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**To:** Mayor and Council

**From:** Rossalyn Workman, Manager of Planning  
Patti Kennedy, Manager of Engineer

**Meeting Date:** March 10, 2025

**Subject:** Report PB-005-2025 – Edward Street East and George Street Residential Development (Zeng) Draft Plan of Subdivision

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## Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report PB-005-2025 (101 Edward Street East and 111 George Street Residential Development (Zeng) Draft Plan of Subdivision) dated March 10, 2025; and

1. That Council finds that the application is consistent with the Provincial Planning Statement, as well as the goals and objectives and intent of the County and Township Official Plans, and has considered the staff recommendations and the written and oral submissions made, by the Agencies and Public;
2. That Council grants draft plan approval to Draft Plan of Subdivisions, DFT 1 and DFT-2, 51M-X prepared by Loft Planning Inc. and Tatham Engineering dated November 10, 2021 and revised February 26, 2025 attached in Appendix 'D' subject to the conditions outlined in Appendix 'E'; and,
3. That Council directs staff to give notice of Draft Plan of Subdivision approval in accordance with Sec. 51 of the Planning Act.

## Background & Proposal:

Applications for a Draft Plan of Subdivision, have been submitted by Kristine Loft, Loft Planning Inc. on behalf of 2408969 Ontario Inc. for the creation of a residential subdivision having 26 lots and 6 blocks, for a total of 56 residential units. The development is referred to as 101 Edward Street East and 111 George Street Residential Development.

In 2023, the 111 George Street property was subject to a consent application that severed the existing single detached house. As this existing house was severed, it is no longer part of this land holding nor is it part of the draft plan of subdivision application. The property was also subject to a zoning amendment application, the approved By-law was 23-64 and was only applied to the lot that was created with the existing house.

A Zoning By-law Amendment for the subject lands was approved in September 2023, as By-law 23-83. This By-law zoned the proposed subdivision lands and was submitted in 2019 along with the draft plan of subdivision applications. The public meeting for this application was held May 10, 2021.

The zoning application was processed ahead of the draft plan of subdivision applications because the Creemore Water and Wastewater Master Servicing Plan (MSP) was underway, and the processing of the draft plan of subdivision was premature until the study was completed. The study gives guidance on the future sewage and water capacity in Creemore. Despite the MSP being underway, it was considered appropriate to zone the lands separate from the Draft Plan of Subdivision applications. The use of the Hold symbol was used on the subject lands which controlled the timing of when development could occur.

### **Property Description**

The subject property is located within the primary settlement area of Creemore, in the southeast quadrant of the village. The lands are municipally addressed as 101 Edward Street East and 111 George Street East, Creemore, both properties are presently vacant.

The land at 101 Edward Street East is a through lot with year-round maintained frontage on Edward Street as well as access to George Street. The land is approximately 2.99 ha in size. The land at 111 George Street land is a through lot with year-round maintained frontage on Concession 3 South Nottawasaga and access to George Street. The land is approximately 1.79 ha in size. Portions of George Street are unimproved. The East Creemore Drain runs along the east property line of both properties.

Surrounding land uses include:

	<b>101 Edward Street East</b>	<b>111 George Street</b>
North:	‘Residential’ designated lands, there is an apartment style residential development located northwest called ‘The Brix’. The County of Simcoe has a recycling bin depot and there is an existing car repair business.	Single detached homes and the lands are proposed to be residential plan of subdivision (Edward Street Draft Plan).
East:	Vacant lands, designated ‘Residential’.	Vacant lands, designated ‘Residential’.

	101 Edward Street East	111 George Street
South:	Single detached homes and lands proposed to be residential plan of subdivision. (George Street Draft Plan)	Vacant farmland located in the settlement area of Creemore.
West:	Single detached homes.	Vacant farmland located in the settlement area of Creemore.

The subject lands are designated 'Residential' and are subject to 'Specific Policy Area 13.2.1 Mad River Hazard Lands' in the Township of Clearview 2024 Official Plan. The lands are zoned 'Residential Medium Low Density Exception Hold (RS3-14(H26))', 'Residential Medium Low Density Exception Hold (RS3-14(H27))', 'Residential Multiple Medium Density Exception Hold (RS5-8(H26))', 'Recreation Lands Hold (REC(H26))', and 'Stormwater Management Facilities Hold (SW(H26))', in the Township of Clearview Zoning By-law 06-54, as amended.

For location context and surrounding land uses, please see the Orthophoto in Appendix 'A'. For the planning policy context, please see the Planning Policy Map in Appendix 'B'. The subject lands are fully described in Appendix 'C'.

## The Proposal

The purpose of the applications is to facilitate development of a residential Plan of Subdivision on two parcels of land, to contain a total of 56 units, broken into 26 lots and 6 blocks. The proposal is an infilling development with a mix of single detached and townhouse dwelling units. The development proposes a connecting street between Edward Street East and George Street, a parkland block, a stormwater management facility, a sanitary pumping station facility, trails, and channelization of the East Creemore Drain. The development is proposed to be serviced with municipal water and municipal wastewater.

The proposed Draft Plan of Subdivisions includes:

Edward Street (Dwg. DFT-1)

Land Use	Lots/Blocks	Area (ha)	%	Units
Single Detached Dwellings	Lots 1-20	1.73	57.86	20
Townhouse Dwelling Units	Blocks 21-26	0.76	26.30	30
Servicing Block	Block 28	0.16	5.35	
Open Space	Block 27	0.11	3.68	

<b>Land Use</b>	<b>Lots/Blocks</b>	<b>Area (ha)</b>	<b>%</b>	<b>Units</b>
Streets ('A')	--	0.23	7.69	
		2.99	<b>100</b>	50

George Street (Dwg. DFT- 2)

<b>Land Use</b>	<b>Lots/Blocks</b>	<b>Area (ha)</b>	<b>%</b>	<b>Units</b>
Single Detached Dwellings	Lots 1-6	0.36	20.11	6
Servicing Block	Block 9, 10	0.30	16.76	
Stormwater Management	Block 7	0.93	51.95	
Sanitary Pumping Station	Block 8	0.10	5.59	
Widening Block ('A')	Block 11	0.10	5.59	
		1.79	<b>100</b>	6

The effect of the subject draft plan of subdivision applications is to facilitate development of a residential subdivision, including road network, open space, stormwater management facilities, sanitary pumping station and a drainage channel attributed to the East Creemore Drain.

### **Submission & Process Details**

As part of the complete application, the applicant has submitted the following materials for consideration:

<b>Submission Item Title</b>	<b>Submission Item Detail</b>
<b>Planning Justification Report</b>	Loft Planning Inc, May 2019
<b>Archeology</b>	Amick Consultants Limited, May 28, 2019
<b>Traffic Brief</b>	Tatham Engineering, May 17, 2019, revised November 26, 2020
<b>Functional Servicing &amp; Preliminary Stormwater Management Report</b>	Tatham Engineering, May 17, 2019 revised November 26, 2020
<b>Geotechnical Investigation</b>	Cambium Inc., May 17, 2019
<b>Floodplain Hazard Study</b>	Tatham Engineering, May 17, 2019, revised July 16, 2020

<b>Submission Item Title</b>	<b>Submission Item Detail</b>
<b>Draft Plan Edward Street</b>	Loft and Tatham, May 2019, revised November 26, 2020, revised November 17, 2021, revised February 26, 2025
<b>Draft Plan George Street</b>	Loft and Tatham, May 2019, revised November 26, 2020, revised November 17, 2021, revised February 26, 2025
<b>Site Servicing Plan</b>	Tatham Engineering, May 17, 2019, revised November 26, 2020, revised September 23, 2021
<b>Site Grading Plan</b>	Tatham Engineering, May 17, 2019, revised November 26, 2020, revised September 23, 2021
<b>Fire Truck Turning</b>	Tatham Engineering September, 2021

All submitted materials were made available to the public on June 21, 2019 and can be viewed on the Township website on the [Current Projects](#) page.

The statutory process relating to the formal application has proceeded as follows:

<b>Date</b>	<b>Step</b>
<b>June 11, 2019</b>	Letter for a Complete Application given to Kristine Loft, Loft Planning Inc.
<b>June 21, 2019</b>	Notice of Complete Application and request for comments
<b>September 25, 2019</b>	Comments on First Submission
<b>November 30, 2020</b>	Second Submission Materials received
<b>March 18, 2021</b>	Comments on Second Submission

<b>Date</b>	<b>Step</b>
<b>April 20, 2021</b>	Notice of Public Meeting
<b>May 10, 2021</b>	Public Meeting
<b>November 17, 2021</b>	Third Submission Materials received
<b>November 2021</b>	Preparing Draft Plan Conditions for properties, however project put on hold to undertake a Creemore Water and Wastewater Master Servicing Plan for Creemore
<b>September 2022</b>	MSP Commencement
<b>November 17, 2022</b>	MSP Public Information Centre
<b>December 7, 2023</b>	MSP Public Information Centre
<b>May 30, 2024</b>	Notice of Completion of MSP
<b>January 10, 2025</b>	Request for comments to ensure appropriate comments/draft plan conditions as a result of the completion of the MSP

### **Comments and Analysis:**

The Planning Act and the Township Official Plan establish criteria for evaluating an application for draft plan of subdivision approval.

All applicable criteria, policies, standards, and comments received are analyzed below in the context of the subject application and are organized generally as outlined in Section 51 (24) of the Planning Act.

### **Effect of the Proposed Subdivision on Matters of Provincial Interest**

In making land use planning decisions, Council must consider the matters of Provincial interest as set out in Section 2 of the Planning Act. The 2024 Provincial Planning Statement (PPS) came into effect on October 20, 2024 and has been reviewed with regard to the subject application. The 2024 PPS provides direction on matters of provincial interest. Municipal decisions on planning matters are required to be consistent with the PPS.

The PPS directs the majority of growth and development to fully serviced urban settlement areas. It also requires that an appropriate range and mix of housing options

and densities required to meet projected requirements of current and future residents be provided, which supports the achievement of complete communities. The proposed subdivision is located within the Creemore urban settlement boundary directly adjacent to the existing built-up area of the Village. The development will be fully serviced with municipal water and wastewater. The proposed draft plan of subdivision will facilitate the development of singles and townhouse dwelling units.

The PPS directs Planning authorities to prepare for the impacts of a changing climate and promote healthy, active and inclusive communities. Consistent with the PPS, the proposed development integrates a comprehensive stormwater management strategy for the development itself and also for a segment of the East Creemore municipal drain. Development is proposed in the Mad River flood hazard, however, no negative impacts to the watershed are anticipated as an independent Floodplain Hazard Study was completed by the Owners consultants July 16, 2020. This study was reviewed and supported by the Nottawasaga Valley Conservation Authority (NVCA). Through land conveyance at plan registration and conditions of draft plan of subdivision approval, lands, facilities and infrastructure will be established for active transportation and community connectivity through parkland, trails, and fully urbanized street cross-sections with sidewalks.

Matters of provincial interest are addressed throughout this report. In consideration of the full analysis herein, the proposal is consistent with the direction provided by the 2024 PPS, subject to the recommended conditions.

### **Consideration of Whether the Subdivision is Premature and in the Public Interest**

Approval and development of the proposed subdivision is timely. The lands are located contiguous with existing residential development and propose a logical extension of the delineated built-up area. The lands are designated 'Residential', which was established in 2001 Official Plan and carries over to the 2024 Official Plan.

The applicant has submitted a Functional Servicing Report for the proposed development, which included an assessment of sanitary and water servicing capacity. The report has been reviewed by Township Engineering staff, and they are satisfied that there are appropriate servicing solutions available subject to further review and approval as conditions of Draft Plan of Subdivision Approval. Additional servicing assessments will be required as a condition of Draft Plan of Subdivision Approval to confirm water and sanitary servicing capacity. The development may be phased in accordance with the findings of subsequent servicing reports.

Development of the proposed subdivision is reliant on off-site works being constructed first. The Tribute subdivision lands are located north of the Zeng development lands. The Tribute lands were Draft Plan of Subdivision Approved in November 2024. The Tribute lands propose a well block, drainage channel and additional road infrastructure, which are intended to service the new development in Creemore. This new

development in Creemore includes the Tribute development, Zeng Development, as well as the lands known as the Lamb Lands.

The Zeng Subdivision will contribute to the East Creemore Drain, infrastructure such as the wastewater treatment plant and the expansion to the municipal water system and also contains linear servicing blocks designed to convey stormwater from the Tribute lands south. Development of these aspects of the Zeng Subdivision are critical to the overall development of the Tribute lands and other developments within Creemore.

The Lamb lands are located to the east of the Zeng lands on the lands municipally known as 163 and 164 Edwards Street East Creemore. No formal Planning Act applications have been made at the time of writing of this report for development of the Lamb lands. The Owner of the Lamb lands was actively involved in the Creemore Master Servicing Plan for Water and Wastewater.

On September 15<sup>th</sup>, 2022, the Township of Clearview initiated a Master Servicing Plan (MSP) for Water and Wastewater Servicing in the Village of Creemore. The Study was conducted in accordance with the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment, a process under the Ontario Environmental Assessment Act.

The Master Servicing Plan considered solutions for the long-term drinking water and sanitary wastewater servicing needs for Creemore and surrounding potential development opportunities. Public Information Sessions took place on November 17, 2022 and December 7, 2023.

The MSP was completed in May 2024, and identified servicing the growth needs for Creemore out to 2042. The preferred water servicing needs include the development of additional groundwater sources and the construction of an additional water storage facility. Solutions for wastewater treatment capacity include the expansion of the existing Creemore wastewater treatment plant (WWTP). Wastewater conveyance will be provided through a new gravity collection system to service the Creemore east and Creemore north lands and directed to a new sewage pump station that will be located in the southwest corner of the Zeng lands, which will convey wastewater to the upgraded WWTP via a forcemain.

The Public Works Department have included conditions that will ensure that the Municipality is satisfied that adequate road access, municipal water supply, sanitary sewers, pumping station(s), forcemains, wastewater treatment and storm drainage are available to service the development.

In accordance with the Planning Act, the applications have been circulated and made available for comment by the public and by all prescribed bodies.

A statutory Public Meeting was held on May 10, 2021. In accordance with the Planning Act, a Notice of Public Meeting was mailed out to all properties within 120 m of the subject lands as well as signs with the notices were placed on the subject lands. In



addition, the Notice was mailed to all landowners and posted on the Township website June 19, 2021.

All questions and comments that were raised at the Public Meeting and/or received during the processing of proposed development applications, agency comments are summarized, and the consultant summary are attached as Appendix 'F' and Appendix 'G'. The public comments are attached as Appendix 'H'.

The proposal is not premature and is in the public interest, subject to the recommended conditions.

### **Conformity with the County & Township Official Plans**

The County of Simcoe Official Plan designates the subject lands as Settlements outside the Built Boundary on Schedule 5.1, Land Use Designations. Section 3.1 of the Official Plan directs the majority of the County's growth and development to settlements where it can be effectively serviced, with emphasis on primary settlement areas. Section 3.2 of the Official Plan directs local municipalities to manage the pace of development within settlement areas by using holding by-laws and draft plan conditions to coordinate development phasing with the availability of servicing capacity and transportation infrastructure.

Development of Greenfield areas is directed to occur contiguous to or abutting the existing built boundary and progressing outwards from there. Section 3.5.16 identifies that the progression of development within the settlement area will be based on sustainable and logical progression of development in accordance with Provincial, County and local municipal planning policy, including consideration for infrastructure and permits local municipalities to place lands within a Holding Zone provision to allow the development of phases based on sufficient justification and conformity with other policies of the County and local Official Plan. The density target for Clearview is 32 residents and jobs per hectare.

The proposed applications would facilitate residential development on lands within the Greenfield area, on the edge of the existing built boundary. The proposed development has access to connect to existing municipal sanitary and water servicing on the adjacent lands, but capacity for these services has not yet been confirmed. The proposed conditions of draft plan of subdivision approval do not constitute a commitment by the Municipality to provide servicing access to the Municipality's water system or sewage treatment plant. Plans may proceed to registration provided there is sufficient plant capacity and capability to serve the development.

The MSP was completed in May 2024, and identified servicing the growth needs for Creemore out to 2042. The preferred water servicing needs include the development of additional groundwater sources and the construction of additional water storage.

Conditions of draft plan approval have been included that will ensure that the Municipality is satisfied that adequate municipal water supply, sanitary sewers, pumping station(s), forcemains, wastewater treatment and storm drainage are available to service the development.

The County has submitted comments that support the application, subject to conditions of draft plan approval. The County's comments related to the delivery of waste management services. The County's requested conditions will be addressed through the Draft Plan of Subdivision process.

The lands are designated 'Residential' and are subject to 'Specific Policy Area 13.2.1 Mad River Hazard Lands' in the Township of Clearview 2024 Official Plan (OP2024). Approval of OP2024 was given by County Council on November 12, 2024.

OP2024 (s. 2.4.1) establishes low density development as being between 10-16 dwelling units per gross hectare. The proposed development proposes 11.7 dwellings per gross hectare, the proposed density meets the density provisions of OP2024.

OP2024 s 2.4.1 requires that development within urban settlements achieve an overall target share of housing density types across the low, medium and high-density categories. The types of low-density housing include single detached, semi-detached and duplex. Townhouses and row houses are identified as medium density forms, and apartments are categorized as high-density forms of housing. OP2024 requires that a full range of dwelling types, sizes and tenures are to be provided. The proposed development will generally be characterized as low or low-medium residential development, which conforms with OP2024.

The subject lands are included within the 'Specific Policy Area 13.2.1 Mad River Hazard Lands'. The Owner, through their consultants, undertook their own independent Floodplain Hazard Assessment in May 2019 with revisions in May 2020 and July 2020. Development is proposed in the Mad River Hazard Lands special policy area, however, no negative impacts to the watershed are anticipated. This study was reviewed and supported by the Nottawasaga Valley Conservation Authority (NVCA).

The study established the subject lands are located in a two-zone floodplain and are located in the flood fringe. Section 13.2.1 b) defines the flood fringe as the outer portion of the floodplain being the area situation between the floodway and the flooding hazard limit and an area where the flood flows, flood depths and velocities do not exceed the following criteria:

- i) A maximum flood depth of 0.3 metres;
- ii) A maximum flooding velocity of 1.7 m/s; or
- iii) A maximum combined depth-velocity of  $.4\text{m}^2/\text{s}$ .

In accordance with s.13.2.1.5 development is permitted in the Special Policy Area 13.2.1. provided the tests of this section are met and the proposal constitutes development. Development is defined as the creation of a new lot that requires approval under the *Planning Act*.

The lands are subject to a draft plan of subdivision application which constitutes development as defined in the OP2024 and provided the tests of this section are met the proposal would conform to OP2024. The tests of s.13.2.1.5 are addressed below:

OP2024 Criteria	Staff Comment
a) Proposed use is identified as a permitted or permissible on the property in accordance with the land use designations shown on Schedule B.	The lands are designated 'Residential' on Schedule B, and the proposed residential subdivision is a permitted use.
b) Proposed development takes place in accordance with the policies that apply within the designations shown on Schedule B.	The proposed residential subdivision comply with the residential policies.
c) The development is limited to that portion of the lot that is located within the flood fringe as defined in No. 13.2.1.1. (b)	The site is considered 'flood fringe', it is not in the 'floodway'. As outlined in the 'Floodplain Hazard Study', by Tatham Engineering May, 2019, revised May 22, 2020, and revised July 16, 2020, approved by the NVCA.
d) Council has approved an amendment to the Zoning By-law that permits the proposed use on the subject property.	The lands are zoned to permit residential subdivision, through the passing of a zoning amendment, By-law 23-83.

The tests above have been met and the development on the subject lands conforms with the OP2024. The NVCA were circulated and consulted on the proposed development. These lands have been slated for development for some time, and while the NVCA have no concerns with this proposed application, the lands will still be subject to the NVCA fill permitting process in the future at such time that building permits are available to be issued and they have requested a number of conditions that need to be completed prior to final approval.

Conditions of approval include confirmation that the proposed 14 m wide servicing block along the eastern property boundary for the drainage channel is sized to appropriately convey the upstream drainage areas and flows as outlined in the Creemore East Master Drainage Plan Report. NVCA that the access lane to the sewage pumping station block be located outside of the proposed floodplain as identified in the Floodplain Hazard Study. NVCA also advise that the subdivision may need to be revised as a result of the findings from the technical reports and plans as approved by the NVCA including a provision of a larger stormwater management pond block if necessary.

Consistent with the County and Township OPs, the proposed development is in a fully serviced, urban settlement area. The proposed development is capable of being fully serviced and is located contiguous to existing residential neighbourhoods. The extension of the existing infrastructure network (roads, servicing, utilities) will be logical and cost-effective.

The proposal conforms with the Township and County Official Plans, subject to the recommended conditions.

### **Suitability of Lands for Residential Subdivision**

An archaeological assessment was conducted on the subject lands and submitted to the Ministry of Culture. There are no outstanding archaeological concerns with the subject lands.

The subject lands contain flooding hazard associated with the Mad River flood hazard. A Floodplain Hazard Study was undertaken by the Tatham Engineering and was reviewed and approved by the Nottawasaga Valley Conservation Authority (NVCA). It was indicated in the Floodplain Hazard Study that a small portion of the sewage pumping station property boundaries are located in the flood hazard. A recommended condition of the approval is that the access lane to the sewage pump station block be located outside of the proposes floodplain as identified in the Floodplain Hazard Study.

The servicing block to the eastern property boundary includes a drainage channel. While not anticipated to cause any impacts to surrounding residential development, as indicated by the Creemore East Master Drainage Plan Report, the NVCA have requested as a condition of approval that the Township provide confirmation that the 14 m wide drainage channel is sized appropriately to convey the upstream drainage flows.

At the public meeting comments were received from a business owner on Edward Street adjacent to the proposed development. The member of the public was concerned that there are lands on Edward Street that are presently zoned to permit industrial uses. These industrially zoned lands contain an existing auto repair business and the County of Simcoe green bin depot that could generate nuisances including noise, dust and odour. It is recommended that a warning clause been included in all agreement of

purchase and sale for Lot 1-18 and Blocks 21, 22, 24 and 25 advising of the proximity to these businesses.

The lands are suitable for a development of a residential subdivision, subject to the recommended conditions.

### **Adequacy & Design of Streets**

The draft plan of subdivision is proposed to include one north-south road. The proposed local street is adequate to provide connections to the adjacent municipal road network.

Existing local roads, include Edward Street, George Street and Concession Road 3. The existing Edward Street will be upgraded to urban municipal standards from the westerly limits of the development lands to the easterly limits of the Draft Plan. The George Street will be upgraded to urban municipal standards from the intersection of Concession 3 to the easterly limits of the Draft Plan.

A recommended condition of the approval requires a Traffic Impact Study to identify the anticipated traffic volumes generated by the subdivision and the impacts on the proposed and existing road network. The study shall also identify any additional work that may required to address the existing intersection of George Street and Concession Road 3 to meet recommended intersection angles.

The streets within the proposed subdivision are adequate and designed with appropriate connectivity to the existing community road network, subject to the recommended conditions.

### **Zoning & Dimension/Shapes of Subdivision Lots**

An application for a Zoning By-law Amendment was received by the Township on May 31, 2019, at the same time as the draft plan of subdivision application. The applications were deemed completed on June 7, 2019, and the public meeting for both applications was held on May 10, 2021.

On September 11, 2023, Council approved Zoning By-law 23-83. The By-law 23-83 zoned the lands as detailed below:

<b>Subject Lands</b>	<b>Current Zoning</b>
101 Edward Street East	<ul style="list-style-type: none"><li>• Recreation Lands Hold (REC(H26) Zone</li><li>• Residential Multiple Low Density Exception Hold (RS3-14(H26) Zone</li><li>• Stormwater Management Facilities Hold (SM(H26) Zone</li><li>• Residential Multiple Medium Density Exception Hold (RS5-8(H26) Zone</li></ul>

Subject Lands	Current Zoning
111 George Street	<ul style="list-style-type: none"> <li>• Residential Multiple Low Density Exception Hold (RS3-14(H26) Zone</li> <li>• Residential Multiple Low Density Exception Hold (RS3-14(H27) Zone</li> <li>• Stormwater Management Facilities Hold (SM(H26) Zone</li> </ul>

Exception 14 permits only a single detached dwelling and exception 8 permits a smaller lot area of 170 m<sup>2</sup> per residential unit.

The Hold (H26) will be removed when the following has been met:

- Registration of Plan of Subdivision.
- Municipal water and sewage servicing capacity have been allocated to the lands, which requires completion of the Creemore Master Servicing Plan.
- Completion of Site Plan Approval for Blocks 21 through 26.

The Hold (H27) will be removed when the following has been met:

- Registration of Plan of Subdivision.
- Municipal water and sewage servicing capacity have been allocated to the lands which requires completion of the Creemore Master Servicing Plan.

The subject lands are divided into 26 lots and 6 blocks containing 30 units a total of 56 units are proposed between the two properties. There is an open space block to be used as parkland, a street block, a stormwater management block, sanitary pumping station block and servicing blocks. A recommended condition of approval is that prior to final approval, a Zoning By-law amendment to remove the Stormwater Management Facilities Hold (SW(H26) be obtained for 101 Edward Street. This was a servicing block located along the rear lots on the 101 Edward Street, was deemed not needed and was removed. A condition of approval recommends that any amendments to the Zoning By-law in a 'Special Policy Area 13.2.1 Mad River Hazard Lands' as shown in the Township of Clearview Official Plan 2024, shall append an '(F)' suffix to the zoning symbol to indicate that the subject property is located within the flood fringe. The condition applies to both the 101 Edward Street and 111 George Street properties.

A recommended condition of approval states that the lands are currently zoned for the proposed development and are subject to a Hold Symbol will be lifted when the following have been completed:

- Registration of a Plan of Subdivision.
- Municipal water and sewage servicing capacity has been allocated to the lands, which requires completion of the Creemore Master Servicing Plan.
- Completion of Site Plan Approval for Blocks 21 through to 26.

The recommend conditions required to lift the hold provision have been consistently used with other developments and conform with the policies of the Official Plan. The proposed lots and block sizing appears to be appropriate, subject to the recommended conditions.

### **Restrictions on the Proposed Subdivision & Buildings**

The subject lands are not located with the Wellhead Protection Area (WHPA) for the Creemore Municipal Wells #1 and #2. Comments received from the Risk Management Official (RMO) indicate that they have no concerns.

The proposed Lots 4, 5 & 6 on 111 George Street will remain undeveloped until such time as George Street is extended to the east of the Draft Plan lands. A recommended condition of approval states that the Owner will agree in the Subdivision Agreement to these terms. The extension of George Street will be done at such time as the Lamb Development to the east is being constructed.

The proposed Blocks 21 – 26 on 101 Edward Street will be subject to additional approvals in the form of site plan control. A recommended condition of approval states that the Owner will agree in the Subdivision Agreement to these terms.

A warning clause is recommended to be included in the purchase and sale agreements for the Lots 1-18 and Blocks 21, 22, 24 and 25 warning potential purchases that the lands located to the north are zone industrially with existing businesses. It is possible that from time to time these uses could generate nuisances, including but not limited to, noise, dust and odours.

There are no unaddressed or ongoing restrictions on the proposed subdivision or the building within, subject to the recommended conditions.

### **Conservation of Natural Resources & Flood Control**

The Township of Clearview has recently completed an Addendum to the East Creemore Drainage Municipal Class Environmental Assessment (MCEA) (Schedule B). The comment period on the Addendum was from September 20, 2024, to October 22, 2024. The original MCEA drainage study was completed in July 2010 to identify solutions to improve drainage and reduce flooding in the Village of Creemore. Under the Municipal Class Environmental Assessment process, a review of the planning, design and environment of a project is required if the time period from filing the Notice of Completion on public record exceeds 10 years before the alternative solution is implemented.

The East Creemore Drainage Study Addendum reviewed the drainage options proposed in the original study and considered any necessary updates to the drainage solution based on changes in the study area since the 2010 study was completed, such

as land use, development, and the impacts of climate change. The Addendum Study was carried out in accordance with the guidelines set out in the Municipal Engineers Association (MEA) Class Environmental Assessment document (March 2023).

The recommended draft plan conditions outline that the Owner will agree that prior to final approval that a Function Servicing Report in accordance with the East Creemore Drainage Study and Creemore Master Servicing Plan (MSP) will be submitted for acceptance. Further, it is recommended in the conditions that the Owner agrees to provide a contribution towards necessary external drainage and stormwater management.

The development will not proceed without the full development of the drainage channel system. The drainage channel system is located on the Zeng lands as well as on external lands, including the Tribute Development. The drainage channel, while being part of the East Creemore Drainage system, also conveys and acts as a stormwater management outlet for the permanent SMW facility located on the Zeng lands.

The Nottawasaga Valley Conservation Authority (NVCA) and the Township of Clearview have partnered on an Upper Mad River Flood Hazard Study. The study provides NVCA and the Township with detailed analysis of flooding dynamics and flood hazards, and further establishes the areas in the settlement of Creemore that are safe from natural hazards such as flooding. The draft study was available on February 22, 2024 for public review and comment. The Public Information Center was held on February 29, 2024. Comments on the project were received until March 15, 2024, the study has been finalized and was submitted to the Ministry of Natural Resources at the end of March. The results will be implemented through the Comprehensive Zoning By-law review and are available for site specific analysis as needed by consulting Engineers.

The Owner through their consultants undertook their own independent Floodplain Hazard Assessment July 16, 2020. Development is proposed in the Mad River Hazard Lands however no negative impacts to the watershed are anticipated. This study was reviewed and supported by the Nottawasaga Valley Conservation Authority (NVCA).

The NVCA were circulated and consulted on the proposed development. The NVCA comments have recommended a number of conditions that need to be completed prior to final approval. They recommend as a condition of approval that prior to final approval confirmation be provided that the proposed 14 m wide servicing block along the eastern property boundary for the drainage channel is sized to appropriately to convey the upstream drainage areas and flows as outlined in the Creemore East Master Drainage Plan Report. The NVCA recommends that the access lane to the sewage pumping station block be located outside of the proposed floodplain as identified in the Floodplain Hazard Assessment. They also advise that the subdivision may need to be revised as a



result of the findings from the technical reports and plans as approved by the NVCA including a provision of a larger stormwater management pond block if necessary.

Requirements respecting conservation of natural resources and flood control have been considered and addressed, subject to the recommended conditions.

### **Adequacy of Utilities & Municipal Services**

The subject development is located within the Creemore primary settlement area and will be constructed on the basis of full municipal services. The Creemore Master Servicing Plan (MSP) is complete and identifies solutions for the long-term (2024-2042) drinking water and sanitary wastewater servicing needs for the existing community and the potential development lands generally east of Mary Street in Creemore. The subject lands are located outside of the Creemore built boundary and are included within the scope of the MSP.

Consistent with the MSP, the proposed subdivision is slated to be serviced by an additional (new) groundwater source. The Township will spearhead the investigation of a new additional ground water source.

The Lamb lands, located at 163 and 164 Edward Street East, are also located within the Creemore settlement and outside of the built boundary. These residential development lands are also capable of hosting residential development at some point in the future and require fair consideration from a servicing perspective. The Lamb lands are large enough (~ 36 ha) to viably contain an additional groundwater source.

Sec. 51(24) of the Planning Act sets out the criteria that are to be considered when a Planning Authority contemplates approval of a draft plan of subdivision. The Act states that regard shall be had for these criteria for the health, safety, convenience, accessibility for persons with disabilities and welfare of present and future inhabitants of the municipality. The adequacy of municipal services is among the criteria of Sec 51(24), which is also a matter of Provincial Interest as per Sec. 2 of the Planning Act.

Relative to wastewater treatment, the Creemore MSP identifies that a phased expansion to the existing Township wastewater treatment plant can provide a long-term wastewater treatment solution for the Village.

Relative to a water solution, the additional groundwater sources are not fully known or understood at this time. Further investigation, which will be undertaken by the Township, will be required to find a viable water source for the Tribute, Zeng and Lamb lands. The Township, however, does have confidence from past investigations for groundwater, that a potable water source, of sufficient quality and quantity, can be found on lands to the southeast of the Tribute lands. As such, s. 51(24) is deemed to be met for the purposes of issuing draft plan of subdivision for the proposed development, subject to a number of conditions.

Accordingly, a draft plan condition has been recommended to require the Owner to enter into an Advanced Timing Financial Arrangement with the Township to facilitate the investigation for a potable water source. This investigation will be undertaken by the Township.

The gas utility providers, telecommunication providers, and hydro providers have all been circulated and have provided draft plan conditions. The requirements of the utility providers will be captured in a required composite utility plan and addressed, subject to the recommended conditions provided by those utility companies.

Requirements respecting adequacy of utilities and municipal services have been considered and addressed, subject to the recommended conditions.

### **Adequacy of School Sites**

There is one school in the Village of Creemore, called the Nottawasaga and Creemore Public School.

The school boards, Simcoe County District School Board and Simcoe Muskoka Catholic District School Board have been circulated and consulted on the proposed development. They have provided recommendations for conditions of draft plan approval and clauses for inclusion in offers to purchase that warn potential purchasers that schooling in this area maybe limited with accommodations being in portables, outside of the community and may require that transportation by school buses.

### **Lands for Public Purposes**

There is one parkland block (Block 27) located on the 101 Edward Street which is sized 0.11 ha. There are no additional parkland blocks. The total land holding between the two properties is 4.78 ha, and the five per cent conveyance requirement under s.51.1 of the Planning Act would be 0.239 ha. The conveyance provided does not meet the required five per cent conveyance requirement under s. 51.1 of the Planning Act. A recommended condition of approval requires that the Owner provide the balance of five percent for parkland as cash-in-lieu.

A recommended condition of the draft plan approval requires that the Owner, at no cost to the Municipality, provide for a detailed design, in the form of a Park Fit Plan for the lands proposed to be dedicated to the Township as parkland (Block 27). The Park Fit Plan will detail the location of trees, fully accessible walkways/paths, as well as fencing, playground equipment, lighting, parking etc. In addition, the Owner is also required, at no cost to the Municipality, to provide the parks with hydro, and municipal services.

Pedestrian Trails in the plan will be developed along Blocks 9, 10 and Block 28, which are located within the plans. A recommended condition of draft plan approval is that all trails will be designed and constructed in accordance with Municipal Standards.

The Stormwater Management (SWM) Facility, sanitary pumping station, drainage channel and servicing block will be conveyed to the Township, at no cost. Both the SWM Facility, sanitary pumping station and the drainage channel will be constructed with a maintenance access, which may be utilized as a pedestrian trail.

Pedestrian Trails will be considered as part of the detailed design of the subdivision. The drainage channel will be an open ditch that will convey significant amounts of water. It is a channel that is required through the East Creemore Drainage Study.

The other lands for public purposes include the road system. Street 'A' will be conveyed and dedicated to the Township, and through detailed designed will be developed as municipal roadway. In addition, the Township will require a 5 m wide right of way widening, Block 11 along the west boundary of the subdivision lands abutting Concession Road 3, at no cost to the Township. Each of these requirements is addressed in the recommended conditions of draft plan approval.

Conveyance of a 1.5 m road widening along the north boundary of the subdivision lands along Edward Street is required, at no cost to the Township. It is recommended that the Owner shall agree in the subdivision agreement to provide the design and construction of Edward Street from the westerly limits of the development lands to the easterly limits of the Draft Plan and George Street from the intersection of Concession 3 to the easterly limits of the Draft Plan to urban municipal standards. In addition, the intersection of George Street and Concession 3 will be required to meet TAC intersection angles, which could required additional dedications.

Adequate lands in appropriate locations have been or will be conveyed, subject to the recommended conditions.

### **Energy Conservation & Efficiency**

All dwellings within the proposed subdivision development will be designed and constructed in accordance with the Ontario Building Code. There are no known design elements or construction methods proposed that exceed minimum industry standards.

### **Site Plan Control Matters**

A mix of single detached residential lots and townhouse blocks are the proposed development. A recommended condition of approval is subjecting the Blocks 21-26 to the Site Plan Control process. Site Plan Approval is required to ensure the development is safe, functional and attractive.

### **Consultation**

The applications were circulated on June 21, 2019, to notify of the complete application. They were circulated again on April 20, 2021 to notify of the public meeting that was held on May 10, 2021.

All public and agency comments as well as responses to each have been summarized and are attached as Appendix 'F', 'G' and 'H'.

## **Financial Implications**

Any of the financial implications of the development will be considered in the clearing of the draft plan conditions, final engineering design and will be captured in the subdivision agreement.

## **Clearview's Strategic Plan**

Legislated review process.

## **Report Appendices**

Appendix A:	Orthophoto
Appendix B:	Planning Policy
Appendix C:	Property Details
Appendix D:	Draft Plan of Subdivision
Appendix E:	Recommended Conditions of Subdivision Approval
Appendix F:	Comment Summary
Appendix G:	Comment Summary from Consultant
Appendix H:	Comments

## **Approvals**

<b>Submitted by:</b>	Rossalyn Workman, Manager of Planning Patti Kennedy, Manager of Engineering
<b>Reviewed by:</b>	Amy Cann, Director of Planning and Building Dan Perreault, Director of Public Works
<b>Financial Implications Reviewed by:</b>	Kelly McDonald, Treasurer
<b>Approved by:</b>	John, Ferguson, CAO