.4 Garages and Utilities

- 2.4.1** Front garages should not dominate the façade of the dwelling. Garage visual impact shall be minimized. Garages should not project more than 1 meter from the front wall of the dwelling and should wherever possible be flush or recessed behind the porch or front wall of the house.
- 2.4.2** Detached garages should be of similar material, colour and architectural design to compliment the dwelling on the property.

- 2.4.3** Tall blank facades above garage doors should be avoided. The addition of decorative features above the garage doors in this situation is encouraged, including adding light fixtures and/or wide arched lintels over the garage doors, adding masonry soldier coursing over the lintels or similar features.
- 2.4.4** Hydro and natural gas meters and other utilities should be hidden from view of the front of the dwelling wherever possible.

3.0 IMPLEMENTATION

3.1 Administration

This Architectural Control Plan will be administered by the Township of Clearview as part of the implementation of the Official Plan.