

AMENDMENT NO. XX

TO THE

OFFICIAL PLAN OF THE TOWNSHIP OF CLEARVIEW

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 - Functional Servicing and Preliminary Stormwater Management Report, C. F. Crozier & Associates, March 2023.
 - Traffic Impact Study, C. F. Crozier & Associates, March 2023.
 - Architectural Control Guidelines, MBTW, April 2023.

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, by Celeste Phillips Planning Inc., April 2023.
- Functional Servicing and Preliminary Stormwater Management Report, C. F. Crozier & Associates, March 2023.
- Traffic Impact Study, C. F. Crozier & Associates, March 2023.
- Architectural Control Guidelines, MBTW, April 2023.

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-Special Policy 1 designation to a new Residential-Special Policy designation and to repeal and replace Section 4.6.2.3.7.(c). The effect of the amendment will be to permit the development of 473 to 536 residential dwelling units that will be developed in 3 phases, with the overall development consisting of a mixture of single detached residential dwellings and townhouses.

3. Location

The Amendment will affect lands legally described as Part of Lots 8 and 9, Concession 4, Township of Clearview. More particularly, these lands comprise Blocks 19 to 27 and Blocks 29 to 47, Registered Plan 51M-1163, formerly Township of Nottawasaga, now Township of Clearview, County of Simcoe. The property is approximately 35.048 hectares (86.61. 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. Efficient development is encouraged with single detached dwellings expected to be the predominate housing form. Notwithstanding, the Official Plan encourages a varied and affordable supply of housing by permitting semi-detached dwellings, townhouses, and apartments. New development is to be compatible with the existing form, including the predominance of single detached dwellings. The Official Plan indicates that Council may consider amendments to the Official Plan to respond to an accelerated need for housing.

Section 4.6.2.3.7 (c). of the Township Official Plan provides site specific provisions for the subject lands. These lands were assigned a Residential - Special Policy 1 designation by way of the Ontario Municipal Board’s approval of Official Plan Amendment 5, approximately 15 years ago. A draft plan of subdivision and zoning by-law amendment were also approved. In consideration of these past approvals, the principle of development has been established for the subject lands.

A new draft plan of subdivision (to replace the existing draft plan) is proposed as well as a revised Concept Plan, Block Plan, Phasing Plan, and zoning by-law amendment. Key components are as follows:

- Residential units consisting of single detached lots and townhouse units, comprising between 471 and 563 total units.
- A block plan of subdivision, to be developed in 3 phases.
- The buffering of development facing County Road 9, with a landscaped open space and trail area which shall be fully developed prior to the initiation of any development beyond the lots and blocks fronting on Mary Street.
- The elimination of the neighbourhood commercial area referenced in Official Plan Amendment 5.

Development will occur on full municipal water and sanitary services. If necessary, the sanitary servicing of these lands may require that the owner construct a sanitary sewage pumping station to service the proposed development. The Township is currently undertaking a Master Servicing Study which, once improvements are completed, will allow for the full buildout of the subject property.

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

DRAFT

PART B – THE AMENDMENT

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

1. That Schedule "A1" being the Creemore Land Use and Transportation Plan, as amended, is hereby further amended as shown on Schedule "A" which is attached hereto and forms part of this Amendment.
2. That the Block Plan as shown on Schedule "B" which is attached hereto forms part of this Amendment.
3. That the Phasing Plan as shown on Schedule "C" which is attached hereto, forms part of this Amendment.
4. That the Concept Plan as shown on Schedule "D" which is attached hereto forms part of this Amendment.
5. That Section 4.6.2.3.7 (c) be replaced with a new Section 4.6.2.3.7 (c) as follows:

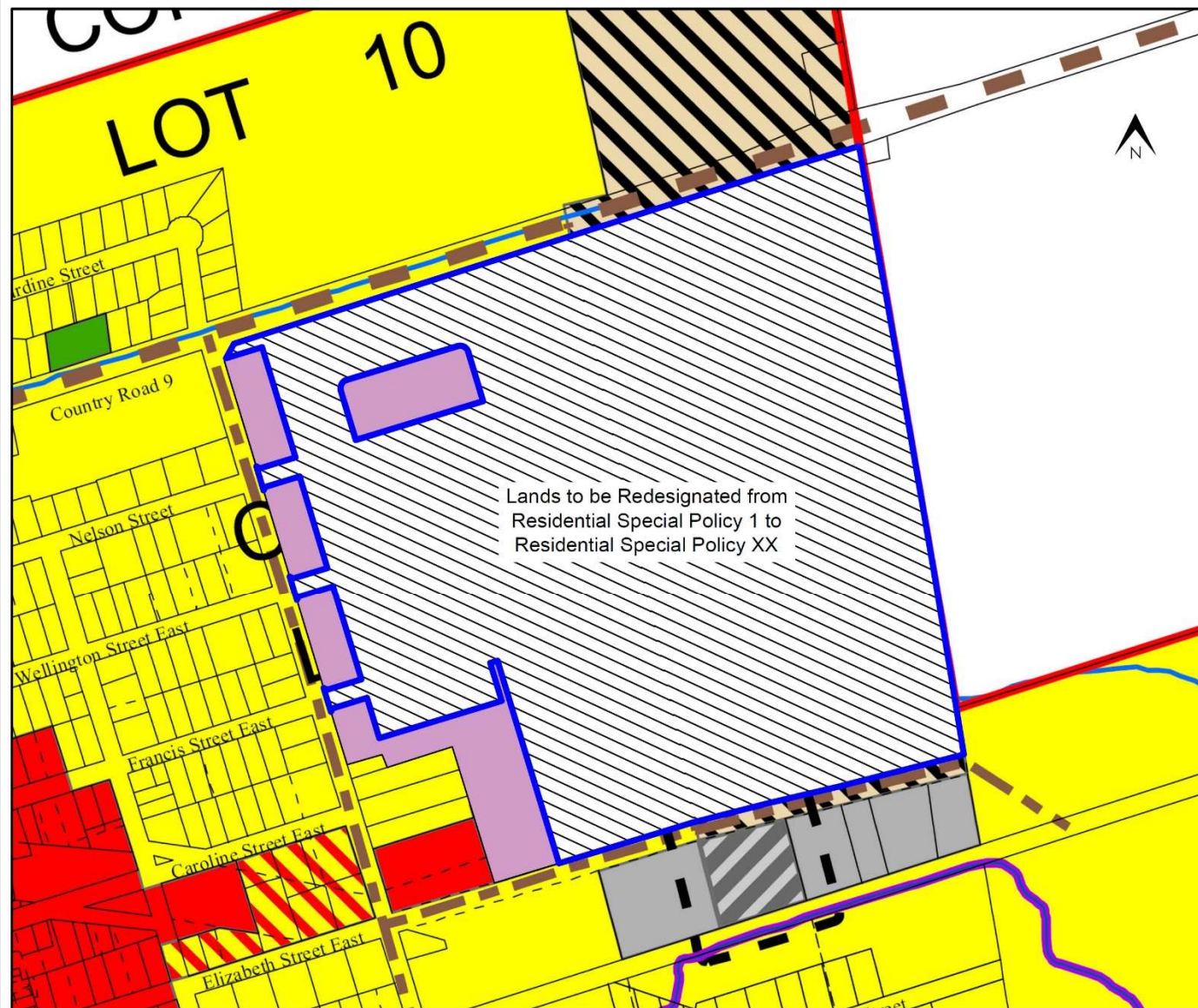
(c) Part of Lots 8 and 9, Concession 4, Township of Clearview, more particularly described as Blocks 19 to 27 and Blocks 29 to 47, Registered Plan 51M-1163—CREEMORE.

Those lands designated as Special Policy Area **XX** as indicated on Schedule "A" attached hereto, form part of Registered Plan 51M-1163. The lands are bounded by County Road 9 to the north, the rear property lines of lots facing the east side of Mary Street as a western boundary, the unopened Elizabeth Street road allowance to the south, and the Creemore settlement area boundary to the east. These lands shall be subject to the following special development policies in addition to all other relevant policies of the Official Plan:

- Notwithstanding the Official Plan policies related to residential density, it is the intent of the Township of Clearview that the maximum number of residential dwelling units permitted on lands designated Residential – Special Policy **XX** shall be 536, and despite the interpretation clauses of this Official Plan, no more than 536 units shall be permitted on these lands.
- These units will be developed in phases with the overall development consisting of single detached lots and townhouse units as illustrated in Schedule "B" Block Plan.
- Modifications to Schedule "C" Phasing Plan may be permitted, in consultation with the Township of Clearview, without amendment to this plan.
- Schedule "D" Concept Plan provides guidance as to the location of various housing types to be developed on the lands but may be modified without amendment to this Plan provided that such modifications are consistent with the intent of Block "B" Block Plan.
- 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.

6. That all other provisions of the Clearview Official Plan, as amended, which are not inconsistent with the provisions of this Amendment continue to apply.
7. 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.

DRAFT















SCHEDULE 'A'

OFFICIAL PLAN
AMENDMENT No. _____

Official Plan of the Township of Clearview
Schedule 'A' - Creemore
Land Use and Transportation Plan
Urban Settlement Area

LEGEND

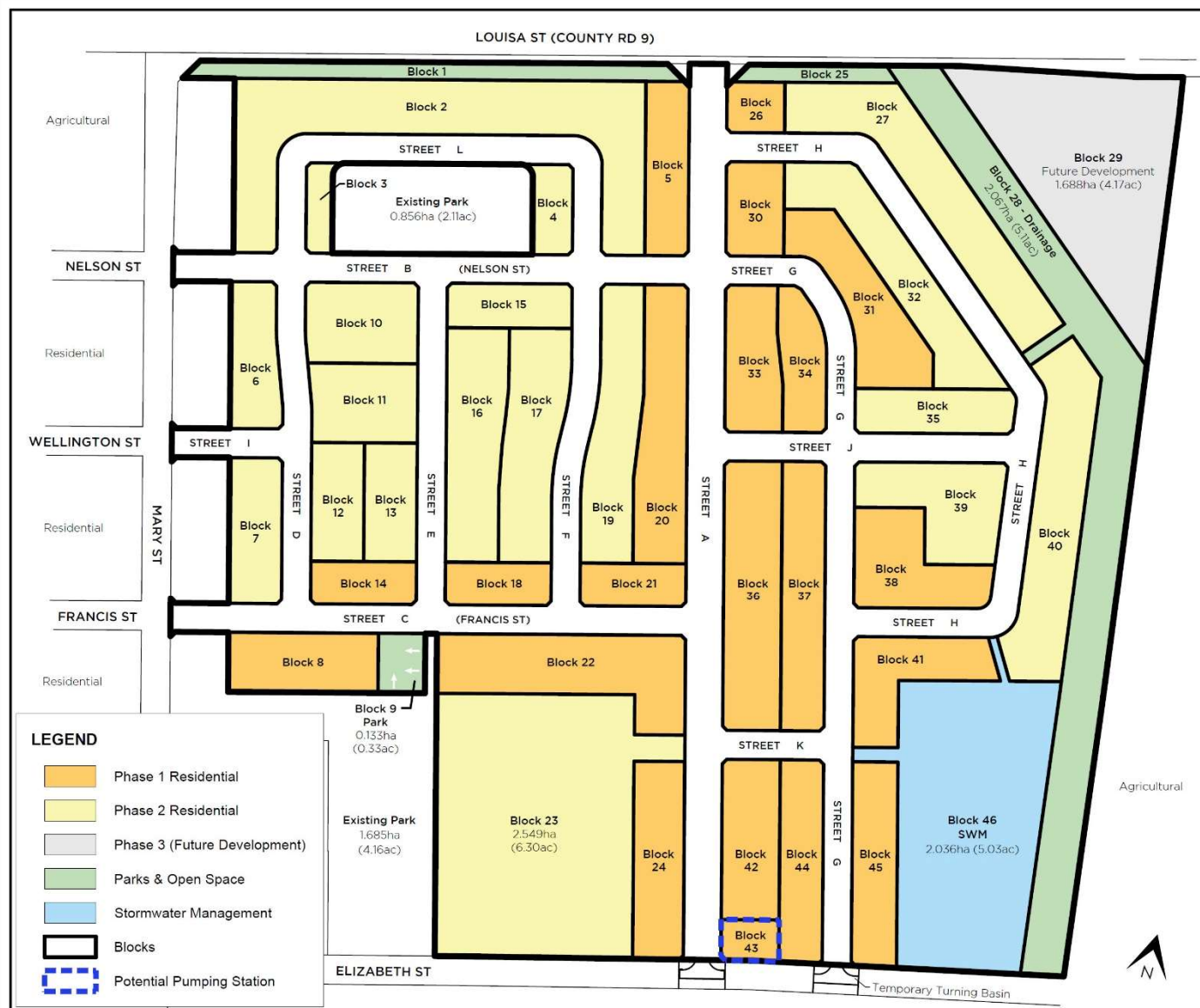
-  Lands to be Redesignated from Residential Special Policy 1 to Residential Special Policy XX
-  Residential Special Policy 1
-  Residential
-  Future Development
-  Commercial
-  Future Commercial
-  Open Space
-  Industrial
-  Waste Disposal Industrial
-  Arterial Road
-  Collector Road
-  Mad River Regulatory Floodline

Doug Measures, Mayor

Sasha HelmKay, Clerk

Date

Seal



SCHEDULE 'B'
OFFICIAL PLAN
AMENDMENT No. _____

Block Plan

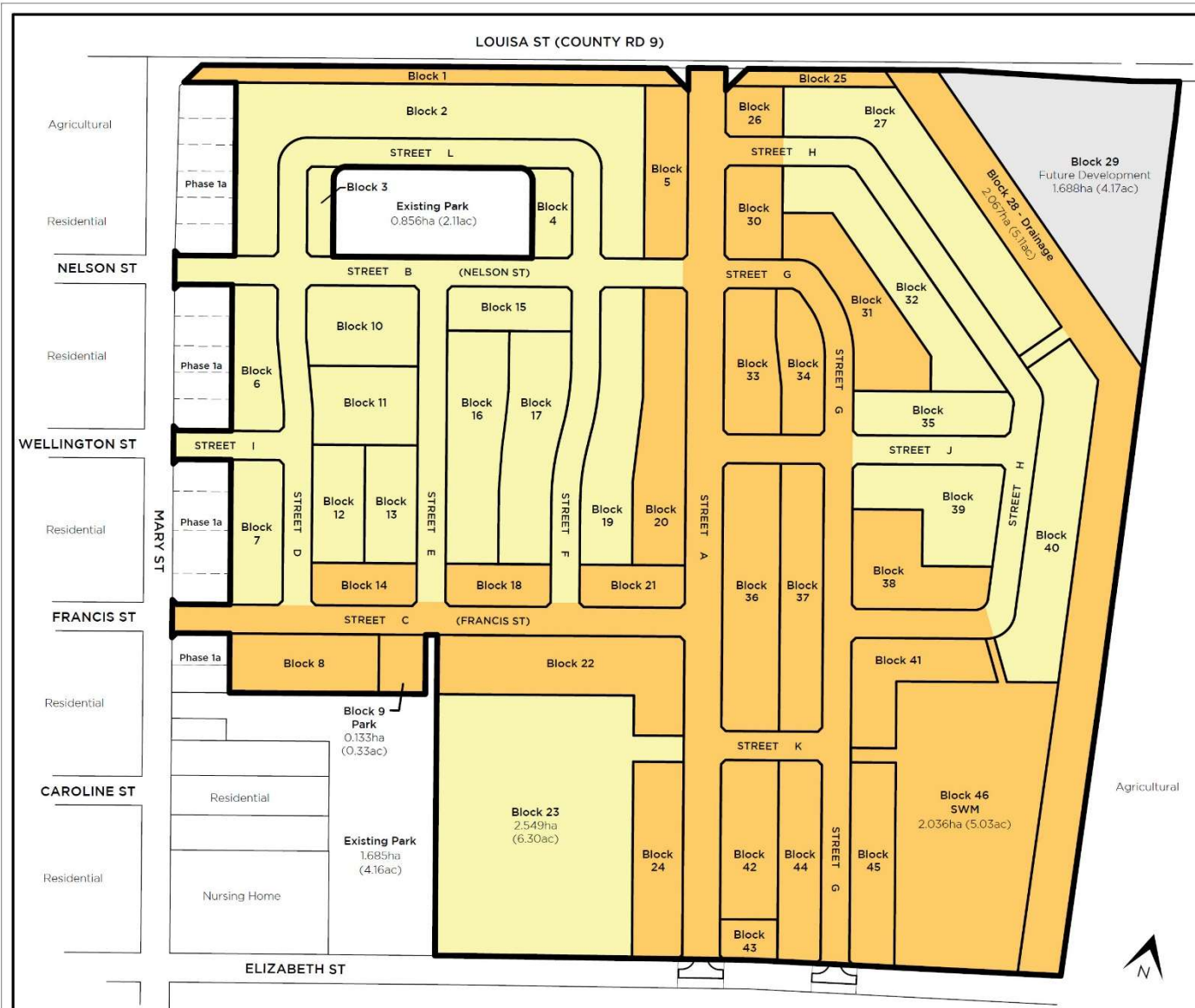
BLOCK	TYPE/FRONTAGE	MIN. YIELD	MAX. YIELD
1	OS		
2	6.1m to 15.2m	32	55
3	15.2m	2	2
4	6.1m to 11.6m	4	8
5	9.1m to 15.2m	10	10
6	11.6m to 15.2m	6	6
7	15.2m	6	6
8	11.6m to 15.2m	8	8
9	Park		
10	11.6m to 15.2m	9	9
11	11.6m to 15.2m	1	8
12	9.1m to 11.6m	8	8
13	9.1m to 11.6m	8	8
14	11.6m to 15.2m	5	5
15	11.6m to 15.2m	6	6
16	9.1m to 11.6m	16	16
17	9.1m to 11.6m	16	16
18	9.1m to 11.6m	6	6
19	9.1m to 11.6m	18	18
20	11.6m to 15.2m	16	16
21	9.1m to 11.6m	6	6
22	9.1m to 15.2m	19	19
23	8.5m	68	68
24	9.1m to 11.6m	13	13
25	OS		
26	15.2m	2	2
27	11.6m to 15.2m	17	17
28	Drainage		
29	6.1m to 15.2m	0	27
30	11.6m to 15.2m	4	4
31	11.6m	11	11
32	11.6m to 15.2m	13	13
33	9.1m to 15.2m	9	9
34	9.1m to 15.2m	7	7
35	9.1m to 11.6m	10	10
36	9.1m to 11.6m	18	18
37	9.1m to 11.6m	18	18
38	9.1m to 11.6m	12	12
39	9.1m to 15.2m	12	12
40	15.2m	14	14
41	11.6m to 15.2m	11	11
42	9.1m to 11.6m	12	12
43	11.6m	0	2
44	11.6m to 15.2m	11	11
45	15.2m	9	9
46	SWM		
TOTAL		473	536

Doug Measures, Mayor

Sasha HelmKay, Clerk

Date

Seal



SCHEDULE 'C'

OFFICIAL PLAN
AMENDMENT No. _____

Phasing Plan

LEGEND

- Subject Lands
- Phase 1
- Phase 2
- Future Development

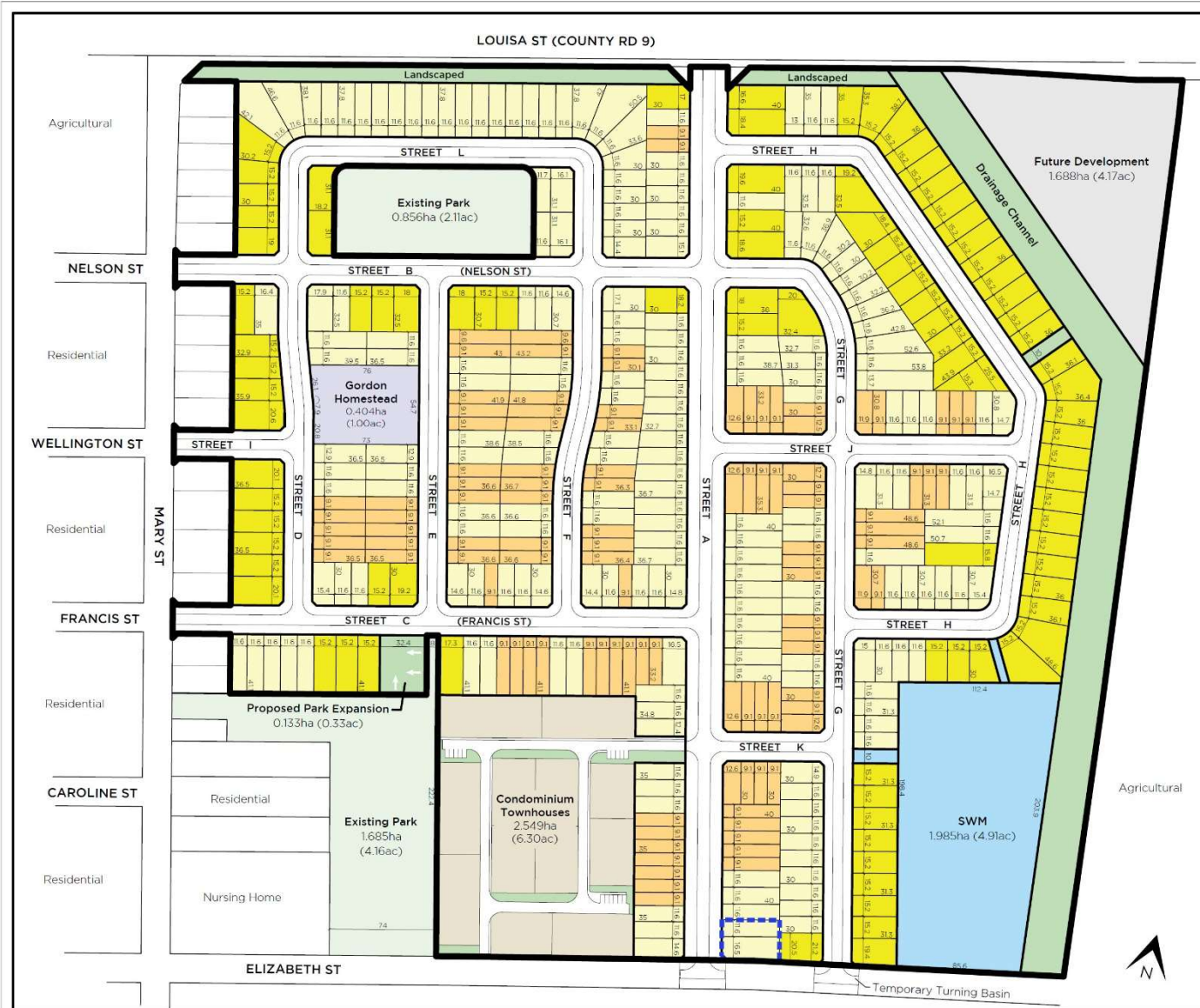
Note: Landscape buffer along County Road 9 to be provided prior to the start of Phase 2.

Doug Measures, Mayor

Sasha HelmKay, Clerk

Date

Seal














SCHEDULE 'D'

OFFICIAL PLAN
AMENDMENT No. _____

Development Concept

LEGEND

-  Subject Lands
-  8.5m Condominium Townhouses
-  9.1m (30ft) Single Detached
-  11.6m (38ft) Single Detached
-  15.2m (50ft) Single Detached
-  Gordon Homestead
-  Potential Pumping Station
-  Open Space & Drainage Channel
-  Parks Previously Conveyed
-  Stormwater Management
-  Future Development

Doug Measures, Mayor

Sasha Helmkey, Clerk

Date

Seal