

By-law Number 24-80

The Corporation of the Township of Clearview

Being a By-law to adopt Amendment No. 26 to the 2001 Official Plan and Amendment No. 1 to the 2024 Official Plan of the Township of Clearview

(Official Plan Amendment No. 26 and No. 1)

Whereas Section 21 of the Planning Act R.S.O., 1990 c. P.13. as amended, provides that Council may amend its Official Plan;

And Whereas Council of the Corporation of the Township of Clearview has considered the appropriateness of amending the Official Plan in regard to various lands and land use policies located within the Township of Clearview, County of Simcoe;

And Whereas Council of the Corporation of the Township of Clearview adopted the 2024 Official Plan at its meeting held on May 27, 2024, with the County of Simcoe providing approval on November 12, 2024;

And Whereas with the approval of the County of Simcoe, Clearview's 2024 Official Plan is within the statutory appeal period, therefore requiring that both the 2001 and 2024 Official Plans be amended;

And Whereas Council deems it necessary and desirable to adopt an amendment to the Official Plans of the Township of Clearview;

Now Therefore Council of the Corporation of the Township of Clearview hereby enacts as follows:

1. That the attached explanatory text, policies and schedules that constitute Amendment Number 26 and Amendment Number 1 to the 2001 and 2024 Official Plans of the Township of Clearview, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make an application to the County of Simcoe for approval of the aforementioned Amendment Number 26 and Amendment Number 1 to the 2001 and 2024 Official Plans of the Township of Clearview.
3. This By-law shall come into force and take effect on the date of its final passing subject to approval of the County of Simcoe and in accordance with the provisions of the Planning Act R.S.O, 1990 c. P.13.

By-law Number 24-80 read a first, second and third time and finally passed this 18th day of November, 2024.

Douglas Measures, Mayor

Sasha Helmkey, Director of Legislative Services/Clerk



Official Plan Amendment No. 26 to the 2001 Township of Clearview Official Plan

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Official Plan Amendment No. 1 to the 2024 Township of Clearview Official Plan

Applicant:	Celeste Phillips Planning Inc.
Owner:	Tribute (Creemore) Ltd.
Municipal Address:	
Legal Description:	Blocks 18-53, Registered Plan 51M-1163, Creemore
ARN:	
File No.:	2023-025
Staff Report No.:	PB-032-2024
Completeness Date:	April 25, 2023
Public Meeting Date:	June 28, 2023
Township Adoption Date:	November 18, 2024
Adopting By-law:	

Basis of the Amendment

The 2024 Township of Clearview Official Plan has been adopted by the Township of Clearview Council (May 27, 2024) and approved by the County of Simcoe (November 12, 2024). As of the writing of this amendment, the Clearview 2024 Official Plan is within the statutory appeal period. To accommodate this transition, this Official Plan Amendment is deemed to apply to

the Township of Clearview 2001 Official Plan (OP2001) as OPA No. 26 and to the 2024 Township of Clearview Official Plan (OP2024) as OPA No. 1.

The applicant has submitted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications, including various technical studies in support of the proposed amendment and development applications. Prior to the amendment the lands were designated 'Residential' in OP2001 and 'Residential', 'Open Space' and 'Future Development' in OP2024.

The basis of this Amendment is contained in Staff Report PB-032-2024, as adopted by Council on November 18, 2024. The applicant, Tribute (Creemore) Ltd. has requested an amendment to the Township of Clearview Official Plan to permit residential uses on the subject lands in order to facilitate the construction of a residential plan of subdivision.

The subject properties are located within the Urban Settlement Area Boundary of Creemore. The lands were formerly known as the Alliance Heritage Village and were subject to OPA No. 5 (OP2001). The lands are south of County Road 9 and east of Mary Street, Creemore. The first phase of the Alliance Heritage Village dwelling units fronting on Mary Street are not included in the amendment application.

The application and supporting documentation have been reviewed and the amendment is consistent with the Provincial Planning Statement, and conforms to Provincial Plans, County of Simcoe Official Plan and Township of Clearview 2001 and 2024 Official Plans. The applications have been circulated to the public, internal departments, and prescribed agencies. A public meeting pursuant to the Planning Act was held on June 28, 2023.

The Official Plan Amendment shall be deemed to have come into force on the day it was passed, if no notice of appeal is filed pursuant to the provisions of the Planning Act. Notwithstanding this adoption, the County of Simcoe is the approval authority for this amendment.

The Amendment

Purpose & Effect

The purpose of the Official Plan Amendment (OPA) is to amend the land use designations on portions of the subject lands from 'Residential' to 'Greenland – Hazard Land Areas' and 'Open Space'. The amendment also alters the specific/special policy pertaining to the development of the lands.

- OPA No. 26 (OP2001) amends s. 4.6.2.3.7c pertaining to lands designated as 'Residential – Special Policy 1', and

- OPA No. 1 (OP2024) deletes s. 13.2.3 for lands designated as 'Specific Policy Area 13.2.3' deferring completely to the applicable policy wording of the 2024 Official Plan.

The effect of the amendment is to facilitate development of a residential subdivision, including road network, open space, stormwater management facilities, and a drainage channel attributed to the East Creemore Drain.

OPA No. 26 to the Clearview 20001 Official Plan

Item 1: Land Use Designations

- (a) The subject lands as shown on Appendix 'A', which is attached hereto and forms part of this amendment, are re-designated as follows:

DESCRIPTION OF AREA	ORIGINAL DESIGNATION	AMENDED DESIGNATION
Residential Development Lands	Residential – Special Policy 1	Residential – Special Policy 1
Open Space (Parkland 1) Block	Residential – Special Policy 1	Open Space
Open Space (Parkland 2) Block	Residential – Special Policy 1	Open Space
Open Space (Linear Park) Blocks	Residential – Special Policy 1	Open Space
Open Space (Stormwater Management Facility) Block	Residential – Special Policy 1	Open Space
Drainage Channel Block	Residential – Special Policy 1	Greenland – Hazard Land Areas

The re-designation of lands amends Schedule 'A' of OP2001, more particularly described in Schedule 'A1' for the Creemore Settlement Area and previously amended by OPA No. 5.

Item 2: Altered Policy Wording

- (a) That s. 4.6.2.3.7c of OP2001 pertaining to 'Residential – Special Policy 1' is deleted and replaced with the following:

"Those lands designated as 'Residential – Special Policy 1' as indicated in Schedule 'A' attached hereto and generally bounded by County Road no. 9, Mary Street, the unopened Elizabeth Street road allowance and the boundary line between

Concession III and IV shall be subject to the following special development policies in addition to all other relevant policies of this Official Plan:

- The maximum gross density will be 16 units per hectare. Notwithstanding any other definition of gross density in the Official Plan, the calculation of gross density is based on the inclusion of residential and open space lands, roads, the stormwater management pond, drainage corridor, and the landscape buffer next to County Road 9.
- The subdivision plan will be developed in phases with the overall development consisting of a variety of residential unit types which may include single detached lots, semi-detached lots, and townhouse units.
- A landscape open space and trail area must be developed along County Road 9 prior to the occupancy of any development beyond lots and blocks fronting Mary Street.
- Architectural Control Guidelines will be prepared prior to final approval to ensure compatibility with the established built form context of Creemore.
- All development shall be serviced with municipally piped water and sanitary sewers. Prior to final approval, the Township of Clearview will confirm that municipal services are available prior to development proceeding with each phase.”

OPA No. 1 to the Clearview 2024 Official Plan

Item 1: Land Use Designations

(a) The subject lands as shown on Appendix 'B', which is attached hereto and forms part of this amendment, are re-designated as follows:

DESCRIPTION OF AREA	ORIGINAL DESIGNATION	AMENDED DESIGNATION
Residential Development Lands	Residential	Residential
Open Space (Parkland 1) Block	Residential	Open Space
Open Space (Parkland 2) Block	Open Space	Open Space
Open Space (Linear Park) Blocks	Residential	Open Space
Open Space (Stormwater Management Facility) Block	Residential	Open Space

DESCRIPTION OF AREA	ORIGINAL DESIGNATION	AMENDED DESIGNATION
Drainage Channel Block	Residential	Greenland – Hazard Land Areas
Future Development Block	Future Development	Future Development

The re-designation of lands amends Schedule 'B' of OP2024, more particularly described in Schedule 'B-4' the Land Use Plan for Creemore.

(b) That Schedule SP-2, Special Policy Areas, Area 2: Creemore is amended by deleting 'Specific Policy Area 13.2.3'.

(c) That the following schedules are hereby deleted:

- Schedule SP-2.1a. Specific Policy Area 13.2.3 (Alliance Homes) Development Concepts, and
- Schedule SP-2.1b Specific Policy Area 13.2.3 (Alliance Homes) Phasing Plan.

Item 2: Altered Policy Wording

(a) That s. 13.2.3 of OP2024 pertaining to 'Alliance Homes (East Creemore Residential Lands)' is deleted.

Attachments

Appendix A: Map illustrating amended land use designations for Official Plan Amendment No. 26 to the Township of Clearview 2001 Official Plan

Appendix B: Map illustrating amended land use designations for Official Plan Amendment No. 1 to the Township of Clearview 2024 Official Plan

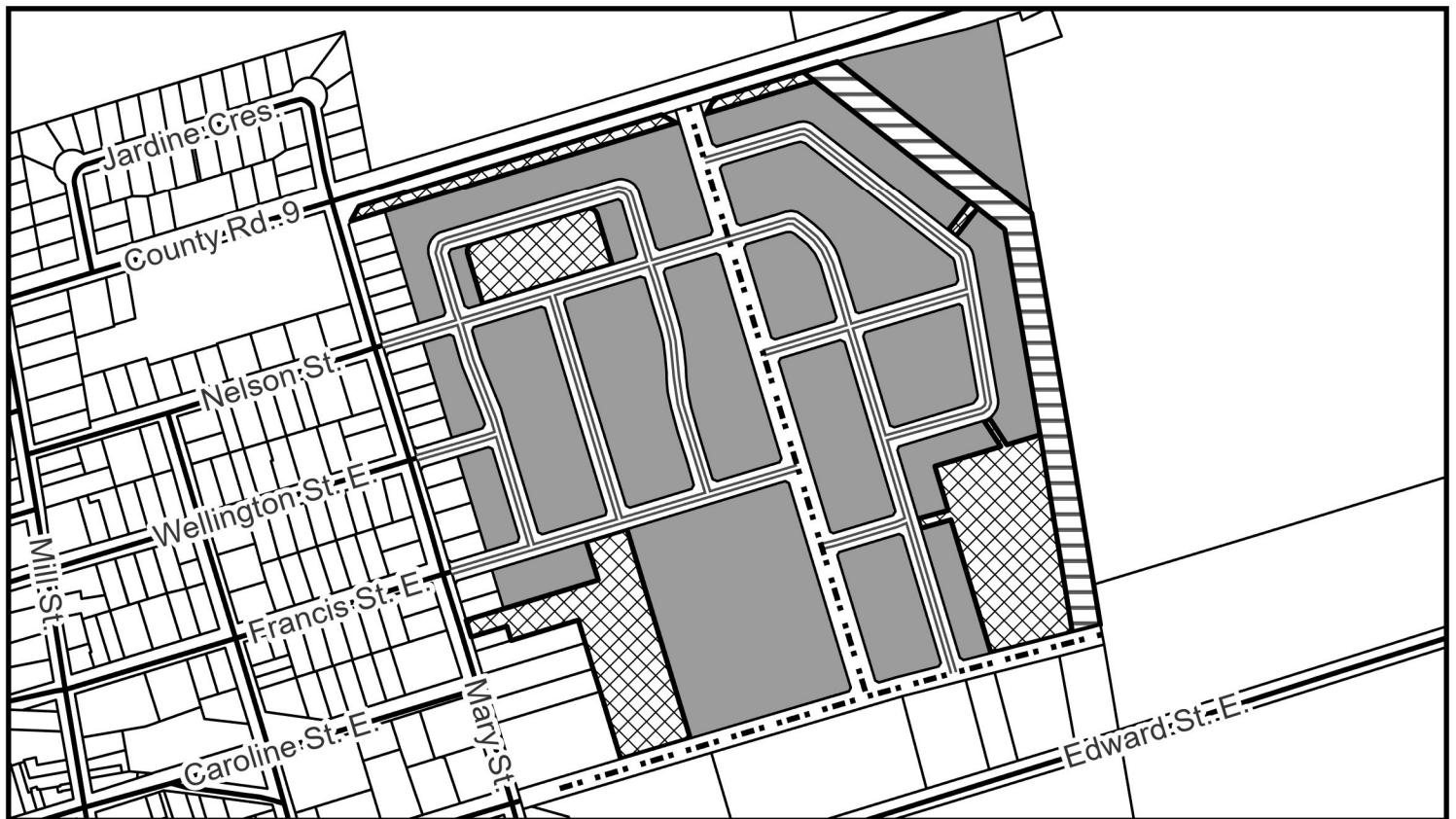
Township of Clearview

OFFICIAL PLAN AMENDMENT APPENDIX 'A' to OPA No. 26 to the Township of Clearview 2001 Official Plan

passed this _____ day of _____, 2024.

Douglas Measures,
Mayor

Sasha Helmkey,
Director of Legislative Services/Municipal Clerk



Lands to be redesignated from Residential Special Policy 1
to Greenland Hazard Land Areas



Lands to be redesignated from Residential Special Policy 1
to Open Space



Lands designated Residential Special Policy 1



Collector Roads



Local Roads

— Road Centerline

□ Assessment Parcels



1:7,500

0 50 100 200 300 400 Metres

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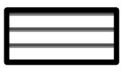
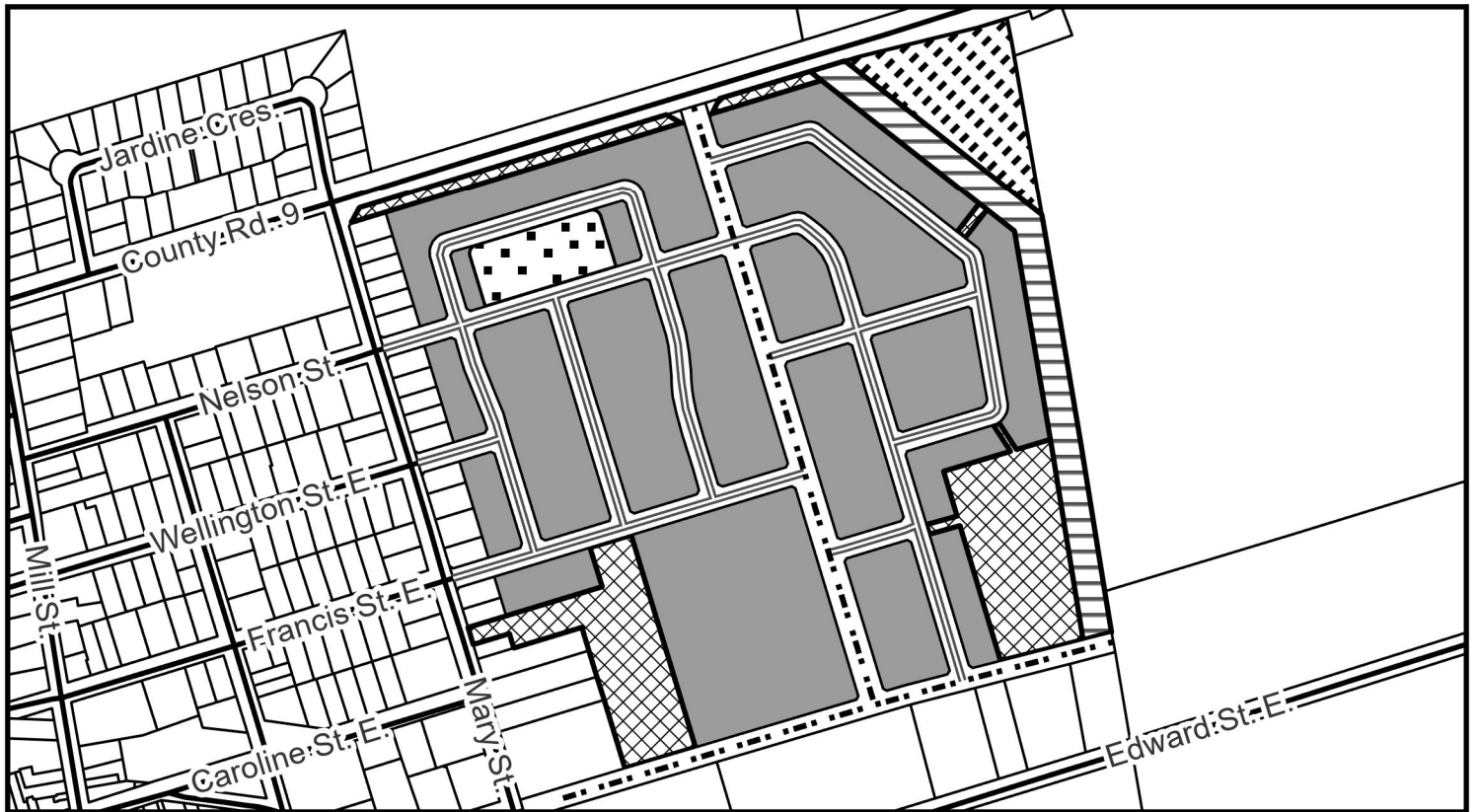
Township of Clearview

OFFICIAL PLAN AMENDMENT APPENDIX 'A' to OPA No. 1 to the Township of Clearview 2024 Official Plan

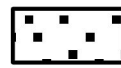
passed this _____ day of _____, 2024.

Douglas Measures,
Mayor

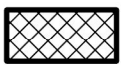
Sasha Helmkey,
Director of Legislative Services/Municipal Clerk



Lands to be redesignated from Residential to Greenland Hazard Lands Area



Lands designated Open Space



Lands to be redesignated from Residential to Open Space



Collector Roads



Lands designated Residential



Local Roads



Lands designated Future Development



1:7,500

0 50 100 200 300 400 Metres

— Road Centerline

□ Assessment Parcels

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