

Date Received	From	Format	Subject Line
16-Aug-2023	Matt Playne	E-mail	Re: OP Review - Rezoning of Creemore Industrial land
24-Aug-2023	Alan Riddell	E-mail	Alliance Heritage Village Project 2023-025
25-Aug-2023	Monica Branigan	E-mail	comment on draft Official Plan
27-Aug-2023	Arthur Bode	E-mail	Official Plan
28-Aug-2023	Jeff & Sherri Watchorn	E-mail	Official Plan
28-Aug-2023	Miriam Vasni	E-mail	Clearview Draft New Official Plan
28-Aug-2023	Kayly Robbins	Letter (8 pp.)	Township of Clearview Official Plan Review – Draft Official Plan
28-Aug-2023	Kory Chisholm	Letter (5 pp.)	Clearview Township Official Plan Update Comment Letter – Clearview Garden Estates [...]
	+ Attachment	(8 pp.)	Technical Memorandum
29-Aug-2023	Brandi L Clement	Letter (1 p.)	Comments re. Draft Township of Clearview Official Plan
29-Aug-2023	Kory Chisholm	Letter (4 pp.)	Comments on Draft 1 of the Township of Clearview's Official Plan
	+ Attachment	(34 pp.)	What makes a Living Village?
30-Aug-2023	Celeste Phillips	E-mail	Mad River Golf
30-Aug-2023	Arthur Bode	E-mail	Re: Official Plan
30-Aug-2023	Kristine Loft	Letter (3 pp.)	Comments regarding Official Plan Review
31-Aug-2023	Sonja & Michael Gallant	E-mail	Re: Project No.: 2022-030-ZB
11-Sep-2023	Matt Playne	E-mail	Clearview OP - Edward Street East Industrial Area
13-Sep-2023	Katherine Jauernig	Letter (2 pp.)	Re: 270 Mowat St N., Stayner. Roll 432901000210200
14-Sep-2023	Brad Jarman	E-mail	Clearview Official Plan comments - rental unit & lot creation
14-Sep-2023	Greg Barker	E-mail	Township of Clearview - OP Review
14-Sep-2023	Matt Playne	E-mail	Re: Moving Forward with Official Plan Review
19-Sep-2023	Kory Chisholm	E-mail	Fw: Example Airport Designation - Oro-Medonte
25-Sep-2023	Celeste Phillips	Letter (3 pp.)	Official Plan Review
	+ Attachment	(6 pp.)	Letter (August 4, 2021) Re: Delzotto Subdivision Lands - Nottawa (Georgian Communities)
15-Oct-2023	Robert Charlton	Letter (5 pp.)	Notes re: Draft of revised Official Plan
17-Oct-2023	Lynn Eakin	Letter (4 pp.)	Submission To Clearview Strategic Plan
18-Oct-2023	Alan Riddell	E-mail	RE: Alliance Heritage Village Project 2023-025
19-Oct-2023	Michael Wynia	Letter (5 pp.)	Initial Comments on Proposed Clearview OP
26-Oct-2023	Alan Riddell	E-mail	Draft Clearview Official Plan
26-Oct-2023	Jim Campbell	Letter (2 pp.)	Regarding: DRAFT Clearview Official Plan
07-Nov-2023	Greg Barker	Letter (4 pp.)	Official Plan Review – Comment Letter
08-Nov-2023	Davin McCutly	Letter (5 pp.)	Township of Clearview Official Plan Review
10-Nov-2023	Gian Delzotto	E-mail	Comments
21-Nov-2023	Cameron Sellers	Letter (9 pp.)	Official Plan Review – Comment Letter
28-Nov-2023	Jennifer La Chapelle	E-mail	Official Plan - Institutional Uses
29-Nov-2023	Bart Chapman	E-mail	OP
	+ Attachment	(4 pp.)	Section 11.9.8 - Lot Creation in the "Agricultural" Designation
01-Dec-2023	Andrew Hill	E-mail	Draft Clearview Official Plan
08-Dec-2023	Suzanne Wesetvik	E-mail	Clearview Draft Official Plan Comments
08-Dec-2023	Suzanne Wesetvik	Letter (2 pp.)	Clearview Draft Official Plan Comments
09-Dec-2023	Debbie Honickman	E-mail	Clearview's Official Plan Draft
11-Dec-2023	Kristine Loft	E-mail	Zeng lands in Draft OP
11-Dec-2023	Brent Preston	E-mail	Official plan
11-Dec-2023	Amanda Stellings	E-mail	Clearview Official Plan
11-Dec-2023	Quinto M. Annibale	Letter (2 pp.)	Township of Clearview Official Plan Review – Draft Official Plan
	+ Attachment	(2 pp.)	Letter (December 2, 2021) Re: 1194 County Road 42, 248 Centre Street, 1146 County Road 42 [...]
	+ Attachment	(8 pp.)	Letter (August 22, 2022) Re: Official Plan Review - Employment Land Conversion Request
12-Dec-2023	Bart Chapman	E-mail	OP Concerns
12-Dec-2023	Bart Chapman	E-mail	OP Concerns
12-Dec-2023	Solomon Martin	E-mail	staff report
12-Dec-2023	Owen Gray	Letter (4 pp.)	Re: Clearview Draft Official Plan Review - December 2023
12-Dec-2023	Kristine Loft	Letter (2 pp.)	COMMENTS REGARDING OFFICIAL PLAN REVIEW
13-Dec-2023	Art McIlwain	E-mail	Clearview Official Plan - Comments for Dec 13 non-statutory public meeting
13-Dec-2023	Rosalyn Campbell	E-mail	Official Plan
13-Dec-2023	Theresa Metheral	E-mail	Comments on the Proposed Official Plan
13-Dec-2023	Andrew Wright	Letter (2 pp.)	Official Plan Comments
13-Dec-2023	Julia Redfearn	Letter (7 pp.)	CLEARVIEW TOWNSHIP OFFICIAL PLAN REVIEW
14-Dec-2023	Garrett Vander Zaag	E-mail	Official Plan Questions
17-Jan-2024	[Name Withheld]	E-mail	Bylaw Official Plan Amendment - On Farm Businesses
17-Jan-2024	Krystin Rennie	Letter (2 pp.)	RE: 794131 Osprey Clearview Townline
18-Jan-2024	Jim Campbell	Letter (1 p.)	Clearview Draft Official Plan Open House
19-Jan-2024	Jonathan Pauk	E-mail	Meeting Request Re: Official Plan Review Process
19-Jan-2024	Andrew Hill	E-mail	RE: Clearview Official Plan - Green Development Standards
24-Jan-2024	Dave Kunashko	E-mail	Official Plan comments
25-Jan-2024	Nicole Sgrignuoli	E-mail	Township of Clearview Official Plan Review
26-Feb-2024	Marie Leroux	E-mail	D&B Laser Metals Inc. - 793175 County Road 124 - Clearview

Date Received	From	Format	Subject Line
08-Mar-2024	Matt & Catherine Marti	E-mail	Draft Official Plan
23-Apr-2024	Davin McCully	E-mail	RE: [External]-Re: Township of Clearview Official Plan Review
23-Apr-2024	Matt Playne	E-mail	Re: Moving Forward with Official Plan Review
24-Apr-2024	Bart Chapman	E-mail	OP
25-Apr-2024	Julia Redfearn	E-mail	Questions/Comments on Final Draft of the Clearview Township Official Plan
03-May-2024	James & Theresa Metheral	E-mail	Re: Official plan

Sent: Wednesday, August 16, 2023 11:17 PM

Subject: Re: OP Review - Rezoning of Creemore Industrial land

I am writing to seek clarification on the draft official plan that has raised questions regarding the previously designated Future Commercial lands on Elizabeth street, and Industrial Land on Edward Street areas in Creemore. The industrial changes have been a matter of concern for almost four years and hold significant importance to me. However, despite my efforts to stay informed by regularly checking the website, subscribing to notifications, and requesting updates, I was unable to locate any information about the Public Open House scheduled for August 16th until after its conclusion. Moreover, the absence of this event from the Clearview Meeting Calendar has left me feeling uninformed and excluded from the decision-making process.

I am particularly interested in knowing the turnout for the Public Open House on August 16th. Given my weekly website checks, subscription to notifications, and request for updates, I am baffled by my inability to receive any information about this event. Furthermore, the event's omission from the Clearview Meeting Calendar has intensified my sense of being out of the loop. Could you provide insight into why such a crucial event was not accessible through these channels?

I am also keen to understand the rationale behind changing the previous official plan's identification of Elizabeth Street as a future commercial corridor. The prior plan recognized the potential of this area for commercial development, making this change puzzling. Could you shed light on the reasons behind this shift and its alignment with some of Clearview's goals of building walkable communities, improving the quality of life, and increasing economic activity?

In regard to the Elizabeth street lands designated Future Commercial, the current plan outlines limitations on permitted uses and commercial development. However, with significant new residential development having been approved, I am eager to know where the future commercial zones will be located to support the new homes and provide services and employment opportunities. Given the stated design goals of improving the quality of life and increasing economic activity, how will these changes contribute to achieving these objectives?

The industrial land on Edward Street is a point of significant concern for me due to its proposed change in designation. The previous draft map indicated re-zoning of a large area of industrial land west of Airport Road and north of Nottawasaga Sideroad 6. Is this re-zoning being considered, and if so, why is the current map lacking sufficient detail on this matter?

Furthermore, the new draft's language suggests that converting employment areas to non-employment use is subject to a comprehensive review and a demonstrated need. In this context, I am deeply perplexed by the proposed conversion of the industrial land on Edward Street, which has a longstanding history of use and previous plans for development. I strongly oppose this change, as it directly impacts the livelihoods of many. With numerous employees at the Simcoe County building at 90 Edward Street, as well as our business, Auto Solve, relying on this industrial zoning, and the occupants of 112 Edward Street, the proposed change presents significant challenges. Our current operations and future plans stand to be negatively affected, compounded by the absence of suitable relocation options in Creemore.

Having invested a decade of effort and growth into our business based on previous advice from previous Clearview planning staff, and their reassurance that the history of this land was industrial and it won't change, the potential upheaval is deeply disheartening. The only remaining industrial land in

Creemore, south of County Road 9 and west of Collingwood Street, comes with its own set of constraints such as being within the NVCA and it being part of the wellhead protection area, as well it's proximity to environmentally protected land. How can it be justified that the industrial area on Edward Street, free from these encumbrances, is not better suited to remain as industrial?

Furthermore, the industrial area on County Road 9 would remain unserviced with no potential for future servicing, thus raising concerns about its viability for sustaining employment and contributing to the local economy. In contrast, the industrial area on Edward Street seems to be poised for future servicing and easily adaptable for future development. Can you provide more insights into the decision-making process that led to this proposed change and its perceived benefits?

I appreciate your attention to my inquiries and your timely response. I look forward to gaining clarity on these matters that hold immense significance for myself and the future of Creemore.

Matt Playne

Sent: Friday, August 25, 2023 10:34 AM
Subject: comment on draft Official Plan

I would like to offer feedback on section 7.7.1.(6) of the draft Official Plan, Antenna Towers

Back in 2013, ISED, which authorizes telecommunication towers, recommended that Land Use Authorities develop siting protocols. They offered as a resource the "Guide to Assist Land-use Authorities in Developing Antenna System Siting Protocols". This guide offers the following in section 3: Local Guide Development:

3.1 Protocol Principles

The following set of considerations and suggested principles may serve as a guide to LUAs developing protocols that respectfully balance local land-use interests with the benefits that radiocommunication, including broadcasting, brings to a community. The protocol should, as appropriate, address the following:

- Information to proponents describing:*
- areas of historic or environmental importance to the community and the need to minimize the impact of the proposal on these areas; and*
- local preferences for antenna siting."*

In the draft Official Plan, Clearview offers the following siting guideline:

"The preferred location for antenna towers is in the "Rural" designation, and where a new antenna tower is proposed in the "Agricultural" designation or in one of the "Greenlands" designations, the justification report described in Policy No. 7.7.1.5 shall also identify alternative locations outside of those designations that were considered and explain why those alternative locations are not suitable for the proposed undertaking."

The proposed siting protocol in the draft Official Plan does not meet the principles outlined in the ISED document. The current Clearview siting protocol is among the most basic in the province and the revised protocol is only marginally better. It is at odds with Clearview's Tourism Experience Development Strategic Objective Recommendation #1:

"Create a new tourism experience called "Clear Views" that showcases the top 10 scenic vistas within the municipality. Scenic beauty is one of Clearview's strongest assets so it is important to capitalize on it. The diverse rolling landscape ribboned by the Niagara Escarpment creates numerous opportunities for visitors to enjoy the views."

The Official Plan could build on the current proposal to encourage tower placement on "Rural" lands with the following discouraged sites (similar to Seguin Township)

- Sites of topographical and geographic prominence,
- Sites that detrimentally affect the scenic quality of a corridor, or
- Sites that detrimentally affect the foreground views of residents

<https://www.seguin.ca/en/business-development/resources/PLANNING/Telecommunication-Protocol/FINAL-PROTOCOL.pdf>

Georgina Township has an even more detailed description of preferred sites, discouraged sites and design details.

https://www.georgina.ca/sites/default/files/page_assets/appendix_3_-_georgina_antenna_system_siting_protocol.pdf

Clearview is at the whim of any telecommunications company to propose sites. These sites are chosen to be economically advantageous to the proponent and their shareholders. Instead, Clearview could take this opportunity to direct telecommunication companies to sites that meet the needs of the people of Clearview. Our motto is "Beautiful landscapes, friendly people".

We can keep our beautiful landscapes if we create a siting protocol that supports this value. We need to be in the driver's seat- not dependent on companies that do not have our best interests at heart.

Respectfully yours,

Monica Branigan

Creemore

Sent: Sunday, August 27, 2023 10:27 PM
Subject: Official Plan

I am writing regarding section 7.7.1.(6) of the draft Official Plan relating to Antenna Towers.

I believe that the draft wording does not provide guidance that reflects well the overall vision for Clearview that the Official Plan presents. If the draft wording is passed you can expect to continue to receive applications for tower sitings that are at odds with that vision (such as the Rogers tower application currently under consideration for a new 200' tower north of Creemore). This will force community members to expend considerable effort and money to challenge such applications to ensure that the vision is achieved. This is wasteful and should not be necessary. The risk the current wording invites can be mitigated with a few relatively simple changes to the draft wording.

I have read the comments submitted by Monica Branigan on this topic and think that the examples she has cited from other jurisdictions in Ontario provide good examples of how Clearview might revise its guidance to better reflect its vision. I encourage you to consider those other examples and her other comments carefully and redraft the Clearview version accordingly.

Respectfully,

Arthur Bode
Creemore

Sent: Monday, August 28, 2023 12:24 AM
Subject: Official Plan

I am writing to implore Clearview Township to spend considerable more time and effort to design a thoughtful plan that properly addresses inherent strengths of the community. Specifically, the township needs to respect what makes it special: its natural beauty. This is the reason people have lived here for generations and has over recent years attracted others to build here and make a home. Additionally, the beauty is what attracts tourists to the community. Given this inherent "gift" that Clearview Township has, it is an absolute travesty not to be more deliberate in planning around siting of industrial complexes like telecom towers and wind turbines. We must not destroy their natural "views" that make the community extraordinarily special.

Specifically, the Official Plan should come up with minimum setbacks for industrial towers from residences and roadsides. A suggestion for these setbacks should be at least 1.5 to 2.0 kilometres away from either a residence or major road. In this way, the enjoyment of personal property is preserved and the views also preserved.

Clearview should follow the lead of other communities that have wrestled with these issues and borrow from these communities for a more deliberate Official Plan. It really feels as if today it is the "Wild West" of anything goes in this community. We must mature from the attitude of private land ownership means anything can be built on it to one where community concerns must be addressed.

Jeff and Sherri Watchorn

Sent: Monday, August 28, 2023 2:14 PM
Subject: Clearview Draft New Official Plan

Hi Amy,

I have reviewed the 'draft' new Clearview OP and I cannot find any specific policy as it relates to draft plan extensions. In the Township's current OP, Sec. 8.9 speaks to draft plan extension (hi-lighted in yellow below). Can you please tell me where in the draft new OP I can find reference to draft plan extensions.

Thanks,

Miriam

8.9 DEVELOPMENT STAGING

In order to protect taxpayers from undue financial burden, Council shall ensure that the timing, location and nature of all new development and redevelopment is such that the demand for municipal services, such as roads, sewers, water, schools, school buses, garbage collection, open space and recreational facilities, police and fire protection, is not excessive in relation to the taxable assessment provided and may deny or phase development accordingly. Impact on the community may also be a consideration in Council's decision to require phasing of major development proposals.

It shall be a general policy of the municipality to approve, or request the approval authority to approve, a draft plan (subdivision/condominium) on the basis that such approval lapses after three years. Extensions of up to 18 months may be granted where the applicant demonstrates a clear intention to proceed with final approvals in a reasonable time frame and Council is satisfied that the draft plan still represents good planning. Application for an extension shall be required to be submitted to the approval authority no later than 90 days prior to the date draft plan approval is to lapse.

Similarly it shall be a general policy of the municipality to require that works approved within a site plan and associated development agreement are carried out within an appropriate time frame specified in the agreement, and usually not exceeding a period of 18 months.

Notwithstanding this general policy, Council may elect to provide for a longer period of draft approval or site plan approval where it deems necessary to suit particular planning needs and where such an approval would, in Council's opinion, be appropriate relative to phasing of services or other municipal considerations.

Council will also specify similar lapse dates for municipal sewer and water servicing allocations associated with draft plan and site plan approvals.

Township of Clearview
217 Gideon Street
Stayner, Ontario
L0M 1S0

August 28, 2023
File 10977

Attn: Amy Cann, Director of Planning & Building
Patrick Casey, Planner, GSP Group Inc.
Steve Wever, President, GSP Group Inc.

Re: Township of Clearview Official Plan Review – Draft Official Plan
1146 County Road 42, 1194 County Road 42, and 248 Centre Street
Township of Clearview

Weston Consulting is the planning consultant for Peter Regina, the registered owner of the properties municipally addressed as 1146 County Road 42, 1194 County Road 42, and 248 Centre Street in the settlement area of Stayner (herein referred to as the “subject property”).

It is our understanding that the Township of Clearview is undertaking an Official Plan update, in which a Draft Official Plan with Schedules was released for public review and comment. The Draft Official Plan identifies a portion of the subject property within the Urban Settlement Area of Stayner, in accordance with Schedule A: Municipal Structure. In accordance with Schedule B: Land Use Plan the portion of the subject property outside the Urban Settlement Area is designated as Agricultural. Additionally, Schedule B-12: Land Use Plan Stayner designates the portion of the subject property within the Urban Settlement Area as *Residential*.

The purpose of this letter is to object to the removal of a portion of the subject property from the settlement area, which has been in the settlement area with the previous Official Plan, approved in 2002. Furthermore, this letter is to support the proposed *Residential* designation for the balance of the subject property.

A. Description of Subject Lands

The subject property is located in the southern portion of Stayner, with access from Centre Street and County Road 42 and is comprised of three parcels, 248 Centre Street, 1146 County Road 42 and 1194 County Road 42 (Figure 1). The subject property has a total combined approximate area of 47.29 hectares (116.88 acres), with a combined approximate frontage of 335 metres along County Road 42, and 424 metres along Centre Street. The subject property is currently vacant and bisected by an easement in favour of Hydro One. The majority of the site is within the Nottawasaga Valley Conservation Authority's (NVCA) Regulated Area.

The land uses surrounding the subject property are as follows:

- North: Single detached dwellings and vacant lands.
- East: County Road 42, single detached dwellings and vacant lands.
- South: Vacant lands.
- West: Vacant lands.

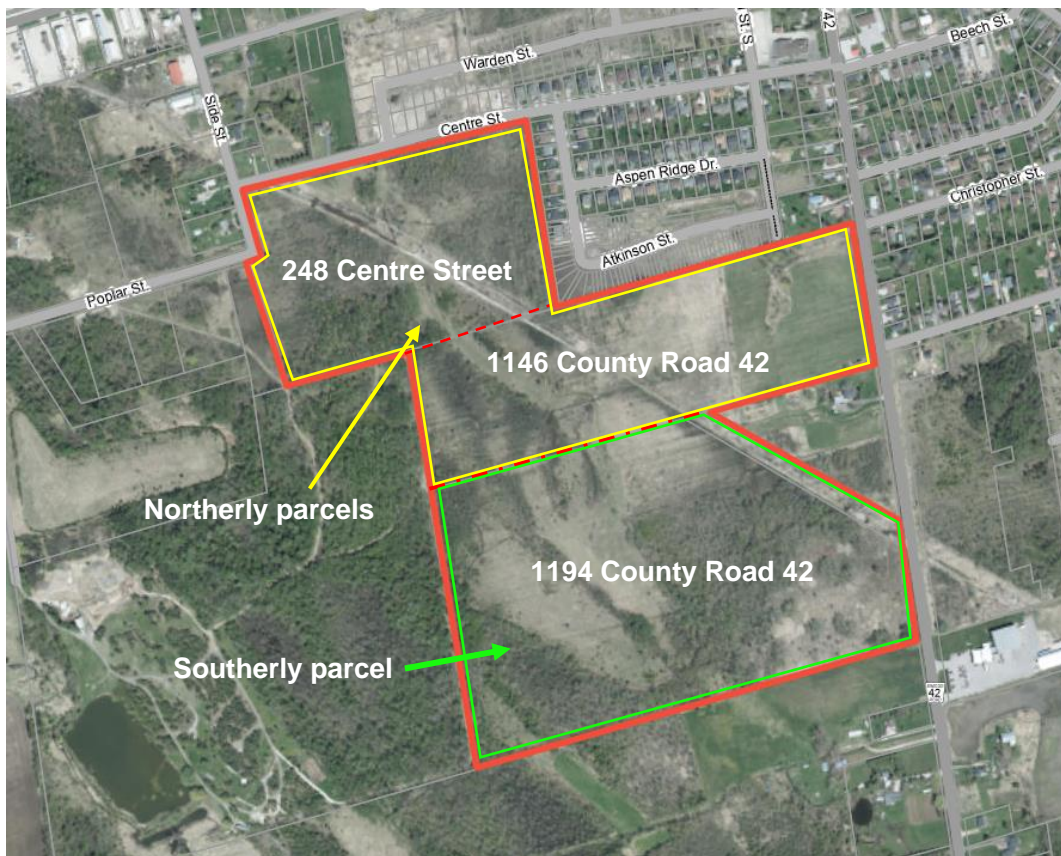


Figure 1: Aerial Photograph of Site

The portion of the subject property subject to the request to reconsider the removal from the existing settlement area of Stayner is the parcel municipally known as 1194 County Road 42. The parcel proposed to be removed from the settlement area has an approximate area of 22.24 hectares with frontage on County Road 42 of approximately 135 metres. This parcel is hereinafter referred to as “the southerly parcel”.

The other two parcels, 248 Centre Street and 1146 County Road 42 are proposed to be designated *Residential*, which in our opinion is appropriate and we would ask this proposed designation be accepted and approved for the Final Official Plan. These two parcels have an area of approximately 25.05 hectares (60.74 acres) and frontage along County Road 42 of approximately 200 metres and approximately 424 metres along Centre Street. These parcels are hereinafter referred to as “the northerly parcels”.

B. Applicable Planning Policy

B1. County of Simcoe Official Plan

The County of Simcoe Official Plan, which was approved between April 2013 and December 2016 by the Ontario Municipal Board, designates the subject property as *Settlements* (Figure 2). The *Settlements* designation permits a range of urban uses, including residential, commercial, industrial, and recreational.

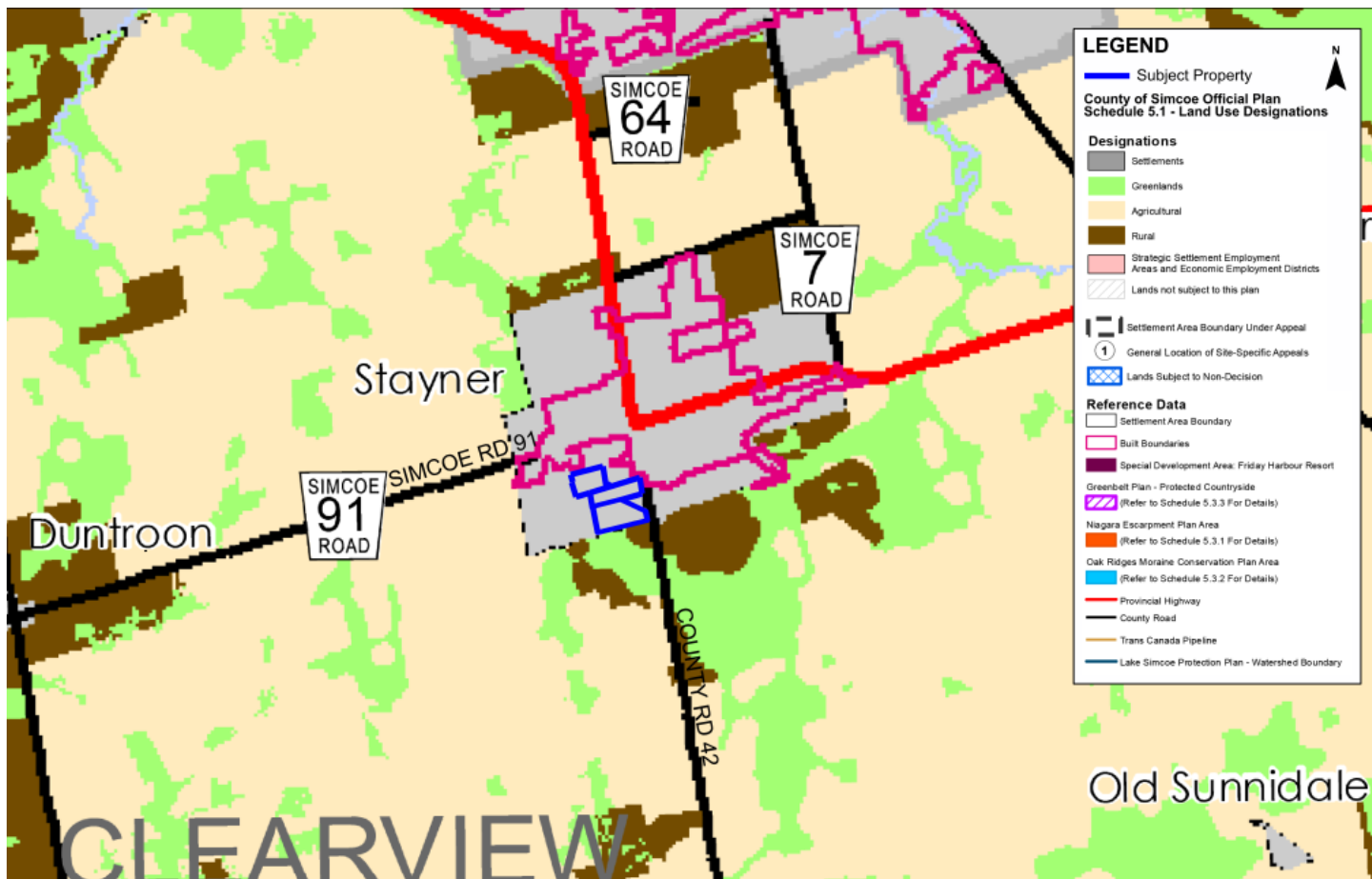


Figure 2. County of Simcoe Official Plan Schedule 5.1

The County of Simcoe is currently undertaking a Municipal Comprehensive Review in which the County adopted Official Plan Amendment No. 7 (OPA No. 7) - Phase 1 Growth Management. OPA No. 7 starts the process of bringing the County Official Plan into full conformity with the Provincial Growth Plan for the Greater Golden Horseshoe by identifying population and employment growth targets and associated growth management policies to the year 2051. Within OPA No. 7, which is under review by the Province and not in-effect, Stayner is identified as a Category 2 Settlement Area which has a delineated built boundary and existing or planned municipal water and wastewater systems. Furthermore, Clearview is identified to grow in population by 6,600 people from 2021 to 2051 and in employment by 2,120 jobs from 2021 to 2051. Clearview is also identified as having an intensification target for the delineated built-up area of 30% and a designated greenfield area density target of 45 residents and jobs per hectare. Lastly, OPA No. 7 does not identify any land need for Clearview to accommodate the expected population and employment growth, therefore, it is anticipated the existing settlement areas have sufficient land to accommodate growth.

It is our understanding the Township of Clearview is moving forward with their Official Plan Review, irrespective of the approval and finalization of the County's Municipal Comprehensive Review process.

B2. Township of Clearview Official Plan, 2001

The Current Official Plan for the Township of Clearview was approved in 2002 and designates the subject property as *Industrial* in accordance with Schedule A3 (Figure 3).

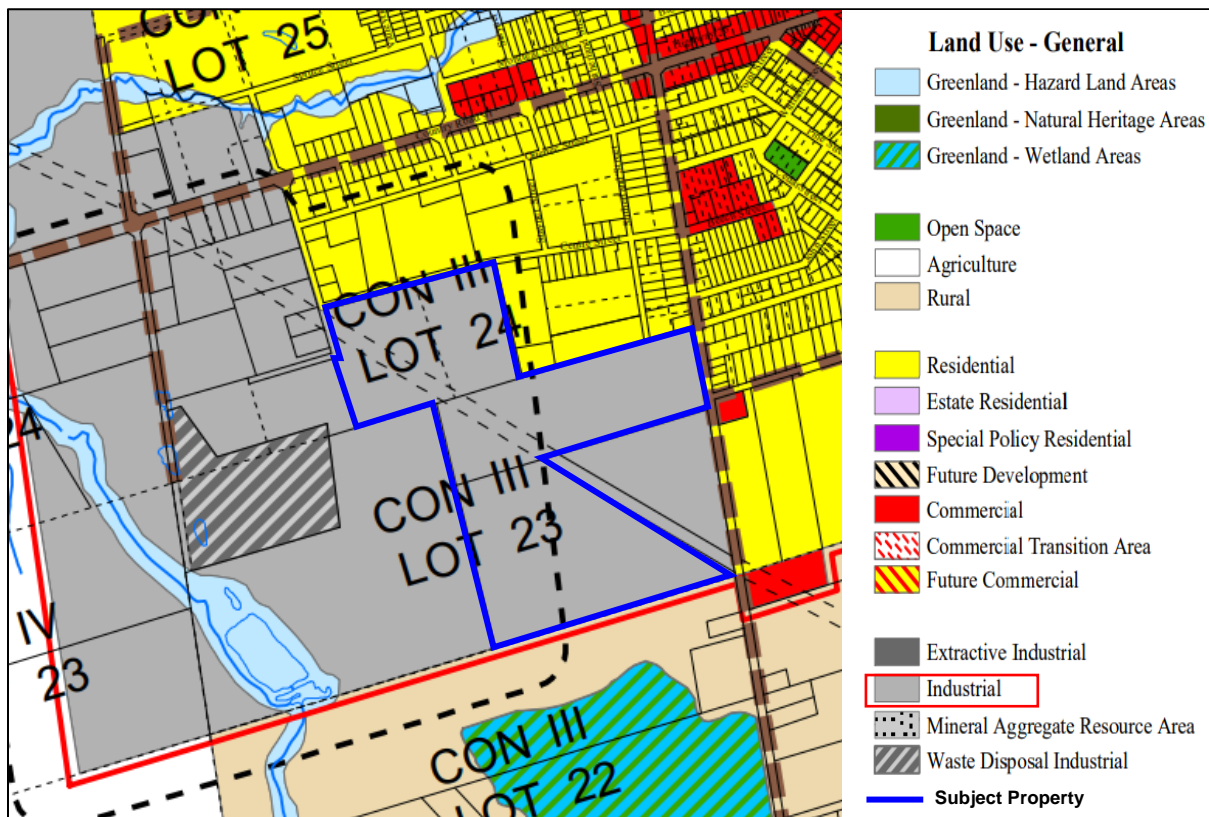


Figure 3: Township of Clearview Land Use Schedule – A3

Policies regarding the Industrial land use designation are found within Section 4.8. This Section identifies the permitted uses which include a range of employment uses. Based on previous correspondence provided to the Township of Clearview, as part of the Official Plan Review process, the owner had previously requested to convert the northerly parcels to *Residential*. The previous correspondence includes an assessment of the request to convert the northerly parcels from *Industrial* to *Residential* against the criteria for employment conversions within the Growth Plan. This correspondence is included as Appendix A.

B3. Township of Clearview Official Plan Review – Draft Official Plan

The Township of Clearview is currently updating the Official Plan to reflect the current needs of the community by updating the principles, goals and policies that will direct growth and development, and to plan for growth in population, housing and employment projected between now and 2031.

The Draft Official Plan identifies Stayner as an Urban Settlement Area, the northerly parcels are located within the Urban Settlement Area in accordance with Schedule A. Urban Settlement Areas are the primary locations for new development in the Township and for community activity in general. These lands are further designated *Residential* on Schedule B-12 Land Use Plan Stayner (Figure 4). The southerly parcel is proposed to be located outside the Urban Settlement Area and designated *Agricultural*, in accordance with Schedule B (Figure 5). Development within lands outside of settlement areas is to be limited and should predominantly be for agricultural purposes.

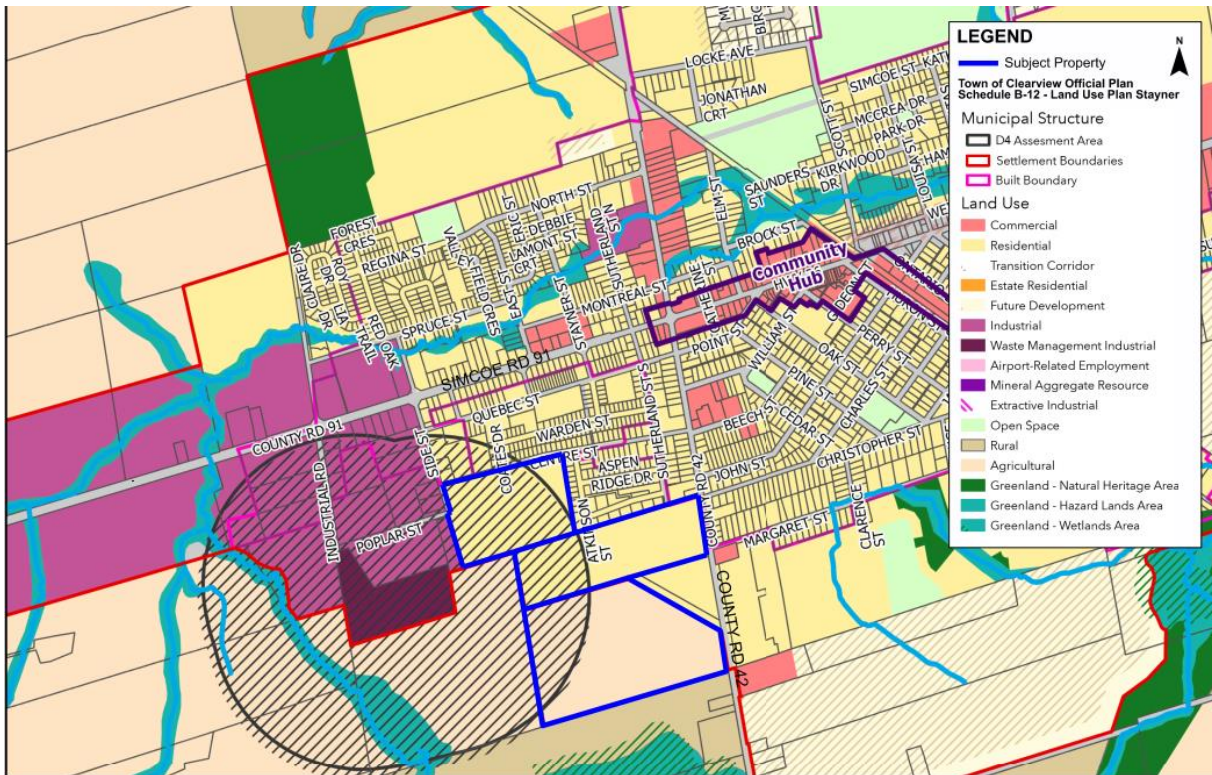


Figure 4. Township of Clearview Draft Official Plan Schedule B-12

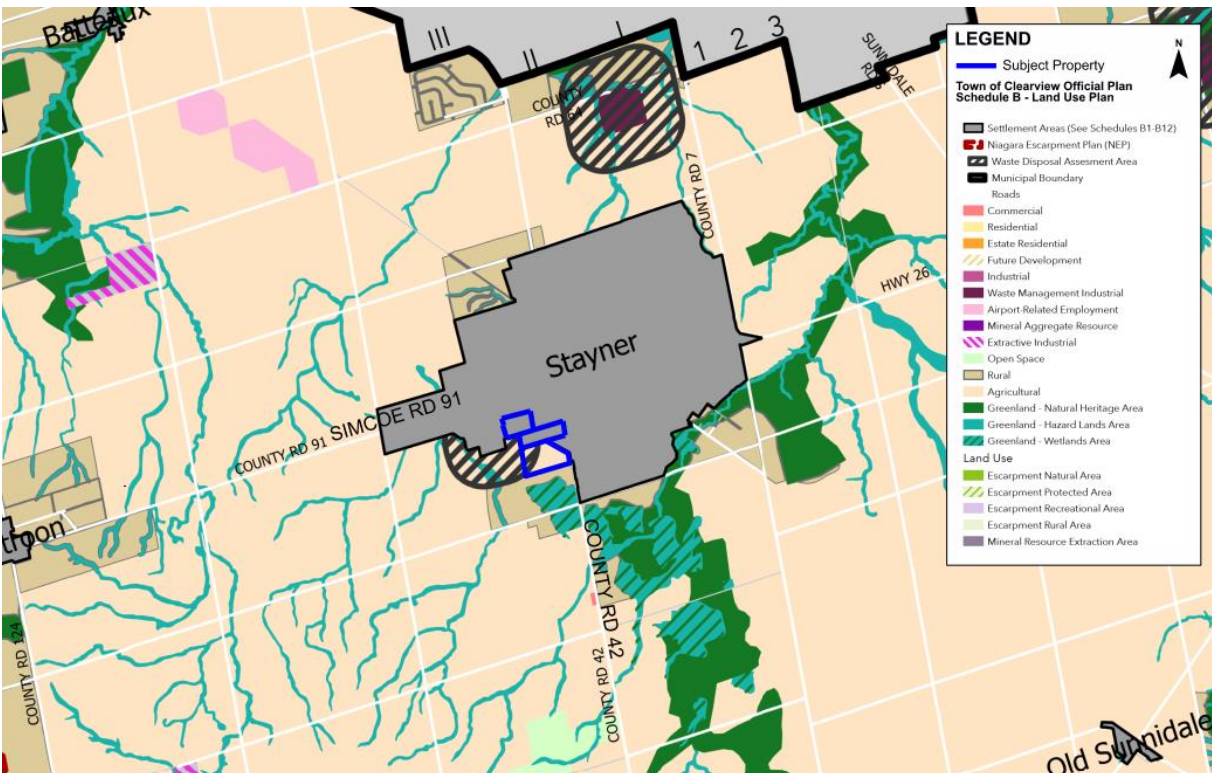


Figure 5. Township of Clearview Draft Official Plan Schedule B

We support the proposed *Residential* designation for the northerly parcels as this represents a contiguous development pattern with existing residential uses and reduces potential for adjacent incompatible uses.

We object to the removal of the southerly parcel from the existing settlement area of Stayner and the designation of the lands as Agricultural. Our request is for the Township to reconsider removing these lands from the Urban Settlement Area of Stayner, and to designate the lands *Residential* similar to the northerly parcels to provide for the further contiguous development of residential uses. Designating these lands *Residential* within the Urban Settlement Area will provide for the appropriate 'rounding-out' of residential uses along County Road 42.

The Draft Official Plan identifies that Clearview is expected to see a demand for 3,680 new dwelling units from 2021 to 2051 with the majority of these being accommodated in Urban Settlement Areas, including Stayner. The southerly parcel's inclusion in the Urban Settlement Area and designated *Residential*, would provide land to accommodate the need for housing.

Section 2.2.1 of the Draft Official Plan provides policies for the general direction for development in Urban Settlement Areas. The following includes an assessment of how the request to include the southerly parcel in the Urban Settlement Area conforms to the policies for new development in Urban Settlement Areas.

1. New development in Urban Settlement Areas shall be provided with municipal water services and municipal sewage services, subject to the policies in Section 7.2 of this Official Plan.

Response: It is anticipated that the existing services for the lands to the north of Centre Street can be extended to the south, through the northerly parcels to the southerly parcel. Furthermore, there are services currently existing on Margaret Street and within the new subdivisions to the east of the southerly parcel, which could be explored as an option for servicing the southerly parcel in the future.

2. Development within the designated greenfield area should be contiguous with, or should abut upon, the delineated built boundary or the existing built-up area.

Response: Our request to include the southerly parcel in the Urban Settlement Area and to be designated *Residential* will provide for the contiguous extension of the designated greenfield area which abuts the delineated built boundary and existing built-up area. The southerly parcel will provide for the logical extension of the designated greenfield area to be aligned with the *Residential* designated lands to the east of County Road 42.

3. Notwithstanding the overall intent of this Official Plan to direct major development to Urban Settlement Areas, certain industrial and employment uses may be directed away from Urban Settlement Areas to areas that are more appropriate for such uses (such as lands designated for industrial uses in another Settlement Area).

Response: It is our understanding the Township, in accordance with Schedule B-12, is proposing to locate the majority of employment uses within the western limits of Stayner to reduce adjacent incompatible uses.

4. As land uses that generally require little to no municipal servicing and that feature low employment densities, commercial storage units and self-storage facilities are generally inappropriate for the Township's Urban Settlement Areas, and shall therefore only be permitted within an Urban Settlement Area through an amendment to this Official Plan.

Response: Not applicable to request.

5. Within Urban Settlement Areas, Council may permit reduced parking requirements to facilitate the provision of affordable housing or housing for senior citizens, to facilitate the adaptive re-use of an existing building, or in other circumstances where additional parking is not considered necessary or where a reduction is considered appropriate.

Response: Currently not applicable to request. Parking considerations would be determined through any future planning applications.

6. Council may prepare Secondary Plans to foster the continuing development of complete communities in Urban Settlement Areas, to support the viability and growth of local businesses, or to address the needs of the local community, which may include the preparation of Secondary Plans that specifically focus on Community Hubs or Transition Corridors.

Response: A Secondary Planning process may be appropriate for the northerly parcels and southerly parcel, if included in the Urban Settlement Area and designated *Residential*, to ensure appropriate, logical and phased development for new designated greenfield areas.

The southerly parcel is proposed to be designated *Agricultural*, which permits agricultural uses, agricultural-related uses, and on-farm diversified uses. Furthermore, the layout and size of the parcel does not provide for an ideal agricultural plot. This designation results in the removal of land use permissions that have existed on the subject property since the previous 2001 Official Plan.

The northerly parcels are proposed to be designated *Residential*, which permits the full range of residential uses, including dwelling types and sizes. We support the proposed *Residential* designation as it provides for the logical extension of the existing residential uses to the north which will also provide for the appropriate expansion of municipal services.

Based on the above, it is our opinion the northerly parcels proposed *Residential* designation is appropriate and we request this be maintained through future versions of the Draft Official Plan and the final Official Plan. Furthermore, it is our opinion the southerly parcel should be kept in the Urban Settlement Area and designated *Residential* to provide for the logical extension of the designated greenfield area, provide for the 'rounding-out' of the lands designated residential along County Road 42 and provide land to accommodate the projected housing need for Stayner.

C. Recommendation

It is our opinion the southerly parcel comprising the subject property should be kept within the Urban Settlement Area of Stayner and be designated *Residential*. Currently, the proposed Draft Official Plan proposes to remove the southerly parcel from the settlement area, which has existed in the settlement area since the 2001 Official Plan and designated *Industrial*. Based on the Township's proposed land use designations for the adjacent lands, a *Residential* designation would provide the contiguous development of residential uses southerly from Centre Street. Furthermore, designating the southerly parcel *Residential* would provide for the 'rounding-out' or alignment of lands designated for residential development along County Road 42. The proposal to designate the southerly parcel of the subject lands *Residential* recognizes that residential uses are more appropriate for the lands, and is more desired from a land use perspective.

Our request represents good planning, and is a logical extension of the existing residential uses, and will be separated from future industrial uses to the west. It is our recommendation the Township of Clearview Planning Staff and Council support our request to keep the southerly parcel of the subject lands in the Urban Settlement Area and designate the lands *Residential* to allow for the appropriate extension of the existing community.

Please contact the undersigned at ext. 315 if you have any further questions or comments regarding this response letter.

Yours truly,

Weston Consulting

Per:



Kayly Robbins, M.PL, MCIP, RPP

c. Peter Regina



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

August 28th, 2023

Amy Cann, M.Pl, RPP, MCIP | Director of Planning & Building
Clearview Township
217 Gideon Street
Stayner, ON L0M 1S0

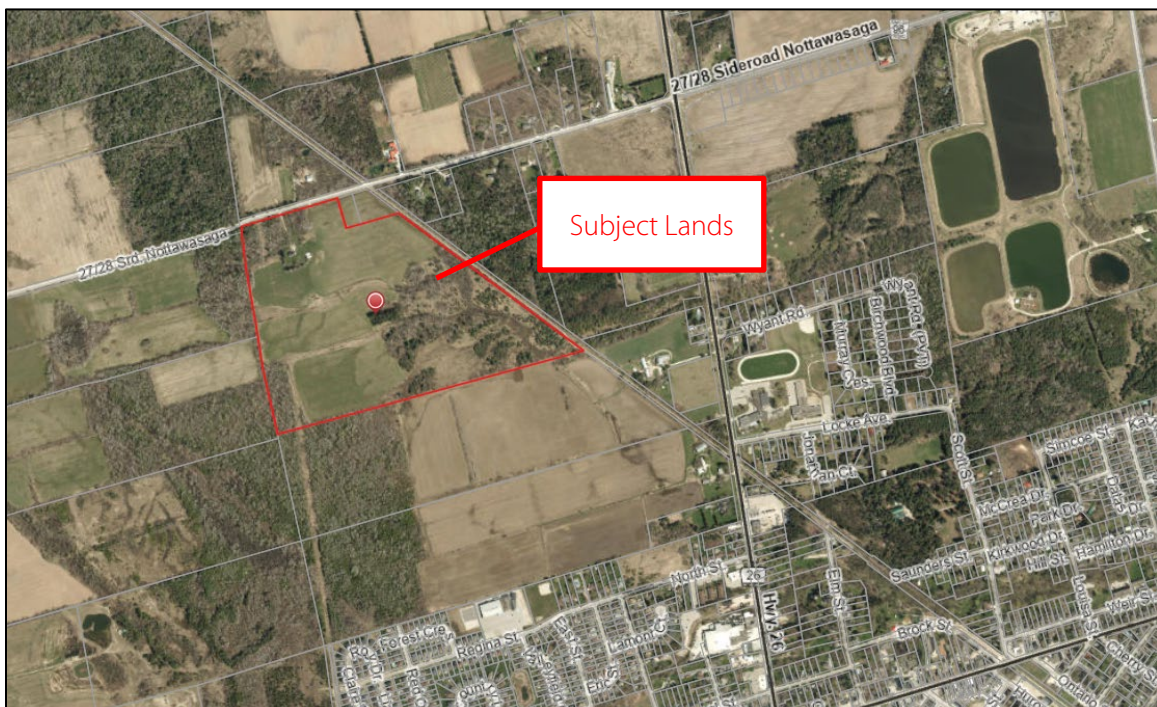
Attention: Ms. Amy Cann
Via email: acc@clearview.ca

Dear Ms. Cann:

**RE: Clearview Township Official Plan Update Comment Letter – Clearview Garden Estates,
6237 27/28 Sideroad, Stayner, ON
OUR FILE 21216B**

On behalf of our Client, CBJ Developments, please find enclosed comments regarding the Township of Clearview's draft new Official Plan. Our Client is submitting comments on the draft new Official Plan for their landholding in the community of Stayner, municipally addressed as 6237 27/28 Sideroad (the "Subject Lands") as shown in **Figure 1** below.

Figure 1: Subject Lands Located at 6237 27/28 Sideroad

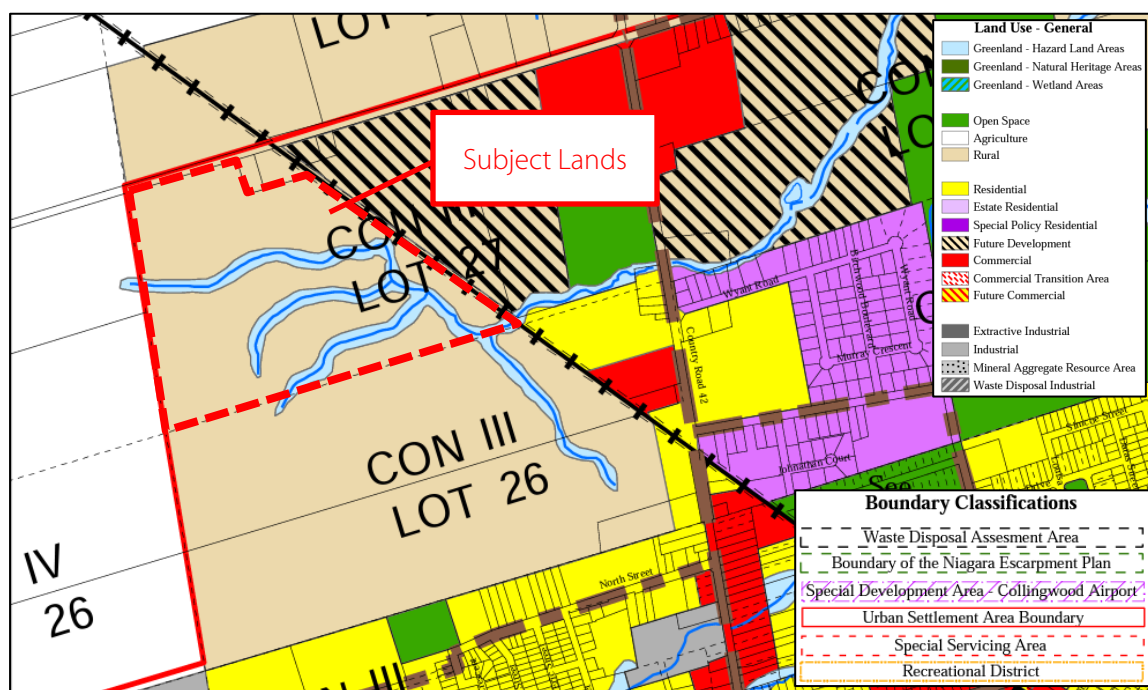


The purpose of this Comment Letter is to request that the Township of Clearview make changes to the draft new Official Plan to ensure that the Subject Lands remain within the Stayner Settlement Area Boundary. Comments are further addressed in more detail below in the remaining sections of this Commenting Letter.

We reserve our right to continue to review and provide additional comments throughout the new Clearview Township Official Plan update process.

Under Clearview's current Official Plan the Subject Lands are located within the Urban Settlement Area Boundary under the current Official Plan and are designated Rural, Greenland – Hazard Land Areas under Schedule A3 – Stayner Land Use and Transportation Plan. **Figure 2** below shows the Subject Lands as illustrated on Schedule A3 to the current Official Plan.

Figure 2: Subject Lands Current Official Plan Land Use Designations



Through our review of the draft new Official Plan, it is noted that the Subject Lands are proposed to remain designated Rural and Greenland – Hazard Land Area; however, it is further noted that the Subject Lands are proposed to be removed from the Urban Settlement Area Boundary. **Figure 3** below shows the Subject Lands as illustrated on Schedule B-12 to the draft new Official Plan.

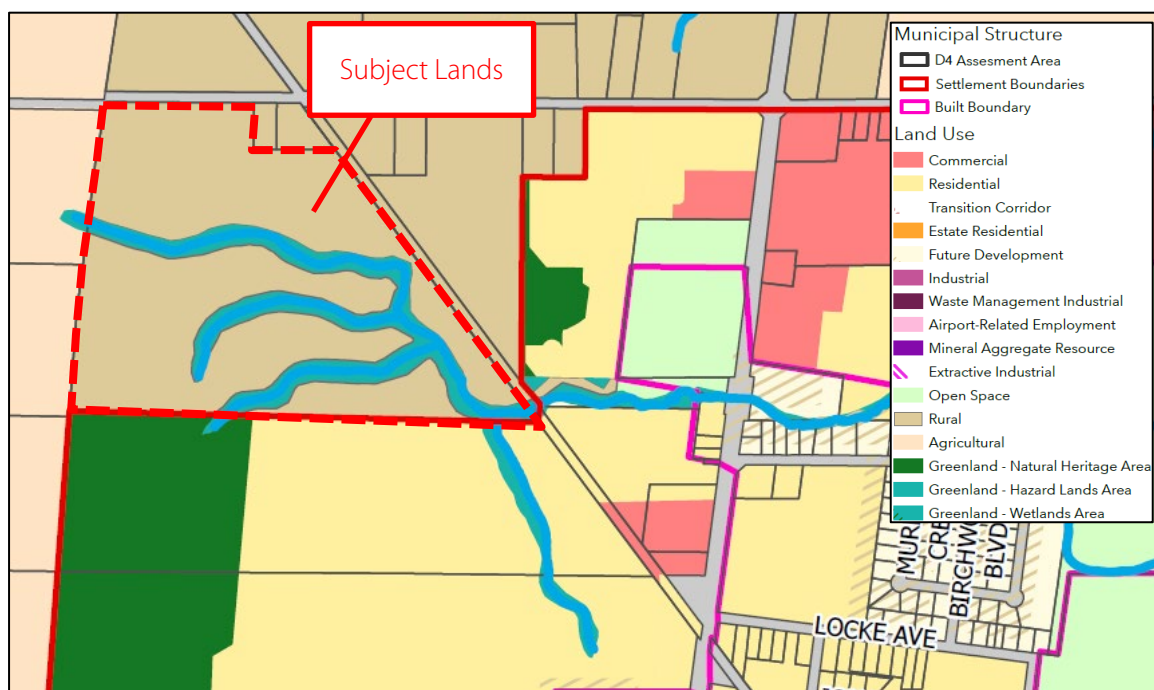
In consideration of the above, it is requested that the Subject Lands remain within the Stayner Settlement Area Boundary:

1. As the Township is aware, the lands immediately south of the Subject Lands which are under the same Ownership Group have received Official Plan Amendment and Draft Plan of Subdivision approvals to facilitate the development of an 858-unit subdivision (the "Bridle Park Subdivision") consisting of 383 single detached dwellings, 54 freehold townhouse dwellings,

361 condominium townhouse dwellings and 60 condominium apartment dwelling units, as well as a 0.20-hectare commercial block for neighbourhood commercial uses.

The Subject Lands together with the Bridle Park Subdivision are proposed to be comprehensively planned developments as the Bridle Park Subdivision includes 2 road stubs that are to provide future municipal road and servicing extensions to the Subject Lands. The Township actually required the Approved Bridle Park Subdivision to be amended through the recent redline revision to provide additional access and road/servicing stubs to the north. **Attachment 1** includes a copy of the approved Bridle Park Subdivision Draft Plan, which shows the 2 road stubs, being the extension of Streets A and C. It is also noted that Street A is proposed to be a collector road.

Figure 3: Subject Lands Draft New Official Plan Land Use Designations



2. The Ownership Group is in active discussions with the Township in regards to the required infrastructure improvements to service both the Draft Plan Approved lands to the south as well as the Subject Lands and have made financial contributions towards this effort.
3. Background work is currently being completed in order to complete an informed concept plan for the development of the Subject Lands to proceed with formal pre-consultation.
4. Keeping the Subject Lands within the Stayner Settlement Boundary maintains conformity with the Stayner Settlement Boundary as identified within the County of Simcoe Official Plan.

5. The Subject Lands round out the northwest corner of the Stayner Settlement Area and will allow this area of Clearview's lone Primary Settlement Area to be effectively master planned, serviced and developed bringing many benefits to the community.
6. By keeping the Subject Lands within the Stayner Settlement Area they can contribute towards delivering a variety of new housing stock to the Community assisting in addressing the current housing crisis.
7. Lastly, it is noted that the draft new Official Plan will plan for growth in population, housing and employment projected between now and 2031; however, the Township has the ability to plan for growth beyond 2031 to 2051 as per the Growth Plan and Adopted County OPA 7. The Subject Lands should remain in the Stayner Settlement Area Boundary as these lands will provide the Township with additional land within the lone Primary Settlement Area to meet and exceed the minimum growth and population targets outlined by the Province.
8. It is requested that these lands be designated to reflect their future development potential and be identified as either Future Development or Residential within the Township Official Plan.

Upon receipt of these comments we request a meeting with Township staff to review and discuss our comments and concerns further.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

MHBC



Kory Chisholm, BES, MSc, RPP, MCIP
Partner



Shayne Connors, BAH, MSc
Intermediate Planner

cc. Len Walker, CBJ Developments / Director of Planning & Community Relations



Technical Memorandum

**To: Len Walker, Director of Planning & Community Relations CBJ
Developments**

Re: Clearview Garden Estates (Stayner) – Natural Heritage Constraints

From: Jim Broadfoot, Terrestrial Ecologist

Date: April 18, 2023

AEC 21-189

Natural heritage constraints to development on the Clearview Garden Estates (CGE) Lands in Stayner were assessed based on the results of a field data collection program carried out in summer 2023. The field program evaluated terrestrial and aquatic features and functions associated with the subject and adjacent lands. Results were assessed based on standard guidance documents applied in Ontario.

FIELD PROGRAM

The following field data were collected to assist in delineation of constraints:

- Evening Calling Amphibian Surveys
- Dawn Bird Surveys
- Nocturnal Bird Survey
- Vegetation Community Mapping and Classification
- Vascular Plant Surveys
- Drainage Feature Assessments
- Assessment of potential of woodlands to function as bat habitat

DELINIATED FEATURES/FUNCTIONS

Provincial Mapping

Provincial mapping (see below) identifies the following features on the property:

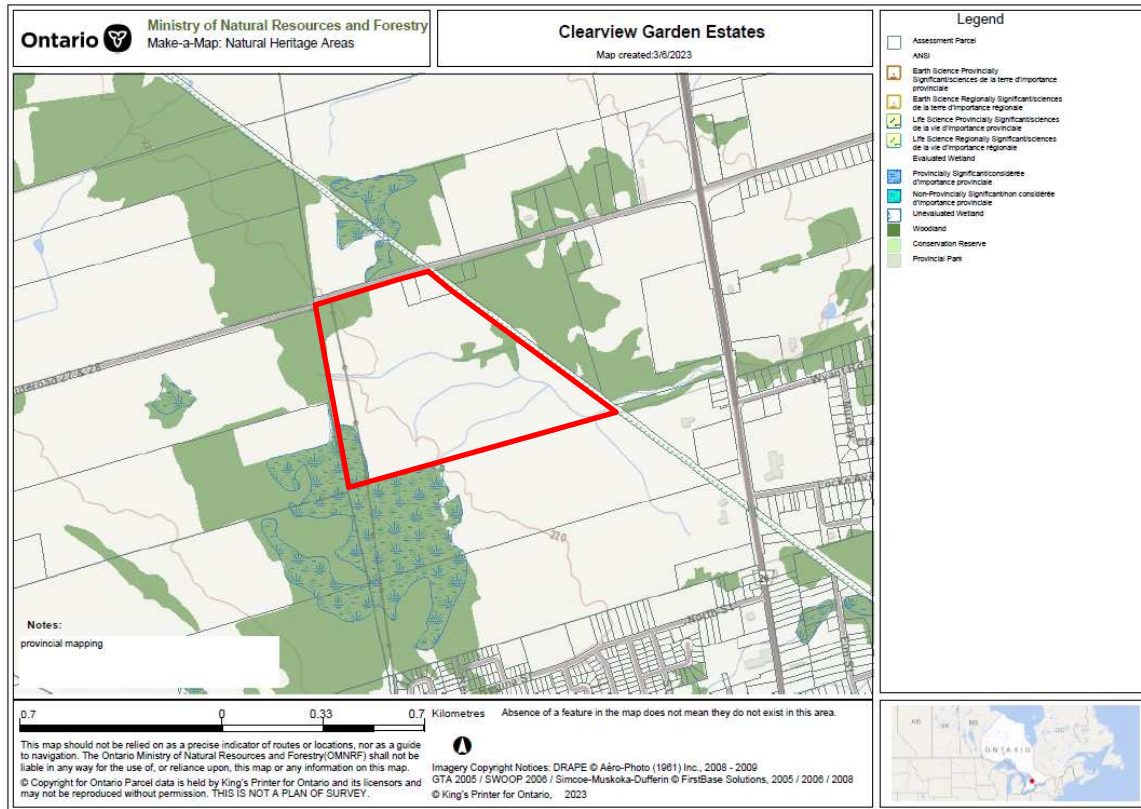
- Drainage Features (3 tributaries of Lamont Creek).
- Unevaluated Wetlands (southwestern section of property).
- Woodland (southwestern, northwestern and east central sections of property).

Provincial mapping identifies the following features adjacent to the property:

- Drainage feature/watercourse (Lamont Creek) – all three drainage features of the property converge in the southeast section of the property before discharging to Lamont Creek that begins at the rail line and flows eastward. Note: Lamont Creek downstream of the rail line is a well-defined feature with permanent flow and contains fish. There are barriers to upstream fish passage at the rail line.
- Unevaluated Wetlands – adjacent lands to southwest (continuous with property limits) and to the north (separated by concession road).
- Woodlands – adjacent lands to the west/southwest, north (separated by concession



road) and east (separated by rail line)



Conservation Authority

The Nottawasaga Valley Conservation Authority (NVCA) identified “regulated land” on and adjacent to the property. The regulation limits follow drainage features but not consistently. Based on the shape of the regulation limits and given that the lands on and adjacent to the property are relatively flat – the regulation limits likely reflect flood hazard in addition to drainage features and wetlands. Flood Hazard has not been evaluated as part of this constraints assessment – requires engineering input.



Nottawasaga Valley
Conservation Authority

Property Screening Report

07-Mar-2023

Information Resources for Regulated Properties

[Do I need a permit?](#)

[Submit a Property Inquiry](#)

[Google Driving Directions](#)

[Info Regarding Covid-19](#)

Email the Regulations Department
permits@nvca.on.ca

NVCA Contact Information

(705) 424-1479

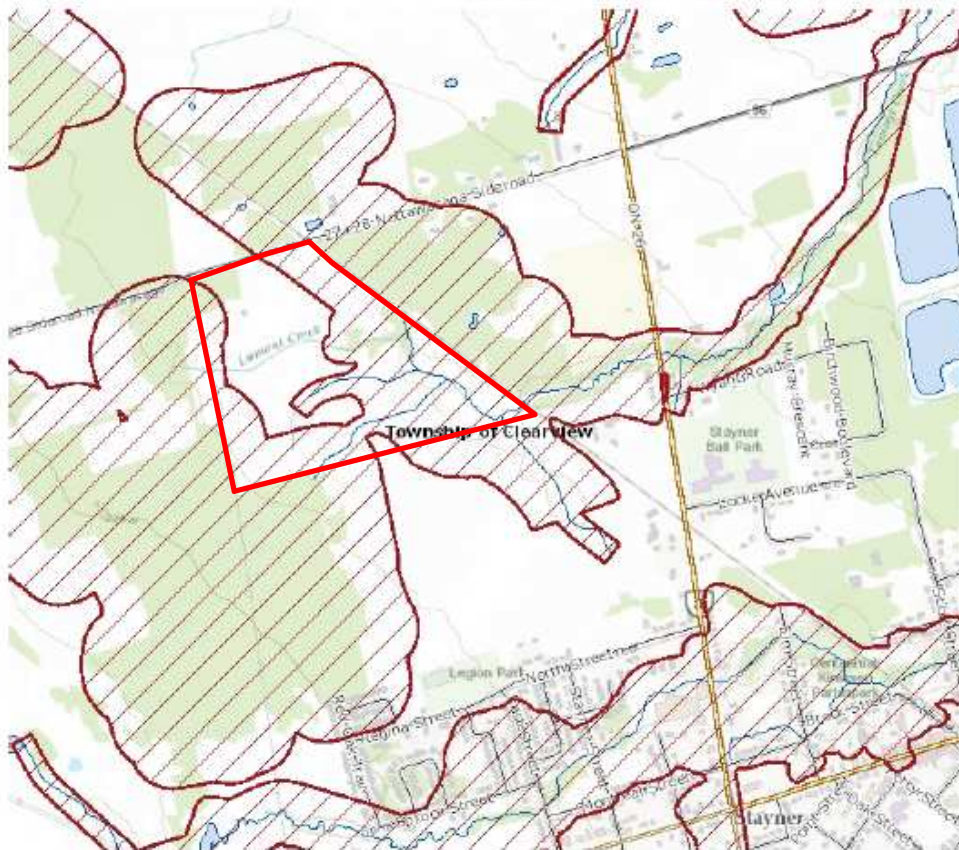
8195 8th Line,
Utopia, ON L0M 1T0

www.nvca.on.ca

Monday to Friday

8:30 a.m. to 4:30 p.m.

except between 12:00 p.m. - 1:00 p.m.

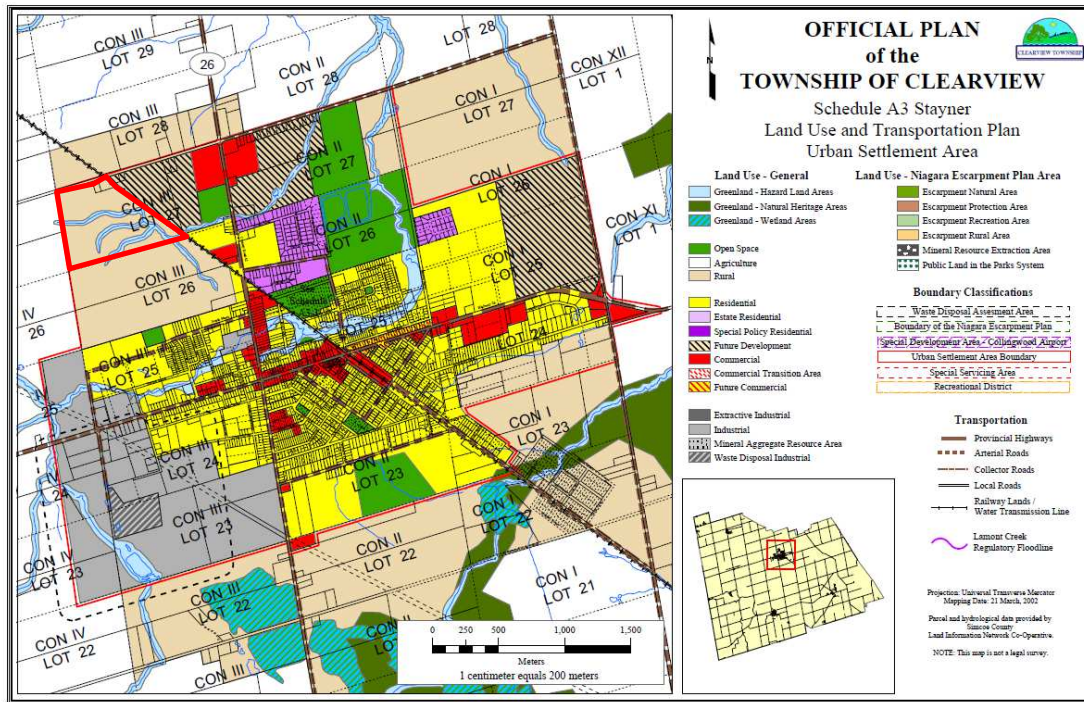


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Township of Clearwater

As per Township of Clearwater Official Plan (TCOP) mapping below, the property is located within the Urban Settlement Area Boundary of Stayner. For the most part the lands are designated Rural. The drainage features are designated Greenland – Hazard Land Areas. There are no Greenland – Natural Heritage Areas or Greenland – Wetland Areas identified on or adjacent to the property. Woodlands of adjacent lands east of the rail line are designated Rural and Future Development.



BIOPHYSICAL ASSESSMENT

Aquatic Habitat – Field studies revealed 3 drainage features on the property as shown on the constraints figure below. Flow in all 3 features is highly seasonal/ephemeral and of relatively low volume. Outside of a brief period following snow melt and after intense rainfall events, these features are dry throughout. There is a barrier to upstream movement of fish at the rail crossing. Therefore, the drainage features do not represent direct fish habitat. However, they do contribute surface water to downstream direct fish habitat and hence are considered “seasonal indirect fish habitat”. Moving forward, development will have to ensure that clean surface water of approximately the same volume is discharged to the downstream reach of the drainage features recommended to



be retained for reasons related to wetlands and Significant Wildlife Habitat functions (see below) and to maintain flows/water quality of direct fish habitat of Lamont Creek downstream of the rail line in the southeast section of the property.

As per Schedule A3 of the TCOP (see above), the 3 drainage features are mapped as Greenland – Hazard Land Areas and the NVCA identifies portions of the drainage features as “Regulated”. Therefore, engineering studies will have to address flood hazard associated with the lands and a permit is likely required from the NVCA to permit development.

Woodlands – As per the mapping below the subject and adjacent lands contain areas of continuous woodland cover ranging in size from 6ha to 41ha. According to Section 4.1.2 of the TCOP Greenland-Wetland Areas and Greenland-Natural Heritage Areas identify natural heritage resource areas of significant ecological importance. None of these areas of woodland are mapped as Greenland-Natural Areas on Schedule A3 of the TCOP (see mapping above).

The province has criteria for Significant Woodlands. The criteria rely mainly on woodland cover within the planning area/surrounding landscape. Clearview Township contains approx. 26% woodland cover (estimate based on MNRF SOLRIS data). According to the criteria, in landscapes containing between 15-30% woodland cover – woodlands over 20ha in size are candidates for consideration as Significant Woodland. Based on this criterion – the 25ha block of woodland cover associated with the east side of the property and the 41ha of woodland located southwest of the property could be considered Significant Woodland. As above, the Township does not consider the woodlands located east of the rail line to be Greenland-Natural Areas and in fact identifies the woodlands as Future Development. Excluding the woodlands identified as Future Development reduces the area of continuous woodland cover associated with the east side of the property to approx. 6ha – well below the size threshold for significance. The results of our field studies assigned no significant features/functions to these successional woodlands. Therefore, given the Township’s designation/assessment of these woodlands and lack of significant functions - we do not identify these woodlands as part of an area of Significant Woodland. In contrast, the 41ha woodland block associated with a small portion of the southwest corner of the subject lands and extending onto adjacent lands to the southwest is a candidate for consideration as Significant Woodland owing to size and lack of apparent potential impact to the feature by future development – the woodland being largely outside of the settlement area boundary.

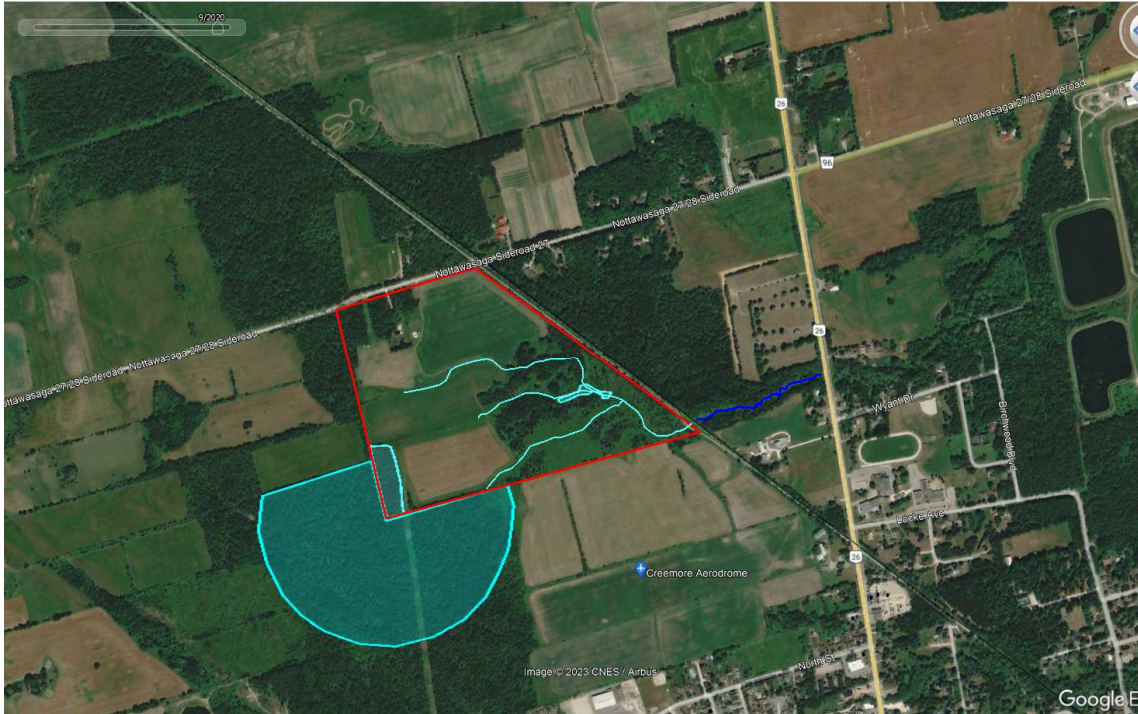


Areas of Continuous Woodland Cover On and Adjacent to Subject Lands (White Polygons)

Wetlands – The results of our field studies identified two small areas of wetland on the property as shown in mapping below. The wetland in the southwestern corner of the property is continuous with wetlands identified on adjacent lands to the south (Bridle Park) and west – shown on figure below in a generalized manner. We recommend maintaining both areas of wetland for the following reasons.

The wetland in the southwest corner of the property is continuous with wetlands identified on adjacent lands to the south and west. The wetland is a treed swamp and as such forms part of the area of Significant Woodland discussed above. In addition, the wetlands are associated with an area utilized by Chimney Crayfish that imposes a constraint to development related to Significant Wildlife Habitat – see below.

The wetland on the east side of the property is associated with the drainage features that converge in that area and discharge to adjacent fish habitat. Maintaining the existing wetland habitat is considered a benefit in contributing to the maintenance of the health and integrity of fish direct habitat of Lamont Creek located downstream to the east of the rail line. The wetland is also in an area utilized by Chimney Crayfish that imposes a constraint to development related to Significant Wildlife Habitat – see below.



Areas of Wetland Habitat (Blue Polygons)

Significant Wildlife Habitat – The results of our field studies revealed two Significant Wildlife Habitat functions attributable to the subject lands: Special Concern and Rare Wildlife Species - Eastern Wood-pewee and Wood Thrush associated with woodlands in northwest corner of property; and Chimney Crayfish associated with wetlands.

Use of the woodlands of the northwest section of the property by 2 Special Concern woodland breeding birds imposes a constraint to development in that area. This woodland constraint also relates to potential habitat function of the woodlands by endangered bats (see below).

Protection of areas of wetland with buffers and maintenance of flows to drainage features in the southeast section of the property maintains habitat for Chimney Crayfish.

Endangered Species Act Protected Species - Woodlands of the eastern section of the property are young/successional and do not have characteristics of woodlands deemed as having potential to function as habitat for endangered bats. In contrast, the woodlands of the northwestern and southwestern sections of the property are relatively mature and



hence do provide potential habitat for endangered bats. Therefore, the woodlands in these areas are identified as constraints to development.

CONSTRAINTS ASSESSMENT

The following map identifies areas of development constraint as described above. Thirty metre setbacks are recommended to wetlands and retained areas of drainage features associated with the southeastern section of the property.

Not all areas of woodland contained in the northwest section of the property are identified as a constraint. The woodland located east of the driveway is excluded. The areas recommended for retention is continuous with woodland cover on adjacent land to the west that is located outside of the settlement area boundary and hence not likely to be removed by future development. Retention of woodland on and adjacent to the subject lands is important in demonstrating that habitat function of the retained woodlands by Special Concern birds and endangered bats can be maintained post-development (argument re: scale of loss/retention). Ten metre setbacks are generally applied to retained woodlands for root zone protection.



Clearview Garden Estates (Stayner) – Preliminary Constraints (natural heritage – Red polygons) DRAFT March 9, 2023



August 29th, 2023

VIA EMAIL

Amy Cann, M.Pl., MCIP, RPP
Director of Planning & Building
Township of Clearview
acann@clearview.ca

Dear Ms. Cann:

Re: Comments re. Draft Township of Clearview Official Plan
Property: Emerald Creek Subdivision
Township File: 2022-047-ZB, 2022-047-SD, OP-2003-008

Our understanding is that the Township of Clearview is undertaking an Official Plan Review to update the current Official Plan to be in conformity with provincial policies, as well as to address other municipal planning objectives. On behalf of our client, FPLMET Group Incorporated, we wish to submit comments pertaining to the lands legally described as Part of South Half of Lot 27, Concession 2, formerly in the Township of Nottawasaga, now in the Township of Clearview, County of Simcoe.

As you are aware, our client owns the property that is known as the Emerald Creek Subdivision which has been Draft Plan approved since 2005. There have been extensions to Draft Plan approval received since this time. In addition, an Official Plan Amendment and Zoning By-law Amendment were also approved in 2005. Through this previous Official Plan Amendment, the lands were designated as Residential and Commercial and have remained with these designations since this time.

Upon review of the draft Official Plan document, we are pleased to see that the lands are proposed to remain designated as Commercial along the frontage of Highway 26, with the remaining lands designated as Residential, which is in keeping with the current designations. The proposed permitted uses within these designations align with our client's intent for developing the land with various land uses. We do disagree with the location of the built boundary line on the south portion of the lands as illustrated on Schedule B-12, Land Use Plan Stayner. The subject lands are vacant and have been for some time now so in our opinion this line should follow the southern property limit not located partly within the site.

Thank you for allowing us to make these comments. We look forward to continuing to be involved in this process. Please also accept this letter as our formal request to be notified of all future meetings regarding the Official Plan Review process.

Sincerely,
THE JONES CONSULTING GROUP LTD.



Brandi L. Clement, MURP, AICP, MCIP, RPP
Partner

Cc: FPLMET Group Incorporated



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

August 29th, 2023

Amy Cann

Director of Planning & Building, Township of Clearview
217 Gideon Street
Stayner, ON
L0M 1S0

Patrick Casey

Planner, GSP Group

Dear Ms. Cann and Mr. Casey:

**RE: Comments on Draft 1 of the Township of Clearview's Official Plan
2851 12/13 Sideroad South Sunnidale & 4899 County Road 9
MHBC File: 0772I**

MacNaughton Hermesen Britton Clarkson Planning Limited ("MHBC") has been retained by Clearview Inc. c/o Gian DelZotto, to provide comments on the Township of Clearview's Official Plan as it relates to their properties located at 2851 12/13 Sideroad South Sunnidale and 4899 County Road 9. It is noted that our Client also owns the properties located at 5080, 5107 and 4916 County Road 9, and 10434 County Road 10, as shown on the attached Key Map.

Our Client has had a number of discussions with Township staff regarding advancing planning approvals for a master planned sustainable living community across this overall landholding. An executive summary document is attached to this letter identifying the overall vision for these lands as well as the key scientific and sustainable principles behind it.

Please accept this letter on behalf of our Client as initial comments with respect to the first draft of the Township of Clearview's Official Plan dated August 2023.

Township of Clearview Current Official Plan

The subject property located at 2851 12/13 Sideroad South Sunnidale (Key Map #5) is currently designated "Future Development" and "Commercial" and is located within the New Lowell settlement area in accordance with Schedule A - Map 7 - South East Land Use and Transportation Plan.

The subject property located at 4899 County Road 9 (Key Map #6) is currently designated "Future Development" and a small portion of the property is designated "Greenland – Natural Heritage" and

are located within the New Lowell settlement area in accordance with Schedule A - Map 7 - South East Land Use and Transportation Plan.

Township of Clearview Draft Official Plan

The first draft of the Township of Clearview's Official Plan designates the subject property located at 2851 12/13 Sideroad South Sunnidale as "Agricultural" and "Commercial" and a majority of the property is located outside of the New Lowell Settlement Area boundary in accordance with Schedule B-8 – New Lowell Land Use Plan. The portion of the property designated Commercial is located within the settlement area boundary.

As it relates to the property located at 4899 County Road 9 the first draft of the Township's Official Plan designates the subject property as "Agricultural" and "Greenland – Natural Heritage."

Site Specific Comments

Based on our review of the Township's Draft Official Plan we provide the following comments for the Township's consideration prior to the release of the second draft of the Official Plan:

- **Is it requested that both the subject properties located at 2851 12/13 Sideroad South Sunnidale and at 4899 County Road 9 continue to be included in the New Lowell Settlement Area as identified in the County of Simcoe and Township Official Plans.**
- **It is requested that Schedule A (Municipal Structure), Schedule B (Land Use Plan) and Schedule B-8 (Land Use Plan New Lowell) be revised to reflect the subject properties being designated "Residential" and also included within the New Lowell settlement area. The revisions should also be reflected on all other Schedules.**
- It is crucial for the viability of the overall sustainable living vision for these lands as reflected in the attached executive summary document that 2851 12/13/ Sideroad and 4899 County Road 9 properties remain in the settlement area in order to provide critical mass.
- It is requested that the Township Official Plan conform to Schedule 5.1 (Land Use Designations) of the County of Simcoe Official Plan as it relates to the settlement boundary of the New Lowell settlement area.
- It is noted that the County of Simcoe Municipal Comprehensive Review (MCR) process is currently on hold and has not concluded to confirm how much land is required to accommodate future growth within the Township, settlement hierarchies, population and employment growth forecasts.
- The Growth Plan for the Greater Golden Horseshoe allows for Municipalities to plan beyond population targets for 2031 to 2051 as per the Growth Plan and Adopted County of Simcoe OPA 7. The inclusion of the subject properties within the New Lowell settlement area would

help to ensure that the projected population growth can be accommodated in this area in order to meet and exceed the minimum growth and population targets outlined by the Province.

- The two subject properties are located adjacent to other development lands that are owned by the same ownership group (see attached Key Map) which would allow for the future development of the subject properties to be comprehensively developed and master planned to efficiently plan for and accommodate the future build out of the New Lowell settlement area.

On behalf of our Client, we are requesting a meeting with the Township to discuss the comments contained herein as it relates to the two subject properties owned by our Client. Thank you for consideration of the above and please let us know your availability for a meeting.

Yours truly,

MHBC



Kory Chisholm, BES, MSc, MCIP, RPP
Partner

cc. *Gian DelZotto / Clearview Inc., Owner*



KEY MAP

Delzotto - NewLovell
Township of Clearview
County of Simcoe

LEGEND

- ① 5080 County Road 9
- ② 5107 County Road 9
- ③ 10434 County Road 10
- ④ 4916 County Road 9
- ⑤ 2851 12/13 Side Road
- ⑥ 4899 County Road 9

DATE Aug. 28, 2023

SOURCES

County of Simcoe GIS

0 40 80 120 160 200
Metres

Delzotto NewLovell - 2022 - 07721



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

A photograph of a forest stream with mossy logs and ferns. The stream flows over dark rocks, creating white water rapids. The surrounding forest is dense with green foliage and ferns. The scene is captured from a high angle, looking down the length of the stream.


What makes a

LIVING VILLAGE?

Vision Plan for New Lowell, Ontario

EXECUTIVE SUMMARY

2023

The background image is a detailed landscape rendering of a park. In the foreground, a stream flows through a lush green area with tall grasses and rocks. Several large birds, resembling herons or egrets, are in the water. To the left, two children are playing in the shallow water. A wooden bridge with a railing crosses the stream in the middle ground. On the right, a path leads through a field of yellow and purple wildflowers. In the background, there are modern buildings with large windows and balconies, surrounded by trees and a cloudy sky. The overall scene is bright and colorful, suggesting a well-maintained urban park.

NEW LOWELL LAND ACKNOWLEDGMENT

New Lowell is located within the boundaries of Treaty 18, the traditional lands of the Anishinaabeg, Haudenosaunee, Tionontati, Wendat, and is the home of many First Nations, Metis, and Inuit peoples as part of an intricate nationhood that reaches across Turtle Island. We are grateful to have the opportunity to work on this land and create the vision for a Living Village. The Living Village is a response to giving back to the land, respecting the land and letting nature guide and dominate once again. At this time of truth and reconciliation, we welcome the opportunity to work together towards new understandings and new relationships to continue to build our vision.



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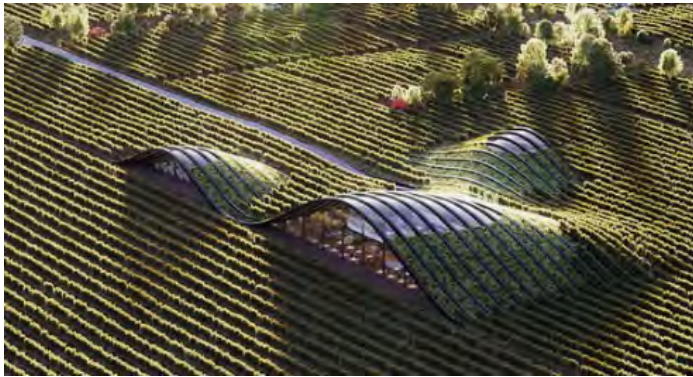
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Main Street



Food Future Community



Social Gathering



Community in four seasons



Efficient patterns inspired by nature



Built form that works with its place



VISION & PRINCIPLES



What makes a Living Village?

The Living Village of New Lowell is a re-imagining of a suburban settlement. It is a way of living that works harmoniously with the land and draws on the ancient principles of village living to build community resilience.

At its core, the Living Village is about letting nature lead. Knowing that nature holds the genius for how to thrive in a place, the work in the Living Village is to learn from this genius. It's about being in conversation with something greater than yourself; giving nature her space to engage and teach us. It's about recognizing ourselves as a young species in a billion-year old evolution and to find awe in the spontaneity and uncertainty of engaging nature to learn about ourselves. The Living Village is designed to inspire the individual to find their path and to self-actualize their talents; to add to the beauty of the canvas that nature has already provided and to do so for the betterment of the community.

The Living Village is also about letting nature in. Our current model of suppression and control of nature is too costly. It takes energy to fight nature and we now need to find ways of creating harmony between the built and natural environments. We do this by first learning what the land wants to do, what it will support us in doing, and it permit us to do. In this way we honour the services that nature provides, and through biomimicry, the designs it can teach us. And it's about finding clever ways of bringing those services and designs into our communities.

To do this, however, the Living Village must be adaptive and fluid, with less rigid management hierarchies. Our environments are forever changing and in response we must change too. It takes energy to conserve unnatural systems, which nature will disrupt. In order to move forward, the Living Village evolves from this old way, to create blurred boundaries, flexible strategies, and mass-customization.



It is a strategy that will take place iteratively, using information rather than materials, building from the bottom-up, in order to slowly shift and adaptively fit our dynamic context.

The heart of the Living Village is its people. This is a community that is designed to engage the individual to find their niche and their offering. It's about the beautiful burden of responsibility to carve a path in a diverse landscape and to continually improve for the sake of our community. It is about constantly learning, being comfortable on the edge, and finding your place in the greater context. It's a place where all voices contribute, where communities come together through seasonal or weekly assemblies, and where, like a flock of birds, issues are managed through facilitation rather than governance.

Here, the Village is about promoting entrepreneurship and innovation. It's about

celebrating evolution through small-scale releases and reorganizations, continually learning how to harmonize with our place. It's about a new market economy that is based on job creation through biological emulation. It's about learning from the time-tested genius of the natural world to inspire new techniques, technologies, and designs, recognizing that nature solves many of the same problems we do but in much more elegant ways. It's also about looking to nature as a mentor and a measure for how we can improve as a species.

In the Living Village, your hobby is your job and there's no need to go on vacation. We live in patches that inspire community and that relish in the spontaneity, awe, and wonder of living in dynamic harmony with the natural world.

THERE IS MORE
WHEN YOU GO THE
NATURAL WAY



A VILLAGE THAT IS...

- dynamic, fluid, adaptive
- with less rigid management hierarchies
- relying on local governance (villages within the city)
- designed through facilitation rather than hierarchies (flock of birds)
- where there is no one “truth” (natural evolution through feedback)
- where all perspectives are respected (diversity of a forest)
- where the forest infiltrates the community
- where nature has her space to be engaging with us
- where we dance and in the dance learn how to dance better
- a place that honours seasons, adheres to rhythms
- a place with blurred boundaries with its environment
- a place where the dynamic state inspires awe, spontaneity and wonder
- where it inspires innovation and motivates to learn more
- where entrepreneurial spirit is awoken and job creation is through biological emulation
- a place of constant connection, positive agitation, inspiration, and evolution

MADE UP OF INDIVIDUALS WHO ARE...

- naturally inspired
- entrepreneurial
- learning through agitation (competition) finding freedom in boredom
- finding purpose in their responsibility to their neighbour

- in constant conversation with something beyond themselves
- constantly challenged
- working in diverse collaborations leveraging different perspectives to actualize their gifts
- recognizing that all eyes provide the best resolution
- constantly recognizing their interconnectedness
- that there is no end

WITH INFRASTRUCTURE THAT IS...

- dynamic and nature-inspired
- that leverages new metaphors and emerging technologies
- customized to place, decentralized
- built from the bottom-up, locally attuned and adaptive
- iterative and modular
- regenerative, a contribution instead of seeking to do “less harm”
- contributing to the social and ecological systems
- leveraging wasted opportunities instead of importation and exportation
- circular
- ebb and flow, weaving with the natural world
- ever changing, ever evolving as a living prototype
- collecting direct feedback, constantly, through new technology

Principles



Work with Nature

- Celebrate ecological services of existing waterways, wetlands and forests
- Use biomimicry to inspire patterns of the plan (fit form to function)
- Avoid using energy to control nature and create pathways for forests to grow into the village
- Let nature in and bridge the contrast between built and natural environments



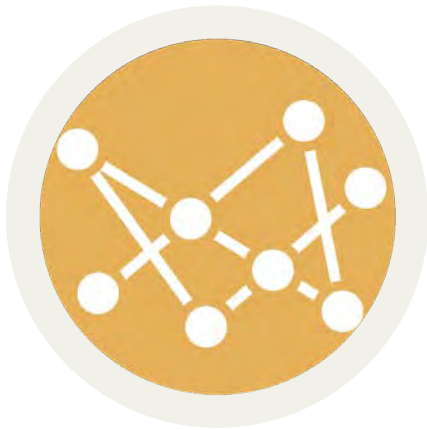
Promote Positive Agitation

- Explore through continual engagement with nature and encourage constant learning
- Learn through failure (safe fail vs. fail safe)
- Be surprised, find awe, release preconceptions through network of pathways and locally-attuned village design
- Grow through discomfort by embracing change and innovation
- Release to allow reorganization, at multiple scales



Allow things to grow, unfold and emerge

- Constantly evolve ('never done design')
- Facilitate rather than dictate through designs that work with the land rather than importing energy to control and engineer the land
- Allow for flexible management and zoning
- Celebrate spontaneity, change in design and process
- Build from the bottom-up through iterative design process



Create points of connection

- Follow seasons, rhythms
- Create spaces for weekly, seasonal, assemblies as feedback mechanisms
- Build jobs through biological emulation in education and maker hubs
- Build villages within the city (patches)
- Allow villages to self-organize through patch designs (clusters) that are attuned to place



Elevate the responsibility to community

- Follow your question, find your niche - allow for diverse designs and diverse individuals to inhabit those designs
- Hone those skills through entrepreneurship and action in maker and education spaces
- Be in constant conversation with something beyond yourself through engagement with nature and innovation
- Serve the community, build for the benefit of the village



Celebrate Diversity

- Respect all perspectives, no one "truth", which is representative of a diverse and locally-attuned design
- Avoid hierarchies
- Celebrate the genius in each individual by encouraging
- No one is smarter than everyone
- Foster continual collaborations through pathways, interactive points and central amenity space

VISION PLAN & BIG MOVES



Vision Plan

The Vision Plan is a demonstration of the application of the guiding principles and the Living Village exemplifies a place for healthy community living in which biodiversity is a core driver.

In our strategy, we let the water dictate our design, we bring in the forests through ribbons of no development, and protect riparian pathways by using them for agriculture and parks. We do this to bring back the land to its natural state. All built elements – buildings, spaces, movement corridors, servicing systems work in harmony with the natural environment.

The renewed ecosystem aims to bring in wildlife that contributes to regeneration of the

natural environment. We focus on building in and around riparian zones in a way that the infrastructure contributes to the natural processes and supports a dynamic environment.

The Plan reflects a mosaic of “patches” - a built environment that reflect the diversity and decentralization of place, creating resilience through redundancy, flexibility and adaptability. The patches work together to form an ecosystem that supports the functions of human development, healing and growth through a mix of uses spread across patches, creating layers of programming and destination uses sprinkled throughout as opposed to the mono-culture of residential development we see in suburbs today.



The community amenities form the core of the Living Village and are tied to the experience of the land, demanding stewardship, social interactions, and interdependency. They aim to create a culture of art, exploration, knowledge exchange and wonderment. The interspersed pedestrian paths, for example, are not just connections between places but they are designed to foster human connections and interactions.

The County Road becomes the Main Street, acting as a connecting spine providing support and structure to the community. The spine is designed to connect the patches together, foster movement, interaction and perform vital economic functions of the Living Village.

THE PLAN REFLECTS A MOSAIC OF "PATCHES" - A BUILT ENVIRONMENT THAT REFLECT REDUNDANCY, DIVERSITY AND DECENTRALIZATION OF PLACE.

Community with deep connections to the ecosystem

A LIVING VILLAGE

1. Existing Woodland
2. Meadows and Stream
3. Forest Fingers
4. Forest Trails
5. Water Trails and Parks
6. Orchards
7. Flexible Living Patch
8. Mixed Use / Retail Patch
9. Mixed Use / Live- Work Patch
10. Learning Patch
11. Healing Patch
12. Community Hub
13. Agricultural Farms
14. Sports Amenities
15. Wetland Park
16. Existing Community
17. Main Street - Commercial Corridor





0m 100m 200m 500m



BIG MOVES



ORGANIC PATTERN



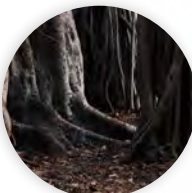
MEADOWS & WETLANDS



FOREST FINGERS



FRUIT ORCHARDS & COMMUNITY FARMS



FLEXIBLE & DYNAMIC INFRASTRUCTURE



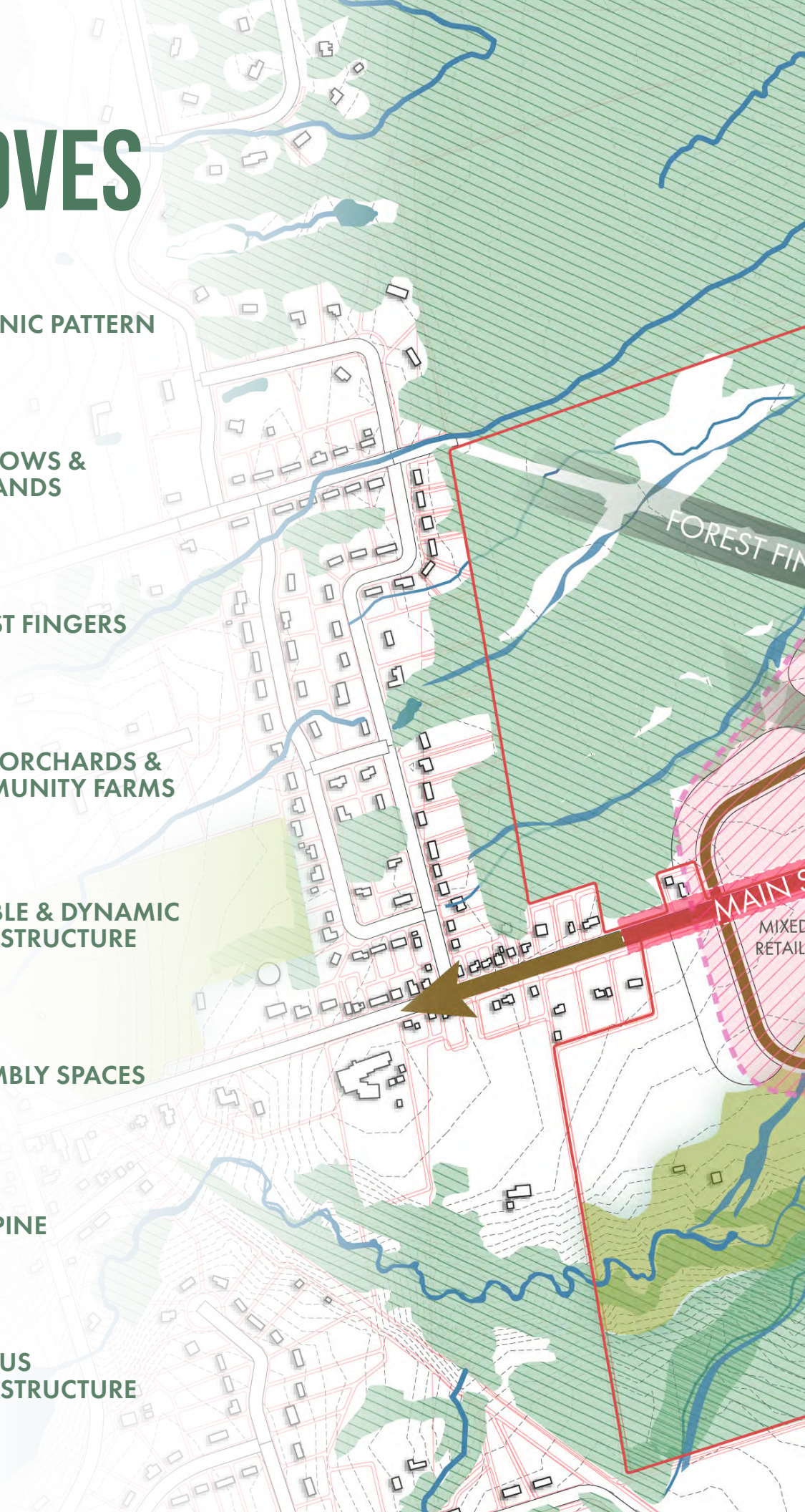
ASSEMBLY SPACES

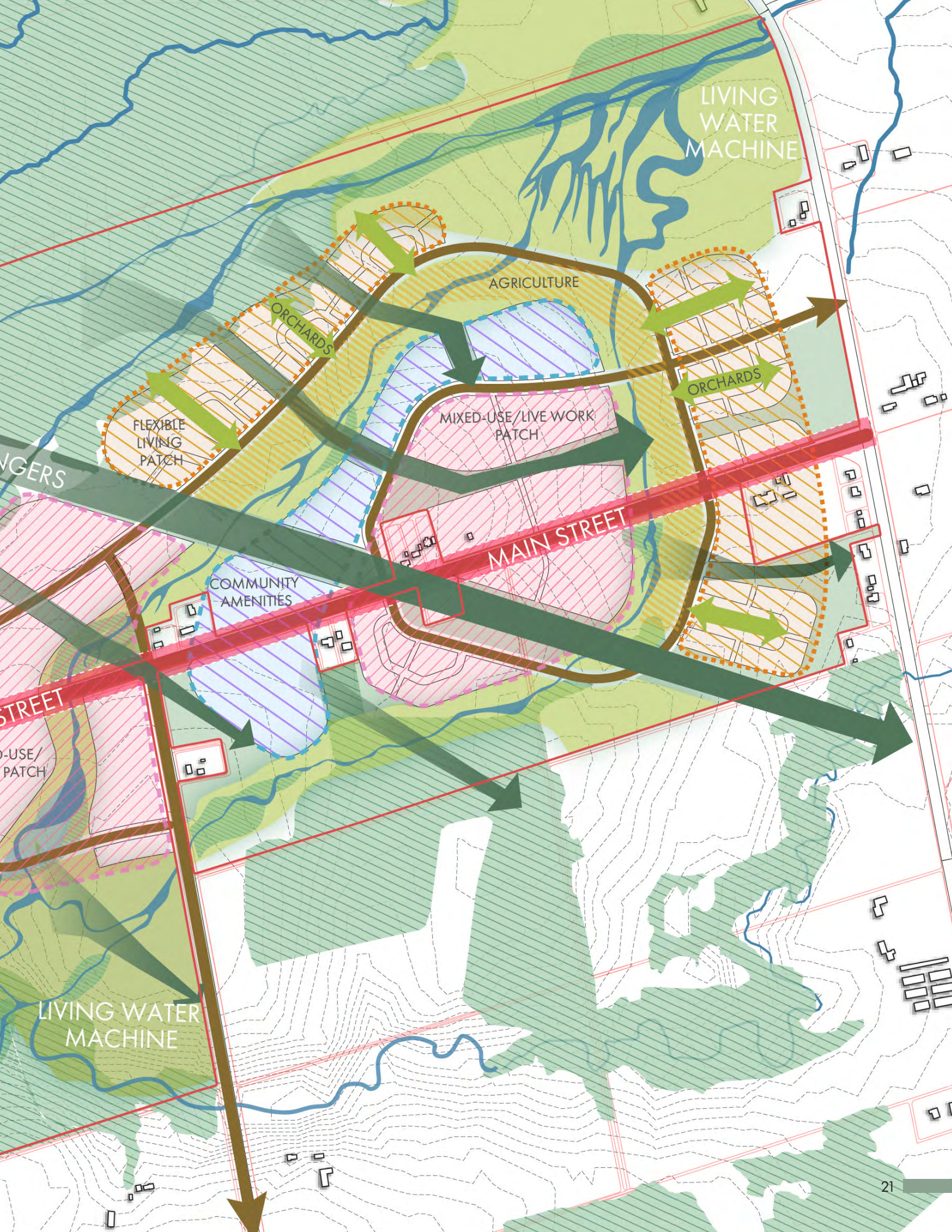


THE SPINE



POROUS INFRASTRUCTURE





An aerial photograph of a wetland area, showing a complex network of water channels and land patches. The water channels are light blue and white, winding through a landscape of various colors including green, brown, and purple. The overall pattern is organic and branching, resembling a river delta or a network of veins.

Organic Pattern

Nature's forms follow the flows of its place. In our plan, we learned from this principle to create infrastructure that follows the tributaries of the greater Minnesing Wetland. We emulated the veins of a leaf to inspire our layout. These organic patterns improve flow and allow for connection points that foster human interactions. We also used patch dynamics to design our site, which is an ecological strategy that celebrates the uniqueness of each patch within a greater tapestry of a larger ecosystem. In this, we designed each micro area based on what the patch wanted to do, could support us in doing, and would permit us to do. The patches allow us to be locally attuned and to celebrate the diversity of this place.

Meadows & Wetlands

The Living Village goes beyond the paradigm of doing less harm to consciously find ways for humans to be a contribution to their place. The meadows and wetlands are an example of this. These existing systems are not just maintained but strategically enhanced. We slow down rain events, direct them with the natural topography of the site and leverage the ecological services of the site without overwhelming them. We prioritize ecological and hydrological connectivity to the larger region and in doing so, create conditions conducive to more life. We invite more biodiversity in these areas, use them for community recreation, and support a dynamic environment where the residents engage their natural environment.





Forest Fingers

As a species we spend tremendous amounts of energy fighting nature. The forest fingers are strategic pathways that encourage the forest to permeate the built environment. Nature naturally wants to grow and by allowing this to happen we not only save energy by not fighting nature, we also benefit the free ecological services that these systems provide – e.g. carbon sequestration, temperature regulation, storm water retention, energy dissipation, air purification, noise reduction. There is also growing data to show that bringing nature into a space has quantifiable benefits to health, productivity, and general well-being.



Fruits Orchards & Community Farms

A forest can feed countless species without monocultural techniques or industrial agriculture methods. Learning from natural agriculture practices including food forests and permaculture, we are leveraging the patch model to plant and grow diverse polyculture food strategies in strategic areas. The orchards and community farms are placed in areas that are most successful for food production and community engagement. They also engage the community in the growth of their own food and by doing so, create a culture of sharing, reciprocity, food security, and overall resilience.



Flexible & Dynamic Infrastructure

In the Living Village context, the structuring of land use supports a “living”, dynamic structure that allows for a high degree of flexibility to respond to natural, ecological, demographic, cultural, and economic change over time. The biomimetic land use structure creates a framework for development that adheres to maintaining the key structural elements important to supporting the vision and guiding principles, such as establishing the main street which is the heart and spine of the community. This is similar to the importance and function of the main spine of a leaf in that it is critical to holding the leaf form together. If climate change demands a more robust wetland park,

the plan needs to adjust accordingly to allow more land area for nature to adjust and correct. Other elements such as housing typologies within the residential forest communities may change as demographic needs change, but the assembly must adhere to the prescribed principles of forest protection and enhancement, and collaborative and interdependent community dynamics. The flexible and dynamic land use concept allows for checks and balances of the plan which needs to be revisited and reviewed at regular intervals as the plan unfolds, through plan governance and through continued engagement with the community and key stakeholders.



Assembly Spaces

The Living Village is defined by four key community patches: Mixed-Use Retail, Flexible Living, Mixed-Use Live-Work, and Community Amenities. Together, they assemble to create a consolidated, complete and resilient community. These patches are like the cells within a beehive structure. They define the form, character, and substance of the system, and house, feed, and nurture the system as well. Like veins in a leaf, these patches are interwoven by natural pathways. The main street spine, agricultural lands, or the living water streams and riparian zones create connection points between patches and allow for random and planned connections with people from other patches. Like ants, these interactions allow for feedback

and non-hierarchical connections, which is what makes ants so resilient. Yet, like bees in a hive, each patch is structured to also cultivate cooperative internal relationships - within each patch are opportunities for community gardens, collaborative workshopping, health and well-being. Assembled within the natural environment, these patches are strategically positioned to bring all people within the Living Village to nature, where nature functions as a means of patch cross-pollination, to foster daily health and wellness lifestyles, and for each patch to be part of a beautiful, socially enhancing, interactive, and experiential learning environment.



The Spine

The main street is the heart of the Living Village. It functions as a diverse transect that straddles several of the natural corridors and three of the core community patches. It is also the bridge to the adjacent communities. As a spine, the main street is the structural support that brings the community together socially. It provides the main commerce of services and amenities, and is the platform to showcase and exchange local art, market goods, technology, and culture. It is the place of convergence, the magnet and a destination that draws both the village community and the adjacent communities together.

The most successful main streets are those that reflect the communities they serve and are allowed to change over time. They can adapt in response to changing demographics, population growth, cultures, and service and amenity needs. To achieve the Living Village main street's viability, the diversity of offerings, the access to place, the integration of open spaces, the close relationship to the built form, and establishing a critical population mass has to be maintained.



Porous Infrastructure

The Living Village is meant to breathe and flow. Think of a forest in which the built structure, the open spaces, the natural systems, the circulation patterns all respond to creating a fluid, connected, organic village that let's the sunshine in, allows the fresh air to circulate, allows nature to forage through and that absorbs the water that flows through.

In the Living Village, permeability means that there is free access to the forest, the agriculture, water and gardens both visually and physically. Permeability creates flux between natural elements, creating a continuous and cyclical cycle of depletion and replenishment. Permeability is achieved by avoiding stark contrasts. It means lines are blurred and that there is an inability to distinguish nature and infrastructure. It's where the natural world is free to permeate the built form, and where all aspects of design - form, materiality, and relationships respond to synergies with nature or are of nature.

CASE STUDY | Community Patches

CABN

A Shared Vision of Resilient and Connected Community
Inspired by nature's way of living

A community inspired by the working of ant colonies. Ants have no top down governance and are one of the most resilient communities on the planet. Their success comes from communication - literally bumping into each other every time they meet to touch antenna (share info) and through pheromones trails that they release when they find pathways for food. It's about working together, rather than working for themselves. A shared vision for a community. The clusters and "random" patterning allows for more "collision" opportunities amongst neighbors.

The vision is to transform the bare land and transforming it to: rebuild the forest, restore natural habitat, accommodate affordable housing, increasing biodiversity, using the forest for recreation and nutrients. The plan reinforces compact cluster development, mixing units for residential diversity, clustering with a central courtyard, working gardens, diverse open spaces to ensure walkability, interdependency, safe places to play and enhance wellness of the residents.



VISION FRAMEWORK

BUILT FORM



SETTING GOOD
ADJACENCIES



SHARED COMMUNITY
SPACES



DIVERSITY OF
UNIT TYPES



FLUID MOVEMENT
BETWEEN CLUSTERS

OPEN SPACE



LINEAR
RECREATIONAL
CORRIDOR



AMENITY ORIENTED
COMMUNITY SPACES



FOREST AS
PLAYGROUND



STREAM
REJUVENATION

MOBILITY



DECENTRALIZED
AND CONSOLIDATED
PARKING



EXPANSIVE BIKE AND
TRAIL LINKAGES



WALKABLE AND
ACCESSIBLE
COMMUNITY



ENSURING SAFE
EMERGENCY ACCESS

SUSTAINABLE INFRASTRUCTURE



SOLAR POWERED
COMMUNITY



CELEBRATING
AND PROTECTING
THE FOREST



LOCALIZED WASTE
WATER TREATMENT



FOOD RESILIENCE



CLOSED LOOP CYCLE

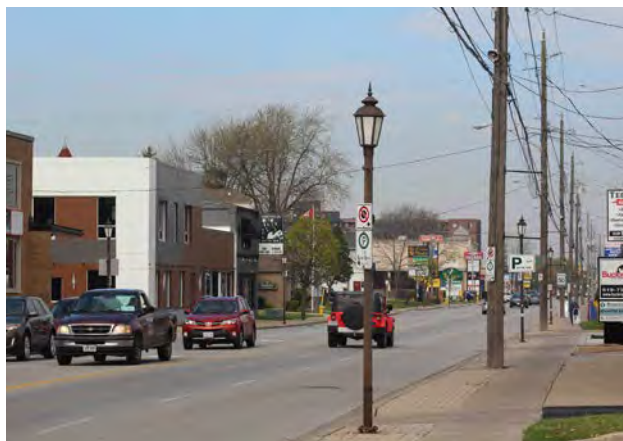


CASE STUDY | Revived Main Street

Tecumseh Road

Tecumseh's Main Street is a community place for commerce and gathering. Designed for walking and anchored by its historic buildings, the street is both a place to live and a regional destination. As the heart of the Tecumseh community, it is a gathering place with unique amenities and supported by great festivals and events.

The future Tecumseh Road CIP area will support this vibrancy with new mixed-use developments and open spaces framing a renewed street environment that reconnects with the residential neighbourhoods to the north and south, provides a clear gateway into the community, and creates a new identity for the area. The Vision is supported by the Land Use, Built Form, Public Realm, and Movement Framework Policies, as well as a Streetscape Improvement Program that guide the development of the Tecumseh Road CIP area.



BEFORE



AFTER

"This Plan is the Town's first step toward the revitalization and transformation of the traditional 'Main Street' and surrounding community into a unique, vibrant, walkable and mixed-use destination."

The Streetscape Master Plan included significant "big moves" to achieve the vision garnered through a robust engagement process and support from community councilors.

The full burial of the hydro wires to be able to accommodate:

- A full streetscape with less barriers for pedestrian movement
- Much improved aesthetics
- Full tree canopy growth with soil cells
- A tightened corridor and intersections
- Eliminating clearance constraints related to façade improvements
- Eliminating risks related to extreme weather
- Greater flexibility in design of the street for future development.

Coordinating below grade infrastructure with above grade design

- The right-of-way is congested with

existing infrastructure.

- The right of way must accommodate all proposed infrastructure, including new buried utilities
- 2.0 m wide sidewalks to replace the existing narrow concrete sidewalk.
- Existing underground infrastructure also impacts the placement of trees, street lighting and furnishing.
- Property acquisition required to accommodate burial of overhead utilities and wider sidewalks.

An attractive, green, sustainable streetscape design that:

- Creates a welcoming, accessible, and inclusive destination for the community to shop, play, work, dine, socialize, exercise
- Puts Tecumseh on the map as a destination
- Attracts and encourages new businesses
- Creates a quality environment and builds community identity
- Creates a beautiful, vibrant people place to celebrate history and foster a culture of place
- Integrates and showcases the Town's sustainable initiatives



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B+H

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Sent: Wednesday, August 30, 2023 10:00 AM
Subject: Mad River Golf

Hi Rossalyn and Amy- Would it be possible to correct the Official Plan designation for Mad River Golf as part of your Official Plan process? My recollection is that after the land swap, there might still be a Rural designation for lands that the golf club owns. I'm not near a computer so can't check.

Thanks.

Celeste Phillips. MCIP RPP

Sent: Wednesday, August 30, 2023 1:19 PM

Subject: Re: Official Plan

Hi Amy. Thanks again for taking in my comments regarding the cell tower siting language in the draft Official Plan.

I am wondering if I can also submit through you a comment regarding the topic of sustainability in the context of Clearview Township's updated Strategic Plan. I have already gone through and submitted a response to the Strategic Plan review survey but after reading an article in the August 18 edition of the Creemore Echo (New sustainability network puts emphasis on climate) regarding the concerns being raised by the Creemore Sustainability Network I would like to add my voice to their call for incorporating a climate lens into the strategic plan. The time for ignoring/denying/rationalizing the reality that the world climate is changing in ways that are unprecedented and that will have deep and lasting detrimental impacts on our societies is long past. The time for altering our behaviour to mitigate the impact of the damage already done and yet to come from our past actions and to do what is possible to prevent something even worse from being the legacy we leave our children is now. I submit that among deepest and most important obligations we are all under is one to leave the world for the future in as good or better condition than we found it. Many of my generation have done much to improve their own lot and that of many others around them but unfortunately we have done so largely by exploiting the weak and robbing the future. Whether or not this has been done with any actual malice directed towards those that pay the price of our comfort now or those that follow is perhaps a question we need to ask ourselves as we reflect back. However, it is not one we need to answer to know that continuing along the same path will most certainly be an act judged by the future as a deep and profound moral failure. If we are generous in our assessment, our path so far might be argued to have been taken largely in a good faith belief that it was making the world better. However, the long term consequences of what has been, at its heart, an unconstrained, deeply myopic societal view focused on the me and the now are becoming more and more clear and more and more frightening. Time to refocus our efforts towards paying back the very large debt we have incurred. Including a mandate to require consideration of the near and long term climate impacts in the decision making progress is a small but but important step towards directing us towards a place where we have some hope of meeting our obligation to the future.

Kind Regards

Arthur Bode



LOFT PLANNING

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August 30, 2023

Mr. Patrick Casey
Planner
GSP Group Inc.
(519) 569-8883

Ms. Amy Cann, MCIP RPP
Director of Planning & Building
Township of Clearview
217 Gideon Street
Stayner, Ontario
L0M 1S0

By Email Only to: pcasey@gspgroup.ca and acann@clearview.ca

**RE: Comments regarding Official Plan Review
4030 County Road 124, Township of Clearview**

We act as planners on behalf of Dr. Leslie Kiraly, owner of lands known municipally as 4030 County Road 124. Please accept this letter as formal comment regarding the Township of Clearview Official Plan Review as it relates to 4030 County Road 124.

The lands are located partially within the Urban Settlement Area boundary of Nottawa and are designated Rural and Residential in the Township of Clearview Official Plan and zoned Residential Hamlet (RS), Development Area (DA), Environmental Protection (EP) and Rural (RU) in the Township of Clearview Zoning By-law 06-54. The lands are also partially within the Well Head Protection Area.

We would formally request that as part of the Official Plan Review process, that the lands be considered for the following:

- i. *In the short term*, via the consent process to create residential lots having frontage on County Road 124 on private services (protecting a 20 metre road frontage to allow for a future road).
- ii. *In the long term*, via a Plan of Subdivision which would include an internal road network and development on future municipal services.



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Subject Lands – 4030 County Road 124

With respect to the lands, we opine that,

1. The lands are 10 ha in area and are partially within the Urban Settlement Area boundary of Nottawa.
2. The lands are partially designated Residential and partially zoned Residential Hamlet (RS) and Development Area (DA), making the lands suitable for both short term residential lot creation on private services, while protecting the larger development envelope for future development via the subdivision/condominium on municipal services.
3. A portion of the lands are zoned Environmental Protection (EP) and are regulated by the Nottawasaga Valley Conservation Authority. This area is located in the western portion of the property and not within the proposed development envelope.



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In summary, we would ask that as part of the review, that the policies related to limited consents within the Urban Settlement Boundary support limited consents on private services, and that the lands be contemplated for comprehensive development via the subdivision/condominium process subject to available municipal services.

We trust the above is satisfactory and we look forward to reviewing GSP comments and future draft policies as the process moves forward.

Yours truly,

LOFT PLANNING INC.

Kristine A. Loft, MCIP RPP
Principal

Sent: Thursday, August 31, 2023 5:59 PM
Subject: Re: Project No.: 2022-030-ZB

Hi Rossalyn,

I am writing to say that I was pleased to hear Mayor Doug Measures, address the fact that there are in-fill lots in Clearview which are being restricted from building on due to policies relating to public service connections currently required. As I understand, my lot on Jonathan Court is large enough for us to have a private well and septic, as other homes on the court currently have and are using.

Is it possible to have these policies looked into and changed, as we would like to build on our land. What can be done to help speed things up with allowing this to happen? When we purchased our property we were told by the township that our lot would be one of the first ones to receive services but with the water supply issues currently, our projected timeline has now been extended.

With the current housing crisis, it would seem like a common sense approach to increase housing within the Community.

Thank you,

Sonja & Michael Gallant

Sent: Monday, September 11, 2023 1:20 PM
Subject: Clearview OP - Edward Street East Industrial Area

Thank you for discussing this matter with me once more. I've attached two documents that detail Simcoe County's stance on the landfill's zoning (90 Edward Street, which borders our property to the west.).

Refer to page 7 of the Swana Excellence Awards - Landfill remediation document, where the industrial designation is mentioned.

"Record of Site Condition (RSC) - This is a requirement of Ont. Reg. 153/04. This does not apply to this site, however, one will be required for the sale of the property following the removal of the waste and land use as been re-designated to commercial/industrial."

On page 11, you'll find further references: "-This site will be sold as an industrial/commercial property with the potential to benefit the local economy."

Additionally in the document, there's a map on page 15 illustrating the waste removal. It covers the whole site rather than just the section labeled as open space in the draft plan map.

This is an excerpt from the lease agreement for Creemore Springs:

Once the site has been remediated to the satisfaction of the County's consultants and the Ministry of the Environment, it is anticipated that the property will be sold in accordance with the County's Sale Procedure Bylaw. Prior to selling the property, title registrations will be in place to ensure that the property will not be used for any use other than industrial.

Here is a link to a document displaying the water and wastewater service maps for Creemore, specifically on pages 24 and 26:

https://www.clearview.ca/sites/default/files/docs/050306_PIC1%20-Summary%20Report-PreFinal_230303.pdf.

At present, neither industrial area in Creemore has servicing, but with all the development occurring nearby, this area will be fully serviced.

Matt Playne

September 13, 2023

Ms. Amy Cann
Director of Planning & Building
Clearview Township
acann@clearview.ca

Mr. Patrick Casey
Planner
GSP Group Inc.
pcasey@gspgroup.ca

Re: 270 Mowat St N., Stayner. Roll 432901000210200

Dear Amy & Patrick,

As executor of the Estate of Mary Jamnisek, I am writing you to respectfully request that you revisit the Open space designation on our lands as part of the official plan review and make an appropriate amendment to the draft official plan for future development of housing on these lands. In 2018, we began discussions and held a pre-consult meeting with the previous director of planning, who suggested that we were too early to request a change. Now, with our border and trespassing issues resolved and the draft official plan incorporating the growth plan to 2051, we trust that our timing is right. It is logical to have new residential development and intensification in the existing built-up area to utilize existing services and infrastructures already in place and to meet the intensification goal of having 30% of new construction each year built within the built boundary.

Our 50+ acre parcel of vacant land was purchased in 1978. It currently has DA and EP zoning and an Open Space designation. It is located between Scott St. on the west and Mowat St. North on the east. It borders with the municipal water treatment plant and the Eco and Dog parks on the north and residential housing on the west, south and east. It is in the urban settlement area of Stayner and within the walkzone to Clearview Meadows. Municipal water and sewage services are available on our borders and the lands are in the built up area allowing for intensification. Developing this urban parcel would improve trails to the Eco and dog parks and connectivity to the new residential subdivisions on the east. A 2019 environmental impact study indicated no environmental constraints other than the riparian area. The lands are a naturalized woodland of mainly white pine and cedar (like the neighbouring residential development at 25 Simcoe St).

We also respectfully request that the current DA and EP zoning on the land be corrected to accurately reflect the site conditions. The current zoning on the lands should be flipped (DA currently on the riparian area should be moved to western tablelands and the EP zone on the tablelands should be moved to the riparian and floodplain area associated with Lamont Creek).

Further to John Jamnisek's verbal request, at the August 30th special council public planning meeting, for you to consider future development on this site, we respectfully request that our parcel of land be considered for appropriate residential zoning prior to finalizing the extension of the current settlement area boundaries in the draft official plan. We welcome the planning department's input to make the development of this property appropriate and beneficial for the residents of Stayner and Clearview Township.

Kindly let me know if you require any further information to assist with your consideration to make a revision to the draft official plan. At the same time, we are also engaging a planner to work with us on this project. Kindly confirm receipt of this letter. We look forward to receiving your written comments.

Sincerely,



Katherine Jauernig
48 Lawrence Cres
Toronto, ON
M4N 1N2

416 428-0793

jauernigkatherine@gmail.com

c.c. John Jamnisek
Ed Jamnisek

Sent: Thursday, September 14, 2023 7:04 AM

Subject: Clearview Official Plan comments - rental unit & lot creation

Hello,

I was unable to attend the public meeting last week, and would like to submit some short comments re: the draft Official Plan. Could you kindly add me to the mailing list and note the below?

I am curious about allowing additional secondary suites on private services. In 2022-23 our family created 2 new long-term rental apartments in Nottawa and we would like to create more. I understand 3 units per lot is allowed as-of-right on municipal servicing, and believe the same should be allowed on adequately sized private services too (perhaps even 4 units on a very large lot). Please consider allowing for this in the new Official Plan.

Secondly, there are several large lots on Melville St in Nottawa that are "dead zones" which could conceivably be severed to create more housing. This would have many benefits, and I understand "infill" is generally encouraged by modern planners. Allowing severance+infill on adequately sized private services would be a great idea which I fully support, and would appreciate the new Official Plan allowing for this.

A final note - the 2 rental units we created in Nottawa have a benefit to the community, the tax base, local business, quality of life, and housing mix. It was a tricky process and anything to "smooth the path" for future new long-term rental creation would be a good thing for the community.

With thanks - Brad Jarman

Sent: Thursday, September 14, 2023 9:19 AM
Subject: Township of Clearview - OP Review

Good Morning Amy and Patrick,

As noted by Nick, I understand you are the appropriate contacts with respect to the Townships ongoing OP review process.

My clients, Sunrise Homes (cc'd on this email) own lands within the Township, including the ongoing Clearview Park Subdivision (1192 County Rd 7) and lands north, including 299 and 359 Mowat St.

The proposed OP brings portions of these lands into the Stayner Settlement Area, however we would like to have a more detailed discussion on what is specifically proposed.

Schedule B-12 proposes the lands known as 299 and 359 Mowat St as Industrial (within Settlement Area) and Agricultural (outside settlement area). Please note they do not own lands known as 329 Mowat St and we are not intending to provide comment on behalf of that parcel/landowner.

We would like to engage with you, as we prepare formal comments on the potential for the 299 Mowat St lands to be considered for residential use, and to bring the entirety of the lands into the settlement area. As currently proposed, approximately 5ha of land within 299 Mowat St would remain as agricultural and 9.7 ha of land within 359 Mowat St would remain as agricultural. We believe it would be logical and reasonable to extend the settlement area boundary to County Road 7 and eliminate these remnant parcels of agricultural lands which we anticipate, based on their limited size will not support a viable farm operation.

We would be happy to discuss in more detail and hear your thoughts if you have some availability in the coming days. Please advise.

In the meantime we will advance our formal correspondence for submission.

Can you confirm if there is a deadline to provide comments as I do not see a date on the Townships website.

Look forward to hearing from you and thank you,

Greg

Sent: Thursday, September 14, 2023 4:34 PM
Subject: Re: Moving Forward with Official Plan Review

I'm writing in response to your recent email regarding my recent interactions. I find your tone seems to carry a certain presumption and condescension that is distressing. My commitment to understanding the planning process for my property and surrounding areas is unwavering, and I've consistently approached our discussions with respect and patience. I hope for the same level of professionalism and clarity in our interactions. After a long conversation, isn't it concerning that my questions remained unanswered? As a planner, it's integral to your role to ensure community engagement and collaborate effectively to address the needs of the community.

Over the past several years, my interactions with the planning department have been challenging. Beyond the surprising and abrupt designation of my business as an "illegal use," the situation became even more acute when there was an attempt to shut down my operations altogether. It was profoundly unsettling and exasperating, given that I had to extensively research the historical bylaws to confirm my business's legitimacy, even though the current zoning bylaw already indicated as much. Despite my efforts in articulating the historical context, I felt a significant lack of responsiveness and understanding from the department's side. Ultimately, it was my lawyer who intervened, presenting the same information I had collected, which staved off the shutdown. This repetitive cycle of presenting evidence, facing obstacles, and seeking legal mediation has made the process exhaustive and at times demoralizing. Seeking direct and clear responses has often felt like navigating a maze. These complications, layered on top of each other, have resulted in a prolonged and often taxing journey, both emotionally and in terms of time investment.

I was troubled by what seemed to be an omission of crucial details in the report upon which the council was basing its decision. Specifically, I sought a deeper understanding of why the surrounding industrial land use wasn't given any consideration. In our meeting on August 31, you indicated that my property's industrial designation is being reconsidered due to the area's residential nature. This gave me the impression that any zoning changes might intensify the push to alter the industrial designation. Since this information was new to me, these concerns were neither mentioned nor addressed in the comments.

I've encountered several discrepancies and oversights in the reports presented to the council, notably surrounding the designation and history of the adjacent industrial zone. It's crucial for me to understand the rationale behind certain decisions, especially given that the industrial designation and ongoing uses predate all of the newer residential proposals. My primary concern is the seeming inconsistency in how the industrial designation is viewed and its potential implications on my livelihood.

However, since no reports on the 3 surrounding developments have raised issues about industrial uses, I'm left with more questions of the rationale behind the proposed industrial designation change. If there weren't any conflicts worth noting, it indicates that a change in designation now is not necessary.

Your suggestion that I hire a Planning Consultant struck me as unusual.

The Clearview website encourages residents to approach the planning department for assistance. It's disheartening to think that after investing so much time and effort, I might need to hire outside help to get clarity on a process that should be transparent and accessible.

While a consultant might provide additional advocacy, it feels like my self-advocacy is seen as problematic. Would employing such an expert expedite Clearview's response to my concerns? I strive to see both perspectives, weighing community benefits against my own interests. Yet, I genuinely struggle to see how removing the industrial designation benefits the community; it appears more detrimental.

Let's reverse roles for a moment. If your home were singled out for a different purpose, would you feel confident that your concerns were being addressed if your questions remained unanswered? Or would you insist on transparent responses? I'm convinced that most would ardently defend their position, possibly even seeking legal support. Yet, it deeply troubles me to consider raising barriers in our communication, especially when there's a financial toll. Erecting such walls feels especially disheartening when the very walls I seek transparency from belong to Clearview Township. Such actions can overshadow our community spirit and obstruct the shared dreams and progress we all value.

I have no desire to initiate an appeal. Engaging in such a process would impose further undue financial strains on both myself and the developer.

While I recognize and support the value of this growth, I trust it is not at the expense of my own opportunities and future in this community.

I merely sought additional time to grasp the potential consequences. The prevailing opinion was that having zoning next to industrial areas posed no issues. Yet, this didn't match the assertion that adjacent uses should be factored in. Despite my best efforts, as you emphasized, I "didn't understand" when I was receiving conflicting information, and I sought further help.

This matter deeply resonates with me, not just professionally but personally as well. Over the past decade, my commitment to Creemore has been unwavering, rooted in the foundational ideals outlined in the official plan. When we initially invested in this property, it was under the guidance and assurance of Clearview staff and its industrial zoning.

Thus, every decision and step taken was built upon a foundation of trust and understanding, underscoring the profound significance of this issue to me and my livelihood.

I appreciated the guidance and support from other staff members and the Mayor prior to the council meeting. They offered a constructive and welcoming environment, which I genuinely value. The essence of my work revolves around clear communication and outstanding service to my customers. I would hope for the same from those who are employed to support and help Clearview's residents thrive.

I have numerous questions centered on the industrial designation, with some specifically related to adjacent developments. Can I consolidate these questions into one communication, or should they be directed towards each specific proposal? I've hesitated to send these to avoid overwhelming you, hoping for progress in the background. However, as time passes, my concerns grow about whether my issues are being actively addressed. What's a typical timeframe for responses to inquiries like mine? Please understand, my future investments hinge on these matters.

For the past four years, I've patiently awaited responses to my queries, yet received neither explanations nor any indications of a change in stance from Clearview.

We're not here attempting to bulldozing a wetland in an attempt to put up some objectionable big box store to make a quick buck. Our endeavors align with the community's values, and we've received

considerable support and affirmation. The unexpected negativity towards us is perplexing, especially given Clearview's principles of supporting employment and economic growth.

Please share your perspective on the concerns I've highlighted. Knowing where the planning department stands, especially regarding the historical context and industrial designation, will be instrumental in navigating this process.

For a deeper understanding of the historical contexts, its past and ongoing uses, and bylaws concerning the industrial area, I'm available to share the insights I've gathered. I've also shared the communication from Simcoe County, which clearly indicates their intent for the landfill property to retain its industrial designation. Could you please confirm you have received it? Additionally, to learn more about our business and the employees who benefit from our use, please visit <https://us-east-2-protection.sophos.com?d=autosolve.ca&u=d3d3LmF1dG9zb2x2ZS5jYS9hYm91dC11cw==&p=m&i=NjM0MzJIZWRjZWl4ZWMyMWE2M2lwNTVi&t=QktCUjdWR1pJcmVYVWZPb1NZQkNRWlRMkpzZjNCUVF4OWIDQkZmWXJJZz0=&h=e93558ac749e4f319d2351c050c783e0&s=AVNPUEhUT0NFTkNSWVBUSVY7NL8ooEJE336wEuDS5M77>. From the photos, you might notice the compact size of our shop, highlighting our need for the flexibility to grow.

To those copied in this email, I understand the importance of collaborative decision-making. I urge you to review the history of our interactions and offer guidance on how best to move forward. Clear, consistent communication from the planning department is essential for the wellbeing and growth of our community.

I believe in the potential of Clearview and its promise for residents like myself. Our shared goal is the growth and betterment of our community, and I genuinely think that, together, we can find a way to address these concerns. I appreciate your understanding and the time you've taken to engage with this matter. Let's keep the lines of communication open and remember that when we work collaboratively, challenges become stepping stones to progress.

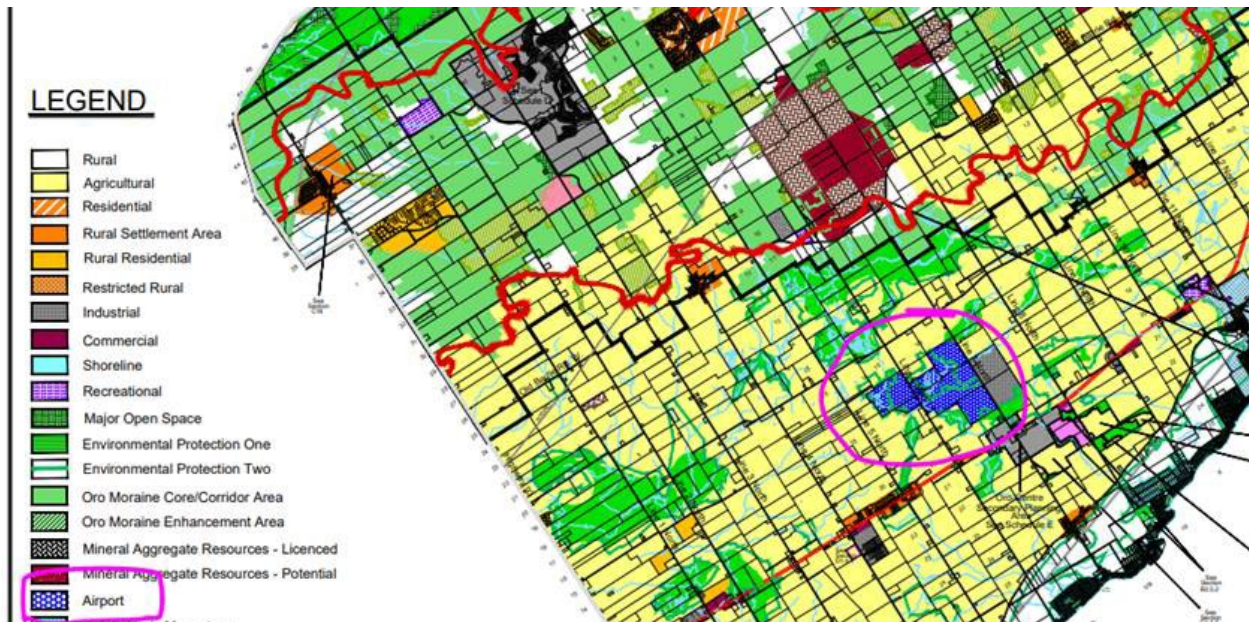
If you made it this far, hats off to you and thanks for your time.

Matt Playne

Sent: Tuesday, September 19, 2023 4:58 PM

Subject: Example Airport Designation - Oro-Medonte

FYI - Here is the example I mentioned earlier



A3.2.10 **Airport**

The *Airport* designation recognizes the location of the 240 hectare Lake Simcoe Regional Airport.

SECTION C10 – **AIRPORT**

C10.1 **OBJECTIVES**

To recognize the location of the Lake Simcoe Regional Airport and the role it plays in the regional economy.

C10.2 **PERMITTED USES**

Permitted uses in the Airport designation include airport facilities and accessory uses, airport-related manufacturing, assembly, maintenance, processing, fabrication, storage and/or warehousing uses, research establishments, business offices, portable asphalt plants and wholesaling establishments.

C10.3 SERVICING

Permitted uses in the *Airport* designation shall generally be serviced by private water and sewage systems. As a result, new uses in this designation shall be restricted to uses that use water only for the personal needs of the employees.

KORY CHISHOLM, BES, M.Sc, MCIP, RPP | Partner



BY ELECTRONIC MAIL and REGULAR MAIL

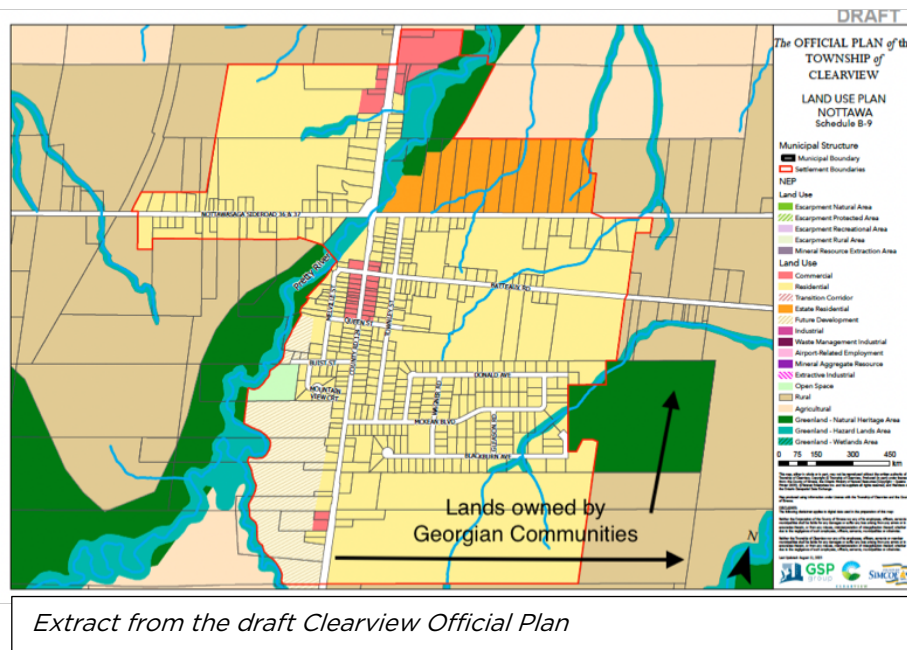
September 25, 2023

Ms. Amy Cann, M. Pl., MCIP RPP
Director of Planning and Building
Township of Clearview
217 Gideon Street
Stayner, Ontario L0M 1S0

Dear Amy:

**Subject: Official Plan Review
Georgian Communities, Nottawa
Township of Clearview**

I am writing to you on behalf of Georgian Communities with respect to their landholdings in Nottawa. My clients own lands municipally known as 4013 and 3977 County Road 124, 54 Blackburn Avenue, and 55 Donald Avenue. Georgian Communities owns the draft approved plan of subdivision formerly known as the Delzotto lands. In addition to these lands, Georgian Communities owns lands located immediately adjacent to the Nottawa Settlement area.



Extract from the draft Clearview Official Plan

85 Bayfield Street, Suite 300, Barrie, ON L4M 3A7
T 705 797 8977 C 705 730 8850
celeste@cplan.ca



My purpose in writing to you is twofold, as follows:

1. Approximately 37 hectares of the ownership is located outside but contiguous to the Nottawa settlement area. This portion of the landholding is within walking distance of the school and village centre and is a logical extension of the existing draft approved subdivision. The inclusion of these lands into the Nottawa settlement area, with a Residential designation, will assist in responding to the desperate need for housing in Ontario. The attached subdivision depicts Blocks 200 and 201, consisting of approximately 37 hectares. Further details regarding the availability/extension of services for these lands is described in the attached correspondence, provided to the County of Simcoe in August 2021.
2. Schedule B-9, Land Use Plan, Nottawa, proposes the redesignation of a portion of my clients lands from the Rural designation to a Greenland-Natural Heritage Area designation. These lands are located immediately east of the McKean subdivision. To date, environmental/ecological work has not been completed for these lands and it is therefore premature to freeze development opportunities through the application of the Greenland designation. I would like to formally register my client's objection to this new land use designation.

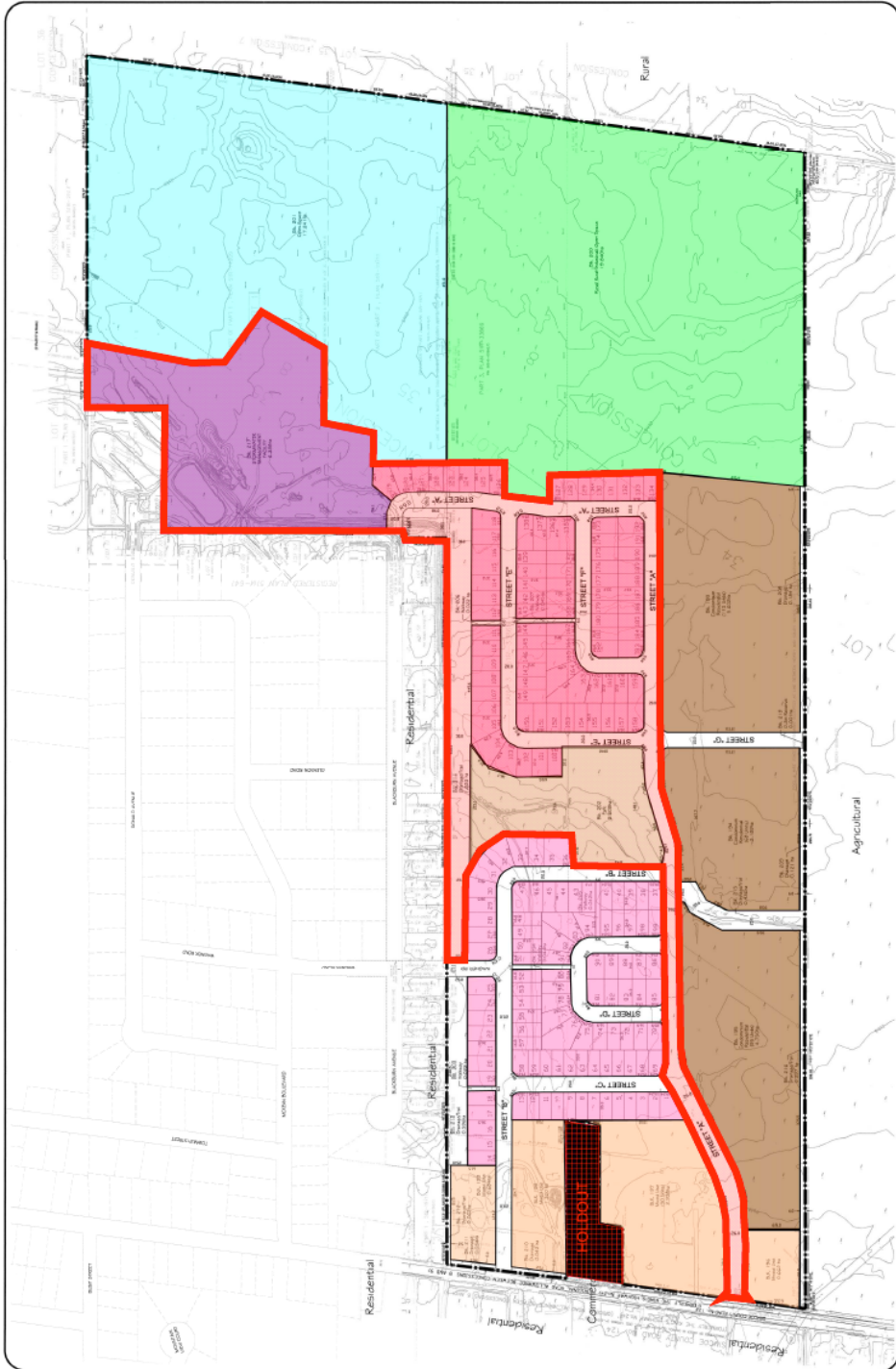
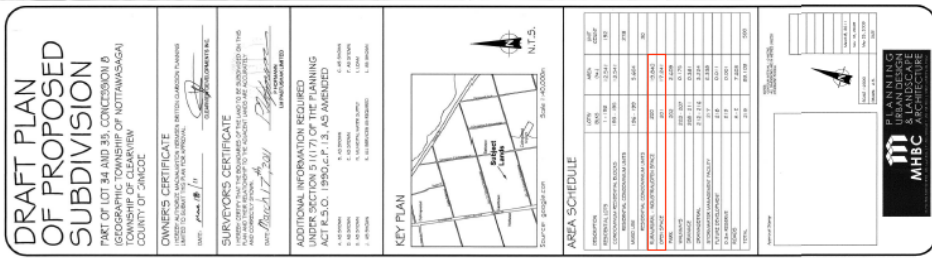
Should you wish to discuss my concerns further, please feel free to call or email.

Could you please ensure that my name is part of the notification list pertaining to the new Official Plan, and I am asking as well that you notify my client: Georgian Communities, Attention: J. Beech, C.E.T., Vice President, Development, 55 Mulcaster Street, Suite 800, Barrie, Ontario L4M 0J4, jbeech@georgiancommunities.ca.

Sincerely,

Celeste Phillips, MCIP RPP

Copy:
Georgian Communities
J. Ferguson, CAO
T. Geddes
Attachment: Correspondence to County of Simcoe, August 2021



August 4, 2021

Mr. John Daly - County Clerk
County of Simcoe
Administration Office
1110 Highway 26
Midhurst, ON L9X 1N6
john.daly@simcoe.ca

VIA E-mail

Dear Mr. Daly:

**RE: Delzotto Subdivision Lands – Nottawa (Georgian Communities)
Simcoe County Municipal Comprehensive Review and Official Plan
4013 & 3977 County Road 124; 54 Blackburn Ave; 55 Donald Ave –
Clearview (Nottawa)**

Georgian Communities is pleased to be provided an opportunity to submit comments related to the Simcoe County Municipal Comprehensive Review and Official Plan.

Since its inception in 1985, Georgian Communities has delivered many commercial and residential projects in and around Simcoe County. More recently, Georgian Communities is currently developing the Victoria Annex in Collingwood; Windfall and Mountain House in the Town of Blue Mountains; Braestone Horseshoe Valley, and Craighurst Crossing in the Township of Oro- Medonte.

We are currently finalizing a purchase of the above noted lands. The following is provided for your consideration to expand the Settlement Area of Nottawa to include the subject property.

Location

The subject property is ideally located contiguous to the Settlement Area of Nottawa, adjacent to a draft approved plan of subdivision. This plan of subdivision is also subject to the offer to purchase and is located on the same parcel of land which

live remarkably.

is the subject of this request. (See Figure 1). Figure 2 depicts the draft approved land. The portion of subject property outside of the Settlement Area subject to this request is approximately 20 hectares and is essentially block 200 on the draft plan. Approximately one third of this area hosts a bush lot which we acknowledge will be subject to further natural heritage review; details are provided below.

The property is within walking distance of the Village Centre, the Nottawa Elementary School, and the draft approved lands will also be developing a mix of uses including commercial and a community centre in compliance with its draft plan conditions.

The property is designated “Rural” in the Town Official Plan and Rural and Greenlands (where the bush lot is located) in the County OP. The site hosts no known aggregate potential, is not within a significant aquifer, hosts no ANSI’s nor is near any waste disposal sites.

Servicing

A stormwater management facility complete with adequate outlet, which has been Draft Plan Approved for the on-site subdivision, can be expanded to have capacity to accommodate the storm drainage from the subject property.

We are currently working on designing and constructing a sanitary pumping station and force main network which will convey wastewater from the neighbouring development to the Collingwood wastewater collection network and ultimately the treatment plant. This system is being oversized to accommodate projected future development flows and will provide sufficient infrastructure capacity to accommodate the Subject Property, as well as the existing community of Nottawa. This work is being undertaken per the approved Long Term Sewage Collection and Treatment EA for the community (Burnside, July 2009). The benefit of this infrastructure extends beyond this proposed development to the entire community.

We are also completing a water availability investigation with plans to construct a communal well system to provide sufficient water capacity to service future development projections. This well would be designed to have capacity to service not only the on-site draft approved subdivision but also the lands subject to this settlement expansion request.

live remarkably.

Transportation

The Draft Plan Approved Subdivision on the site will provide sufficient roadway connection to the adjacent McKean Development and Simcoe County Road 124 to service the site from a transportation and access requirement perspective. The lands subject to this request have direct access through the approved subdivision to these to external boundary networks.

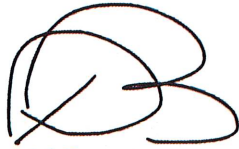
Natural Heritage

It is understood that extensive study of the subject lands from a natural heritage perspective was completed by qualified biologists in 2007-2009. The findings from those studies confirmed that these lands do not contain Provincially Significant or Locally Significant Wetlands. It is further understood that the lands subject to this request also did not have rare plant species or rare Ecosites or Ecoelement Units identified during the field inventory work. The subject lands contain a portion of County Greenlands (on the bush lot) but are not a part of the Province's Natural Heritage System or Township Natural Heritage Area designation. Given the time that has passed since the site inventories from 2009 were completed, we anticipate that updates to the existing data from the site will be required to address updated/revised jurisdictional Acts/policies of the Province, County, Township and Conservation Authority (NVCA).

Discussion

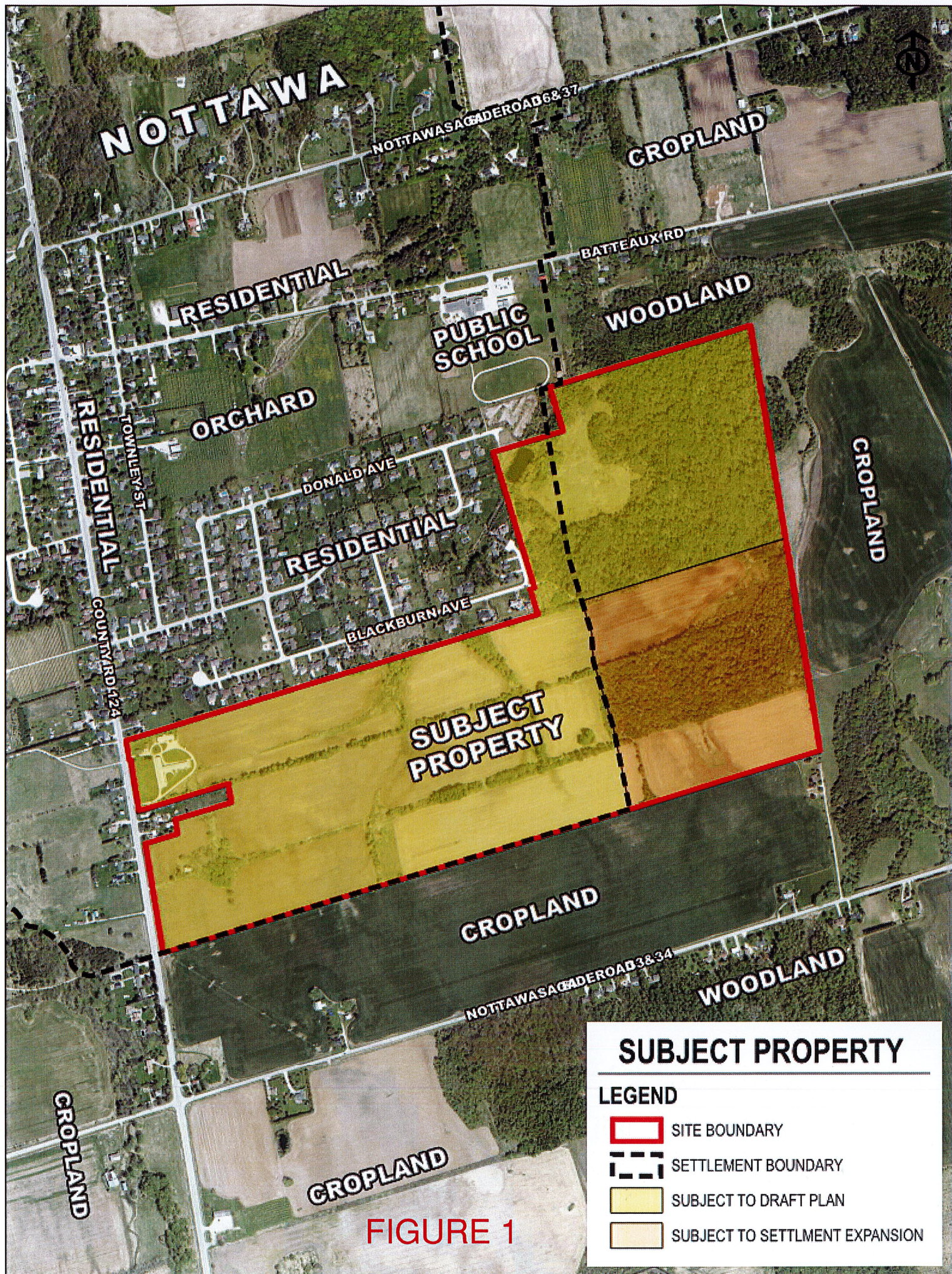
Georgian Communities has a long-standing history of building great communities in Simcoe County. We are committed to continuing that tradition in Nottawa with not only the draft approved lands on this property but via an expansion of these approved lands on the remainder of the land holding. This project is the catalyst to bring servicing to the Village of Nottawa and the addition of approximately 20 hectares to the Settlement Boundary will provide the economies of scale to provide for not only a viable servicing solution to the Village but provide the opportunity to bring forward a more cost-effective housing product on the lands.

We thank the County in advance for consideration of this matter.



J. David Bunston
President – Georgian Communities

Cc Mayor Doug Measures
John Ferguson
Mara Burton, BAA RPP MCIP
Mike Rawn
David Parks, RPP MCIP
Dan Amadio RPP MCIP
Greg Marek RPP MCIP



DRAFT PLAN

LEGEND



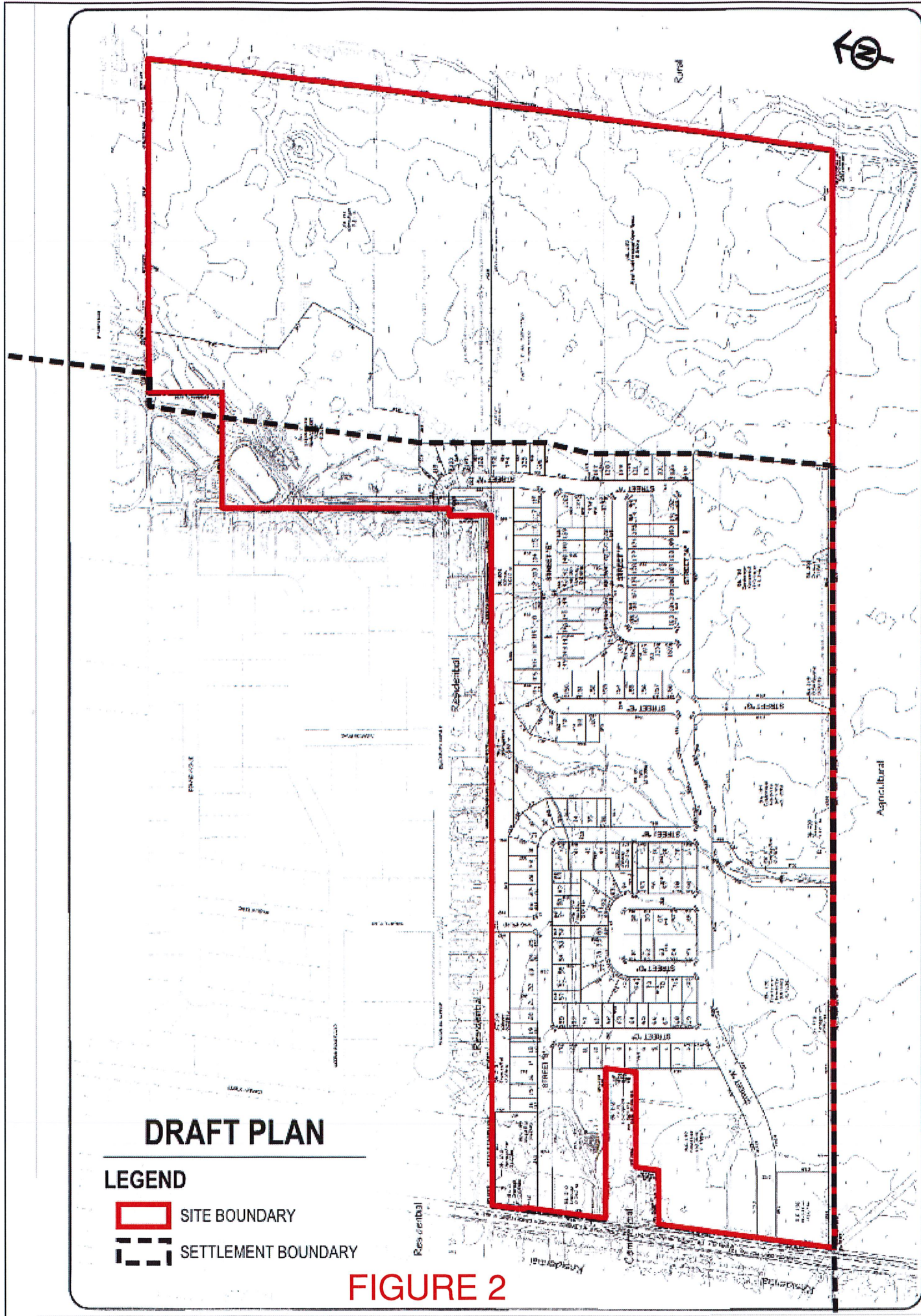
-  SITE BOUNDARY
-  SETTLEMENT BOUNDARY

FIGURE 2



October 2023

Notes re: Draft of revised Official Plan

Section 1.1.3, Page 15

Growing as a sustainable community. We prioritize the protection, restoration, and enhancement of our water resources, along with becoming a resilient community as we adapt to climate change while doing what we can to mitigate its impacts. All residents of Clearview deserve to live in and enjoy a healthy natural environment that provides opportunities for recreation and that promotes a diverse and innovative agricultural sector, with an eye to supporting future generations of farmers.

- Why single out “water resources”?
- The term resilient can be defined as “*Being able to [withstand](#) or recover quickly from difficult conditions.*” Being resilient is a short term goal but does not point us toward change.
- The term adapt can be defined as “*become adjusted to new conditions.*” Adapting to climate change is a response that does not deal with the cause.
- The term mitigate can be defined as “*make less severe, serious, or painful.*” Mitigation is a band-aid solution and ineffective unless it incorporates a plan to deal with the problem, not just deal with the symptoms.

I feel that the highlighted text is too ambiguous and should be amended to something along the lines of:

- We prioritize the protection, restoration and enhancement of our natural resources and identify opportunities to take action to reduce the carbon footprint of properties and activities within Clearview Township.

2.1 Goals & Principles, page 23

I propose that an additional clause be added, something along the lines of:

- Manage new development and redevelopment in such a manner that it will have the least impact on the carbon footprint of Clearview Township.
- I further propose that the Township create a catalogue of initiatives that if used would minimize the carbon footprint of structures they intend to build.
- and, that implementing these initiatives would qualify the project for financial incentives such as reduced development fees or property tax rebates.

2.4.1 General Housing Policies, page 46

4. The Township will monitor the density and mix of unit types of new residential development on an on-going basis to assess whether the targets set out in Table 2.3 and Table 2.4 are being met, and may establish requirements for individual development proposals regarding the mix of unit types and densities.

- A commitment to monitoring the density on an on-going basis is very good, but without specifying how often council will receive a report on the findings, it could easily be overlooked. Council needs to receive the report, perhaps as often as semi-annually, so the corrective action can be considered in a timely fashion

2.4.3 Affordable Housing, page 51

- This section contains many good proposals for the development of affordable housing including encouraging garden suites, conversion of single residences to multiple units, provisions for smaller homes on smaller lot and discouraging large homes on small lots. Additionally a number of incentives are outlined to encourage developers to build affordable housing to meet the target that 10% of all units built annually be affordable. Affordable housing was defined as *“where “affordable” refers to housing whose costs are less than 30% of the household’s before-tax income.”*

3. In recognition of the fact that housing affordability is becoming a matter of concern for a growing segment of the population, Council may, when requiring the provision of units of affordable housing as a condition of development approval, specify one or more income ranges for which such units must be considered affordable (where “affordable” refers to housing whose costs are less than 30% of the household’s before-tax income).

Stating that Council “may” require specify one or more income ranges, means they are under no obligation to consider doing this.

I believe it would be beneficial to change the wording of this portion of the clause to something such as:

- Council will consider the need to require the provision of units of affordable housing as a condition of development approval, specify one or more income ranges for which such units must be considered affordable.....

It is good to see that provision is made for a range of incomes since 30% of someone earning \$100,000 is quite a bit different that 30% of the senior with an income of \$25,000 or someone on who's ODSP benefits run about \$16,000 a year. However the use of the word “may” means that council has no obligation to do so. If they are not obligated to do so, the most vulnerable in our

community and most at risk of being unable to obtain suitable housing need not be given consideration.

Section 2.4.3, Incentives & Agreements. Page 52

9. The Township may enter into agreements with proponents of development for the purpose of ensuring the maintenance of units as affordable units for a set period of time.

I understand that agreements with some developers of affordable rental units have removed the affordability designation in as little as three years. This has resulted in rents moving up to market rates and tenants being faced with increases that caused them to be evicted as they were no longer able to pay their rent. Perhaps it would be better to graduate the unit to a “geared to income” formula after a set period of time and maintain it as such for an indefinite period of time. That would give the landlord some protection if the tenant's financial circumstance improved but still provide some protection to the tenant. It is undesirable to put tenants in a position where they can again become housing insecure.

10(b) reduced property taxes or exemptions from property tax for as long as affordable housing is maintained;

- I believe the terms should be spelled out for this clause. For instance, a property is considered unaffordable housing when the owner's housing costs exceed 30% of the household's before-tax income. If the owner's income grows to the point where their housing costs are less than 30% of their before-tax income, will that result in the property being taxed at the normal market rate? How would the Township monitor that? Would the owner be required to submit their tax returns and receipts for their housing expenses annually?

10(e) exemptions from parking requirements.

- This clause lacks clarity and needs to include more information. Does it apply to all affordable housing including single family homes or is it limited to multiple family buildings? For seniors?

7.6.1 Energy Generation Facilities, page 214

5. The installation of solar panels on the roof or exterior wall of an existing building or structure will generally not require approval under the Planning Act but shall require a building permit.
- I propose that the fees for the relative building permits for retrofit solar panel installations be waived as an incentive.

7. The installation of free-standing solar panels shall not require an amendment to the Zoning By-law but shall be subject to site plan control.
- I propose that the fees for the relative building permits for retrofit solar panel installations be waived as an incentive.

Section 8.2.3 Neighbourhood Design — Landscape Design Page 224

4. Landscaping elements should be designed to:
 - (c) support storm water management functions and contribute towards maintaining predevelopment drainage patterns;
- With a view to curbing the growth of hard surfaces that result in increased water being delivered to storm sewers, the Township should encourage alternatives to asphalt or concrete driveways for residential driveways.

Other notes:

- The Township was to obtain a survey of Clearview's tree canopy that would produce a report as to the current status and would provide recommendations on its preservation, restoration and enhancement. This report was due in the spring of 2023. Maintaining a healthy tree canopy is an positive climate change mitigation initiative and this report should be the foundation of the Township tree strategy. What is its status?
- The two largest south-facing roofs belonging to the Township, (Stayner & Creemore arenas) have not been fitted with solar panels. There may have been some indication during the Honeywell project that these roofs were not suitable for solar panels. The technology has changed substantially since the Honeywell survey and the potential should be revisited as it could represent a significant greening opportunity for the Township.

With respect to new residential construction, I propose the following:

The Township will by (insert date) require developers to commence providing the following as options to home buyers at the time the sales contract is entered into:

- Ground-source or air-source heat pump heating/air conditioning
- Electrical service of sufficient capacity to service at minimum a Level-2 electric vehicle charger

- Solar electric generating units with the ability to connect to the provincial hydro grid
- Solar power storage battery system

Developers will cease to install gas fuelled appliances including furnaces, water heater and fireplaces by (insert date)

The Township should consider upgrading the local building code or the Property Standards By-Law requirements to require the installation of “Hurricane Clips” to attach roof trusses on all new residential builds.

- Climate change is resulting in an increase in severe storms and high wind events including wind bursts and tornados. Installing these fasteners will result in a modest increase in the cost of the house (\$200-400 for a 1,200 sq ft house) but significantly reduce the chance of the roof from being torn off the house in these weather events.

The Township should consider upgrading the local building code or the Property Standards By-Law requirements to require the installation of an electrical service that is capable of providing the power requirements of at least a “Level 2” electric vehicle charger, over and above the basic requirements to service the house.

- The cost to retrofit a new electrical panel to serve the demands of an EV charger are significantly more than including it with the original construction. As such, the cost would present an impediment to the homeowner purchasing an electric vehicle. It is in the best interest of all our citizens to get off ICE vehicles and making this change in the building code would eliminate one impediment.

Submission To Clearview Strategic Plan

From Lynn Eakin,
1644 6th Line South, Stayner
October 17th 2023

Beyond Developer Agreements: Why Nonmarket Housing is Necessary to Meet the Housing Needs of Low to Medium Income Clearview Residents

Clearview's proposed Strategic Plan states the following:

"Council has signaled its strong support for mixed-use housing that is **attainable across the income spectrum**, opportunities for aging-in-place, and the public transit pilot program of public transit." (emphasis added)

In order to achieve this ambitious goal, it is necessary for Clearview to develop a plan to support nonprofits housing.

The Government of Ontario has limited the ability of Municipalities Incentivize Developers to Build Affordable Housing.

Municipalities previously had tools, such as inclusionary zoning and development fee waivers, to incentivize developers to focus on affordable housing, the Government of Ontario has significantly limited these tools.

Consider:

- Affordable Housing has been defined as affordable if the rent or mortgage is 30% of a household's income. This is a long-standing measure of affordability [used by CMHC](#) among others.
- In new developments a definition of "affordable" has been 80% of market rent. While this definition may, in years past, have been closer to the CMHC measure of 30% of household incomes the gap between the two measures has become very large.
- The Provincial government is proposing to amend the definition of affordable housing in the *Development Charges Act, 1997* to [30% of the 60th percentile of gross annual household income in the applicable local municipality](#). This means the municipality will have to forgive development fees of developers who build units affordable for residents in the 60th percentile of income earners in the municipality.
- [Bill 23, More Homes Built Faster Act amended the Development Charges Act](#) by putting a minimum time limit of 25 years on the number of years the affordable housing unit needs to be affordable. It is hard to negotiate for longer terms such as 99 years or a land trust when the minimum is 25 years.
- There is no requirement in any provincial legislation that the units be suitable for families. Indeed, the developer could build housing for singles at an affordability point of 30% of the 60th percentile household income.

Taken together, these policies result in a significant gap between what Clearview could reasonably expect to get private developers to do and what would be affordable for 60% of households in Clearview.

Based on [the HART Index, we can make the following inferences about affordability in Clearview:](#)

- Statistics Canada data shows the *median income* for Clearview is a household income between \$77,600 and \$116,400 (25% of residents) and at 30% they should be paying \$1940-\$2910 in monthly shelter costs. The upper end of this group appears to be the residents targeted by the affordable housing initiative that requires municipalities to forgo development fees. Furthermore, affordability for this group need only be preserved for 25 years.
- In Clearview however, there are *low income* residents making under \$48,500 (18% of residents) who need rents between \$485 and \$1213 and *moderate* income residents making between 45,000-\$77,600 (19% of residents) who need rents between \$1213 and \$1940. Housing build affordable for the 60th percentile does not help these households.
- When the Statistics Canada data is broken down into who needs the housing in Clearview. The priority needs are single mother led households, women led households, older residents, those with physical activity limitations and those with cognitive and mental activity limitations.
- Of *low income* households in need half are single person households, with the balance two and three person households. *Moderate income* households in need are all larger households of 4 or more.
- No *median and higher income* households were identified being in need in Clearview.

In sum, it is clear that current housing policy regarding affordable housing is not adequate for Clearview and will not provide the *moderate and low income* housing needed by the township.

Clearview must support nonprofit housing to deliver affordable housing for the majority of its residents.

In the absence of tools to encourage or force developers to build affordably, Clearview's only choice is to support nonprofits' whose mission it is to deliver affordability and quality of life. Several [Southern Georgian Bay Communities have been actively engaged with figuring out how to build affordable housing](#) and Clearview can join them. They have developed a Southern Georgian Bay Affordable Housing Toolkit. It illustrates how affordable housing is key to the continued viability of local towns and how with innovative approaches the needed housing can be built.

Building truly affordable housing requires grants, loan guarantees and/or long-term affordable mortgages. Access to cheap land also helps lower costs. The mortgage and operating costs in an affordable project must be able to be carried by the rents collected. The more deeply

affordable the rent the more grants are required for the build. Grants and mortgages can and should require 99 years of affordability for the units. If the landlord or operator is a nonprofit then a profit margin is not a concern and long-term affordable housing is their focus.

Strategies should include:

- The Municipality work in partnership with nonprofit housing providers to build housing suitable for the local population that is affordably in their own communities. The county is responsible for subsidized and supported housing, but the municipality needs to get nonmarket housing built.
- The municipality commit suitable surplus land to be used for affordable nonprofit housing. It can lease the land for a nominal rent to an operating nonprofit for 99 years or put the property in a land trust for affordable housing in perpetuity.
- The municipality request the province to make all suitable land owned by it or by agencies it controls e.g. school boards, available for 99 year nominal rent leases for deeply affordable nonprofit housing, alternatively the land could be put into a land trust for affordable housing in perpetuity.
- The municipality use its investment of surplus funds, ability to borrow and to seek grants for the purpose of building low and moderate cost affordable units. It can also attract local social finance investment for local housing.
- Once built, the housing is self-sufficient and operated by a nonprofit landlord or as a cooperative. The long-term affordability commitment allows the municipality to build up its housing stock over time to meet the diverse needs of its residents.

Step One – Amend the Clearview Strategic Plan

To enable affordable housing in Clearview the Strategic Plan must be amended.

- The Clearview strategic plan needs to articulate the intention of the municipality to participate actively in partnering with local nonprofit and cooperative organizations to ensure suitable affordable housing is built for the long term.
- The Clearview strategic plan needs to reference nonprofits and coops in the clauses referring to affordable housing.
- The plan needs to identify low and middle income households as the priority for affordable housing.
- The plan needs to require the municipality to track its affordable housing stock and housing needs including the affordability and the size of household units required and report to Council on a regular basis.

Appendix

So precisely what is the housing problem our communities must solve? Since the pandemic, there has been plenty of investment and plenty of new building, but low to moderate income households (earning

\$58,300 or less) are not living in them. With average home purchases ranging from \$635,000-\$715,000, these families have no option but to rent. That service worker with the low to moderate income can afford \$1,460/month for housing costs while the average rental listing in Grey County in 2022 was \$1,850 plus utility costs. It has only gone skyward from there. This is a problem – a recent report from [RBC says will become 4x worse](https://tisgb.com/newsletter/communities-mobilize-to-address-the-housing-crisis/) in Canada by 2026.

<https://tisgb.com/newsletter/communities-mobilize-to-address-the-housing-crisis/>

There are three main kinds of housing across a spectrum in Canada. We can cluster them as **subsidized housing**: emergency, transition and supportive housing usually operated as social services by governments or nonprofits. **Social housing** is also supported by governments to offer rent geared to income for people with marginal incomes. Finally, we see **market housing** – rental and ownership homes built, sold, or leased at market pricing, affordable at different levels of wealth, and often the backbone of a family's equity and retirement financing.

Somewhere between social and market housing there has always been a narrow band of housing focused on affordability rather than profit. "[Non-market housing](https://tisgb.com/newsletter/communities-mobilize-to-address-the-housing-crisis/)", is not the same as social housing or public housing. Non-market housing is protected from market forces, offering affordable rents or ownership in perpetuity. **Housing co-ops, land trusts and nonprofit housing corporations** are all variants of non-market housing. This segment of the housing market is now rapidly expanding using new social finance tools, still in the market, but with a priority on affordability over profit.

<https://tisgb.com/newsletter/communities-mobilize-to-address-the-housing-crisis/>

HART - A census-based tool that measures core housing need and affordable shelter costs by income category, household size, and priority populations. Our methods allow governments to set effective housing targets that will lift Canadians out of chronic housing need and homelessness. The tool is powered by census data custom built by Statistics Canada in collaboration with HART researchers.

The tool includes data for Canada; the Provinces and Territories; Census divisions (CD), a general term for regional planning areas; and Census subdivisions (CSD), a general term for municipalities. View the [Illustrated Glossary of Census Geographies](https://hart.ubc.ca/housing-needs-assessment-tool/) from Statistics Canada

<https://hart.ubc.ca/housing-needs-assessment-tool/>

Amendment to the Development Charges Act, 1997 The proposed new definition would consider the housing costs that are affordable for households that, in the Minister of Municipal Affairs and Housing's opinion, are in the 60th percentile of gross annual income in the applicable local municipality.

<https://ero.ontario.ca/notice/019-7669>

Southern Georgian Bay Affordable Housing Toolkit. It illustrates how **affordable housing is key to the continued viability of our towns**, and how we can achieve the housing we need with some innovative approaches. The Toolkit is available on the Institute's website where the components can be downloaded.

www.tisgb.com

Sent: Wednesday, October 18, 2023 3:56 PM
Subject: Re: Alliance Heritage Village Project 2023-025

Hello Rossalyn,

I wanted to know if I could arrange a time to meet with you to discuss the attachment.

I have attached a copy of a 2014 report on the remediation of the Creemore landfill site.

This attachment shows that the old Creemore landfill site was 9.61 acres off of Edward Street and went across the Elizabeth Street unopened road allowance.

As part of the Alliance Heritage Village Project they are planning on using this section of Elizabeth Street as the turn around at the end of street A.

Also, on reviewing the draft Official Plan of the Township of Clearview I see that they are recommending that a portion of the land of the old Creemore landfill be open space and the rest of it to be residential.

This 2014 report stated that, by doing this remediation, the County will be able to redesignate the land use from a former landfill (Brownfield) to an industrial commercial property. Nowhere does it state that the land could be used for residential development.

I would appreciate it if you could please let me know when you could be available to meet to discuss.

Thank you,

Alan Riddell
33 Francis Street East
Creemore

General Comments – Schedules

1. Other than schedules for the settlement areas, the scale of mapping and absence of parcel fabric makes the determination of applicable designations and other information on a parcel extremely difficult. In fact, our review suggests that any interpretation from these maps is highly unreliable. Given the consequences of the policies associated with these designations and other presented information, property owners should be able to examine mapping and have clarity as to what applies to their lands. The maps should be altered to include lot fabric and a more appropriate scale.
2. The mapping of Greenland-Hazard Lands Area appears to overlay and obscure Greenland- Natural Heritage Area. This is particularly evident in the settlement area schedules. It would be more appropriate to use a transparent hatch for Greenland – Hazard Lands Area to allow the underlying designation to show through. The solid blue line could continue to apply to watercourses and should also be shown in the legend as part of the Greenland-Hazard Areas as those policies should apply to such features. Policy 4.9 suggests that in areas of overlap on the policies of the most restrictive designation shall apply and implies that Greenland – Natural Heritage Area is the least restrictive and the policies would not apply where the other designations apply. This would result in inadequate protection of natural heritage features where the Greenland - Hazard Lands Area designation occurs. The hazard land policies are intended for entirely different purposes than natural heritage policies and should not displace those policies.
3. On Schedule E we recommend removal of the Secondary Sand and Gravel Resources from the settlement areas as any policies or implications of such resources would not be applicable within settlement areas.
4. Based on the criteria for the designation of Greenland – Natural Heritage Area, extensive areas of Greenland appear to be missing from Schedule B, particularly south-east of New Lowell but also in other areas. Schedule B and C (including C1-C3) have significant inconsistencies in regard to the mapping of the natural heritage system. Some inconsistencies may be warranted by site specific considerations however the scale of inconsistency is significant. This will potentially result in a significant loss of natural heritage features, particularly with respect to significant woodlands and non-provincially significant wetlands.

General Comments – Policies

1. The policies of Section 5 of the Official Plan appear to rely on the anticipated issuance of a new Provincial Policy Statement which replaces both the current Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. A number of policies are currently inconsistent or not in conformity with existing provincial policies, most particularly those set out in the current Growth Plan. It is assumed that the proposed Official Plan will therefore not be adopted until the Province releases a new Provincial Policy Statement and any resulting alterations which may arise from the Province's policy

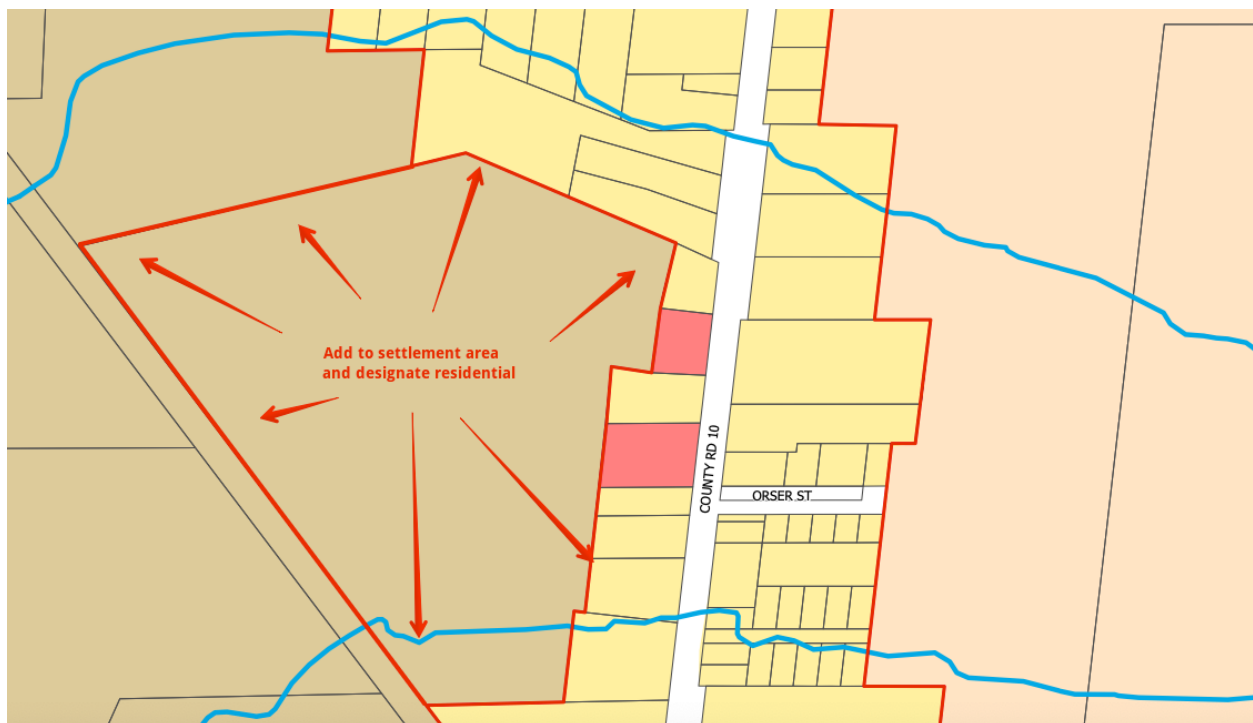
determinations are made and a revised proposed Official Plan has been made available for further public review and comment.

2. The limitation of Section 3.4.4.9 with respect to the creation of a maximum of one lot is overly restrictive and not consistent with either existing or proposed provincial policies. The policy does not recognize the varying sizes and circumstances associated with rural parcel fabric and that the creation of more than a single lot may be appropriate in some circumstances. Lot creation in rural areas should be guided by policy with respect to land use compatibility, servicing capacity and related factors rather than an arbitrary and very restrictive approach.

Site Specific Comments

9874 County Road 10 432904000120900

The subject lands contain an approved draft plan of subdivision. A plan of subdivision is not consistent with the intent and policies of the Rural designation which have been applied to the majority of the lands. The entire parcel should be incorporated into the Settlement Area and the added lands should be designated Residential to reflect the approved draft plan.



5560 Sunnidale Toronto Townline
432904000103900

We are in the process of completing an environmental impact study. All field work and analysis has been completed. The results indicate that the plantation woodland in the south-east corner of the property should not be considered to be part of a significant woodlands and that both this area and the associated cleared areas should be designated Rural, not Greenland – Natural Heritage Area. We note that this information is also being provided to the County of Simcoe in their update of the County natural heritage system.



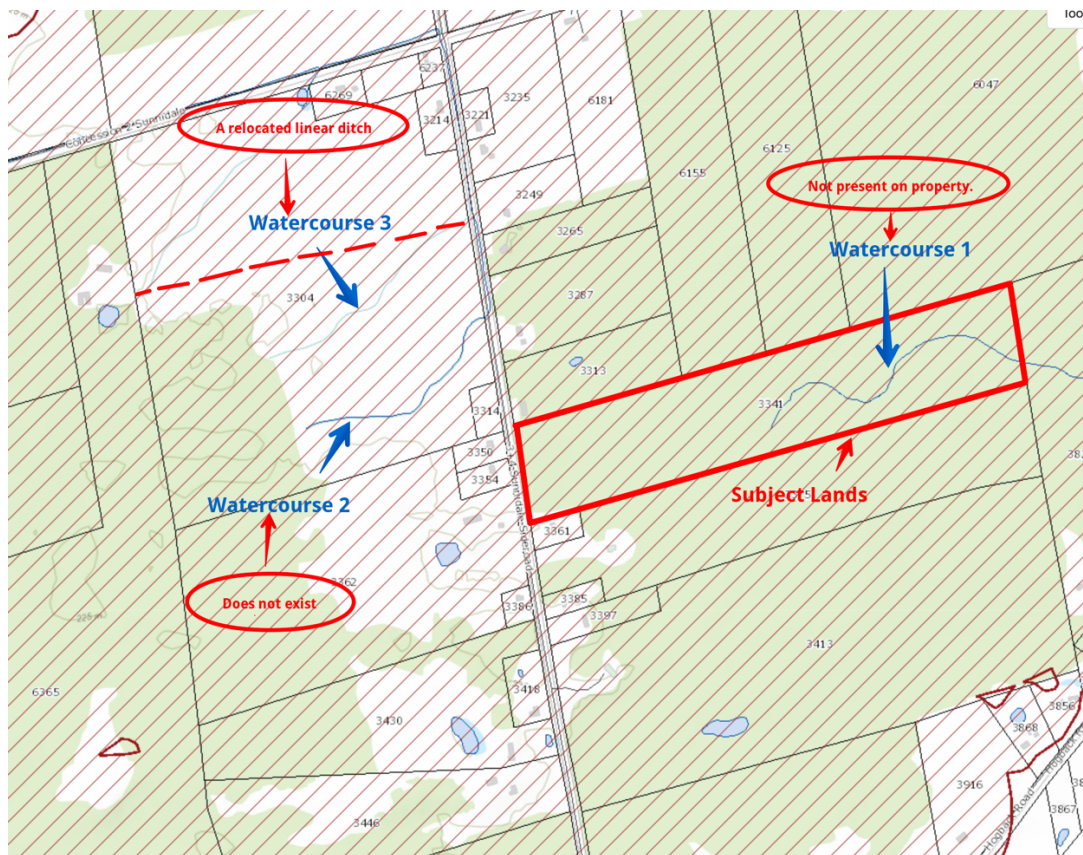
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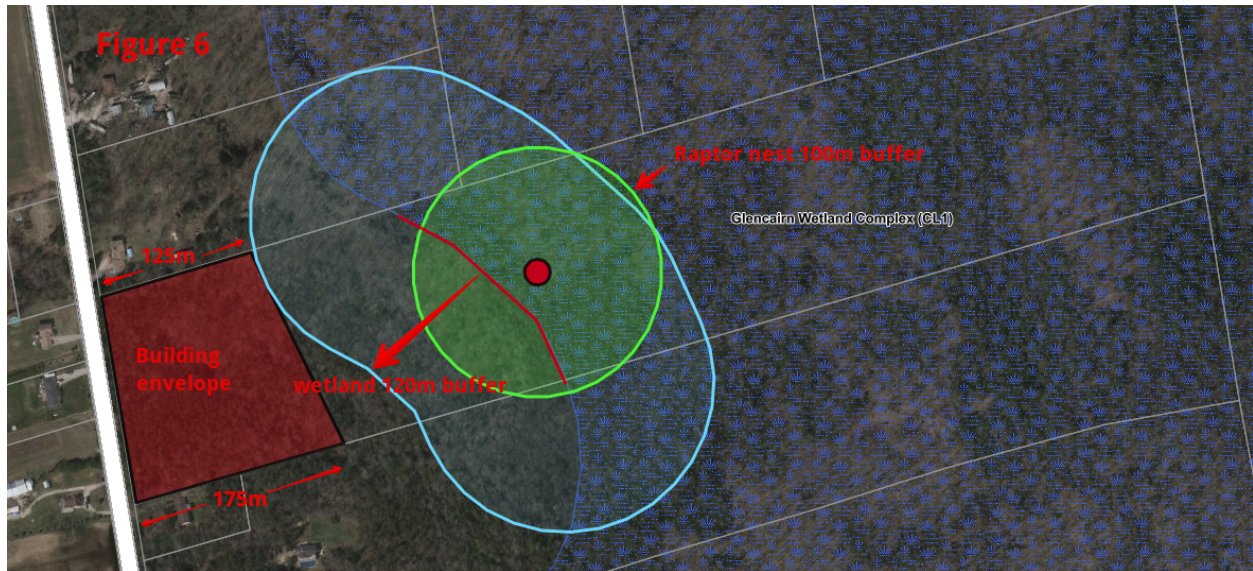
This parcel is subject to a zoning by-law amendment application which has been appealed to the OLT. Additional land division applications are pending. An environmental impact study has been completed.

Proposed Schedule B appears to correctly designate the front portion of the site as Rural although this needs to be confirmed given the absence of parcel fabric on the available

schedules. Schedule B and C require refinement in regard to the presence of natural heritage features on the subject and adjacent lands.

Our previously mentioned comments in regard to the Rural land division policies apply in this instance. In our opinion the creation of two new residential lots on the parcel is warranted and appropriate.





The identified building envelope does not contain significant woodlands and should be designated Rural.

Sent: Thursday, October 26, 2023 5:20 PM
Subject: Draft Clearview Official Plan

Hello Rossalyn,

I have a concern regarding the proposed change of land use for the old Creemore Waste Management site in the official plan.

The closed Creemore Waste Management site #25 is 9.6 acres on Edward Street East going from Edward Street to the far side of the unopened Elizabeth Street road allowance. It went through a remediation process that was initiated in 2009 and was completed in 2014/15 with the intention that, after remediation, the land could be used as commercial or industrial land. During the remediation a number of pits were dug and the waste was removed. There was an existing building on the land and there was no remediation done under the building.

In the existing Official Plan this land is shown as a closed waste management site. In the Draft Official Plan this land is no longer shown as a closed waste management site and is being shown on Schedule B-4 of the Draft Official Plan as recommending that part of it be used as residential and part of it as open space.

I would think this land should be under the "Waste Management Industrial" designation as defined in section 4.5.2 and all of it should remain as industrial.

Currently it is a gravel pad with a building on it, the same building that was in place when the remediation was done around it.. The intent and existing use of it as industrial or commercial would make more sense then converting it into a mix of residential and open space.

Thank you,

Alan Riddell
33 Francis Street East
Creemore

Date: October 26, 2023

Letter to: Patrick Casey (GPS Group), & Amy Cann, Christine Taggart, John Ferguson (Clearview Township)

Regarding: DRAFT Clearview Official Plan

Submitted by: Clearview Sustainability Network – *Building and Development Committee*

Dear Mr. Ferguson, Ms. Taggart, Ms. Cann, and Mr. Casey:

We thank you for the opportunity to review the DRAFT Official Plan of the Township of Clearview. Overall, we were impressed with the detail of the draft document and the considerations throughout to the health of the environment and its sustainability. However, we respectfully request that climate change adaptation and mitigation become a critical focus of the Township in all its policies going forward, and submit for inclusion into the Official Plan, the following six recommendations.

Given the global climate crisis, our heightened concern and the number one goal of the Clearview Sustainability Network (*Building and Development*), is the immediate reduction of carbon emissions. This must apply to any major renovations to existing commercial and residential buildings, and most critically to any new developments, developments in the works or already in the planning approval process. Our primary recommendation therefore is for all such building projects to be evaluated through a **Climate Lens Tool** throughout the approval review process, as of January 1, 2024. We would gladly offer to work together with the Township to customize a tool for Clearview, using the document within this link as the template:

https://www2.gov.bc.ca/assets/gov/environment/climate-change/action/cleanbc/climate_lens_general_guidance_version_122.pdf

What is a Climate Lens: The main goal of the Climate Lens is to raise awareness of climate change risks and impacts associated with building projects, and push for improved choices by project planners, designers and decision-makers. It is both a tool to facilitate an emissions reduction mindset with developers and builders, as well as educate and align the general community mindset with the Township's commitment to climate change goals.

Municipal Climate Lens Process and Tool(s)

What Is It? Climate Change Adaptation and Mitigation

- 1.0 Canadian municipalities must consider the climate impacts of all their decisions in order to curb greenhouse gas (GHG) emissions and advance climate action (1).
- 2.0 The climate lens is an emerging tool to operationalize climate considerations within municipal operations, normalize township planning and actions, and strengthen the efforts to adopt proactive climate solutions (1).
- 3.0 Incorporating a climate lens encourages behavioural change and consideration of climate impacts into Township policies, plans and projects to advance municipal GHG reduction and climate resilience (1).

Secondly, the Township's commitment to the overall reduction of greenhouse gas emissions is essential, and with council's support, we recommend that the Township's Vision Statement strongly reflect this objective. The following is our revised Vision Statement for your consideration (*revision underlined*):

Clearview Township is a thriving community of small, family-friendly towns that features a successful agricultural sector and a robust economy. Clearview is a beautiful, safe and peaceful place to live and it is our intent to grow with the objective of reducing our carbon footprint guiding all future development in the community. To preserve the health of our natural environment, we will use a Climate Lens as the pillar of all our decision-making processes going forward.

Thirdly, under Section 1.1.3 - Community Vision & Planning Priorities we recommend adding an additional goal statement that declares “The Township is committed to the development and enforcement of Green Building Standards (GBS) for implementation in all future building and development projects.” Note: we accept that the actual creation of the standards be completed in a follow-up phase to commence shortly after the approval of the Official Plan, and our committee will gladly participate in its authorship.

Our fourth recommendation is in line with a strongly worded and climate aligned Vision Statement. Upon review of the Draft Official Plan document, we found there was a certain “politeness” in its intention language, which in our opinion does not reflect the urgency of the climate situation. We would like to recommend stronger, more “declarative” language be used in many instances throughout, particularly with regard to elements of sustainability, development, and the planning approvals process. Examples include the following: the use of the words “may” rather than “must”; “could” rather than “should”; “try” to do rather than “do”, “intent to try to do” things rather than “the intent to do” things.

In addition to the Official Plan

Building community awareness and participation will be key to the reduction of our Township’s carbon footprint. From the overwhelming attendance at our inaugural Clearview Sustainability Network meeting, we know that residents very much want to do SOMETHING about the climate situation. The Collingwood Climate Action Team (CCAT) has an extremely helpful tool that, as our fifth recommendation, we request that the Township adopt and promote aggressively in our community. It is an on-line **Carbon Footprint Survey** tool that residents can easily do to measure their carbon footprint. It is very impactful on many fronts: 1) makes participants aware of their carbon footprint; 2) promotes mitigation renovations (new windows/insulation/etc.); 3) which in turn provides jobs in the community; 4) the data collected will be essential to the development of a carbon emissions baseline as part of a Climate Action Plan (*see below*). We would be happy to work with the Township to develop strategies to get this tool into the mainstream quickly.

Finally, we strongly recommend that the Township invest in the creation of a Climate Action Plan, with the assistance of an outside consultant specializing in the process, to be ready for review within the next 12 months. Please visit this link to a sample for reference (*Kelowna, B.C. – Climate Action Plan - see Pages 24-26 – Energy we Use in Buildings*):

https://www.kelowna.ca/sites/files/1/docs/related/community_climate_action_plan_june_2018_final.pdf

Again, we are grateful to the Township and the GPS Group for the opportunity to review and provide input on the DRAFT Official Plan. We believe that the climate mitigation recommendations we have put forward are critical and, when adopted by the Township, will be instrumental in maintaining the health, wealth and beauty of this wonderful place we all call home.

Respectfully,

Jim Campbell

On behalf of:

Clearview Sustainability Network – *Building and Development Committee* members:

Andrew Hill, Jamey Hubbs, Alan Riddell, Jennifer Vopni, Robert Charlton,
Jamie Korthals, MK Lynde, Ted McGovern, Ryan Horning, Jim Campbell

The Clearview Sustainability Network is an inclusive and optimistic citizen-led group bringing together diverse members of our community to help our local government adapt and evolve in the face of a changing climate.

Together we can build a more resilient and vibrant future for Clearview. Everyone is welcome.



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

November 7, 2023

Township of Clearview
Planning & Development
217 Gideon Street
Box 200
Stayner, ON L0M1S0

Attention: Amy Cann, M.Pl., MCIP, RPP
Director of Planning & Building, Clearview Township

Patrick Casey
Planner, GSP Group Inc.

Re: Official Plan Review – Comment Letter
299 Mowat Street North and 359 Mowat Street North, Township of Clearview

On behalf of Sunrise Acquisitions (Stayner) Inc., Innovative Planning Solutions is pleased to submit the following comments relative to Clearview Townships Official Plan Review, as it relates to lands municipally known as 299 Mowat Street North and 359 Mowat Street North, in the Township of Clearview.

Subject Lands

The subject lands are located within the northeast quadrant of Stayner. The parcel addressed 299 Mowat Street North (south parcel) has an approximate area of 39.5 hectares (97.5 acres), with approximately 300 metres of frontage along Mowat Street North as well as County Road 7. The parcel addressed 359 Mowat Street North (north parcel) has an approximate area of 40 hectares (98.8 acres), with approximately 310 metres of frontage along Mowat Street North, 1300 metres of frontage along 27/28 Sideroad Nottawasaga/County Road 96, as well as 290 metres of frontage along County Road 7. Each parcel possesses a single detached dwelling and associated accessory structures. The lands are currently used for agricultural crop farming.

The surrounding land uses of this site include:

North: Bound by County Road 96, agricultural operations.

East: Bound by County Road 7, agricultural operations.

South: Agricultural operations on lands that are draft plan approved subdivisions, community of Stayner.

West: Community of Stayner, single detached residential neighbourhoods.

Draft Official Plan

The Draft Official Plan (draft, August 2023) includes a portion of the subject lands within the Settlement Boundary, as shown in *Figure 1* below (subject lands are highlighted in yellow). The Draft Official Plan has designated the lands within the Settlement Boundary as “**Industrial**” while the lands outside the Settlement Boundary are designated as “**Agricultural**”. The Settlement Boundary appears to follow a wastercourse that runs north and south through the properties.

As per the Draft Official Plan, the “**Industrial**” designation permits the full range of industrial uses (Light Industrial, General Industrial and Heavy Industrial uses), where the term “industrial uses” refers to land uses or facilities whose primary activities relate to: (a) the assemblage or storage of substances, goods, or raw materials; (b) the processing or manufacturing of substances, good, or raw materials; or (c) the packaging and shipping of finished products. It is important that industrial uses are sited appropriately with respect to adjacent and surrounding land uses, and that separation to incompatible land uses are provided through appropriate buffering, screening and other measures to mitigate potential adverse impacts.

The “**Agricultural**” designation permits a wide range of agricultural uses. As a general rule, agricultural parcels should be no less than 16 hectares (approximately 39.5 acres) for a specialty crop and no less than 40 hectares (approximately 98.8 acres) for all other agricultural operations. The lands outside of the Settlement Area that are designated “**Agricultural**” at 299 Mowat Street North are approximately 5.0 hectares (13.3 acres) in size. The “**Agricultural**” lands at 359 Mowat Street North are approximately 9.3 hectares (23 acres) in size.

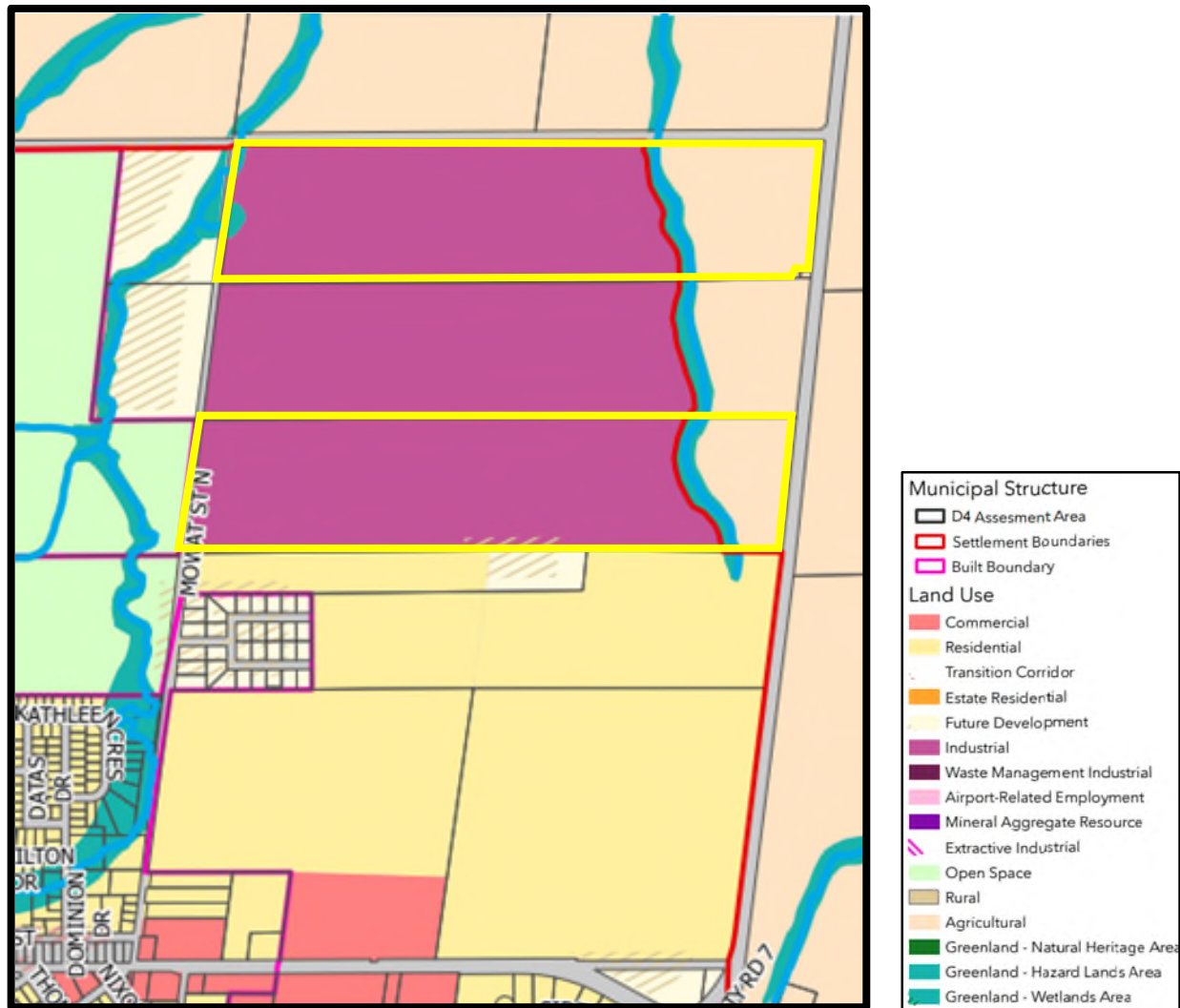


Figure 1: The Official Plan of the Township of Clearview (DRAFT)
Land Use Plan, Stayner, Schedule B-12

Considerations

Based on the above, IPS would offer the following considerations.

The first consideration is a rounding out of the Settlement Boundary. We recommend adjusting the Settlement Boundary to follow County Road 7 and County Road 96, rather than along the watercourse. This would make for a more logical boundary at the roads edge which is a defined physical feature. This adjustment would also include the lands that are currently proposed as “Agricultural” within the Settlement Boundary. As it stands, the lands designated “Agricultural” are not of sufficient size to be a viable farming operation. Therefore, including them within the Settlement Boundary gives them the opportunity to be efficiently utilized.

The second consideration is to designate lands at 299 Mowat Street North as “**Residential**” rather than “**Industrial**”. This would allow for a logical extension of the draft plan approved subdivision to the south (lands addressed 1192 County Road 7) and provide opportunity to develop appropriate separation between the residential and industrial lands, through appropriate setbacks, buffering, screening and other measures to mitigate potential adverse impacts to the residential subdivisions to the south.

Conclusion

Based on the above, the subject lands, in their entirety, should be considered to be within Settlement Boundary of Stayner, with the south parcel (299 Mowat Street North) being considered to be designated “Residential”, rather than “Industrial”.

Trusting the above is satisfactory, we look forward to the review and consideration of the comments enclosed. Should you have any further questions or comments please do not hesitate to contact the undersigned.

Respectfully submitted,

Innovative Planning Solutions



Greg Barker, B.A.A.

Partner



Vanessa Simpson, B.ID., M.Pl.

Senior Planner

November 08, 2023

ATTN: Amy Cann,
Director of Planning & Building
Clearview Township
acann@clearview.ca

CC: Patrick Casey
Planner
GSP Group Inc.
pcasey@gspgroup.ca

RE: **Township of Clearview Official Plan Review**

Ms. Cann,

We are planning consultants acting on behalf of 1000396160 Ontario Inc., the owners of lands Municipally known as 272 Warrington Road, 1210 Centre Line Road, and 450 Warrington Road (the “subject sites”), in the Township of Clearview. The lands are located in the community of Stayner. An aerial map of the property is provided in **Figure 1**. In this letter, we will be outlining our rationale for proposing changes to the Draft Official Plan with respect to the subject lands.

The current Township of Clearview’s Official Plan identifies the subject sites as partially within the Urban Settlement Area, and designates the subject sites as Rural (**Figure 2**).

The Draft Official Plan (2023), designates 272 Warrington Road Future Development within the Settlement Boundaries on Schedule B-12 – Land Use Plan Stayner, while 1210 Centre Line Road and 450 Warrington Road remain outside the Settlement Boundaries (**Figure 3**).

The Future Development designation of the Draft Official Plan (2023) is intended as a “holding” category for lands within the Settlement Boundaries that are areas for eventual future growth. The determination for lands needed for near-term and future growth are based on the forecasts found in Section 2.3.1 of the Draft Official Plan (2023).

The forecasts for population and employment growth presented in Section 2.3.1 of the Draft Official Plan (2023), are based on forecasts found in Amendment No. 7 (“OPA 7”) to the Simcoe County Official Plan (“SCOP”) which has yet to be approved by the Province. Since the County’s adoption of OPA 7 (on August 9th, 2022), the Province has introduced large-scale changes to planning and growth through Bill 23, More Homes Built Faster Act, 2022. The central goal of Bill 23 is to increase housing supply in the Province, including a target of 1.5 million new homes in the next ten years. This is set as a minimum target as we expect immigration rates will continue to increase, with many new residents settling in the Greater Golden Horseshoe.

The Province is also reviewing changes (including potential merger) to the Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) and the Provincial Policy Statement (“PPS”) to ensure that housing is approved faster and supply increased. Given these changes directly affect how growth is achieved throughout the Province, the approval of OPA 7, as currently written, would not be appropriate. Revisions to the Growth Management policies of the County’s Official Plan should be consistent with the Province’s current mandate, as expressed through Bill 23 and the ongoing review of the Growth Plan and PPS.

Upon the completion of the Province’s review of the Growth Plan and PPS, the population forecast and housing demand in OPA 7 must be revised to reflect the new estimates. We anticipate these forecasts will be significantly higher than those in the current Growth Plan.

While Section 4.2.3.3 of the Draft Official Plan (2023) contains provisions for development within Future Development areas that would exceed the forecasts of Section 2.3.1, given Provincial direction on housing targets, there's no doubt that there will be near-term need for growth and development in the Township, and the community of Stayner.

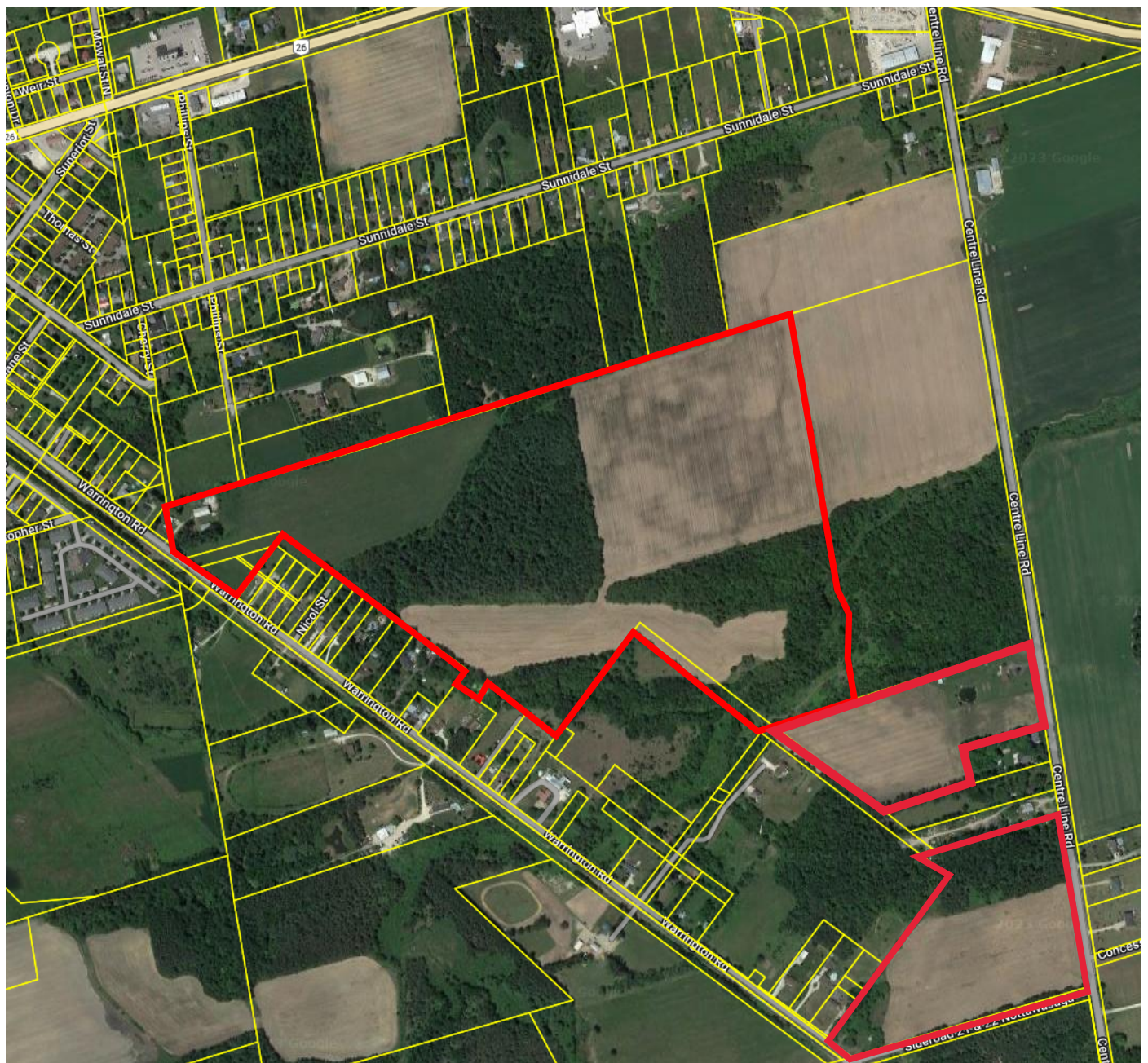
In light of the above and the pressing need to facilitate growth, we request that the Future Development designation on 272 Warrington Road be designated as Residential in Schedule B-12 – Land Use Plan Stayner of the Draft Official Plan (2023). We also request that 1210 Centre Line Road and 450 Warrington Road be included within the Settlement Boundaries and treated with the same Residential designation. The addition of the subject sites to the existing contiguous residential designation would represent a natural extension of the designation within the revised Settlement Boundaries. This would facilitate an efficient use of servicing infrastructure, continue the built form pattern of detached dwellings in the southeast quadrant of Stayner, and would support the development of a complete community.

We trust the information above will help facilitate the Township's review of the Official Plan. If you have any questions, please do not hesitate to contact me at davin@armstrongplan.ca.

Regards,



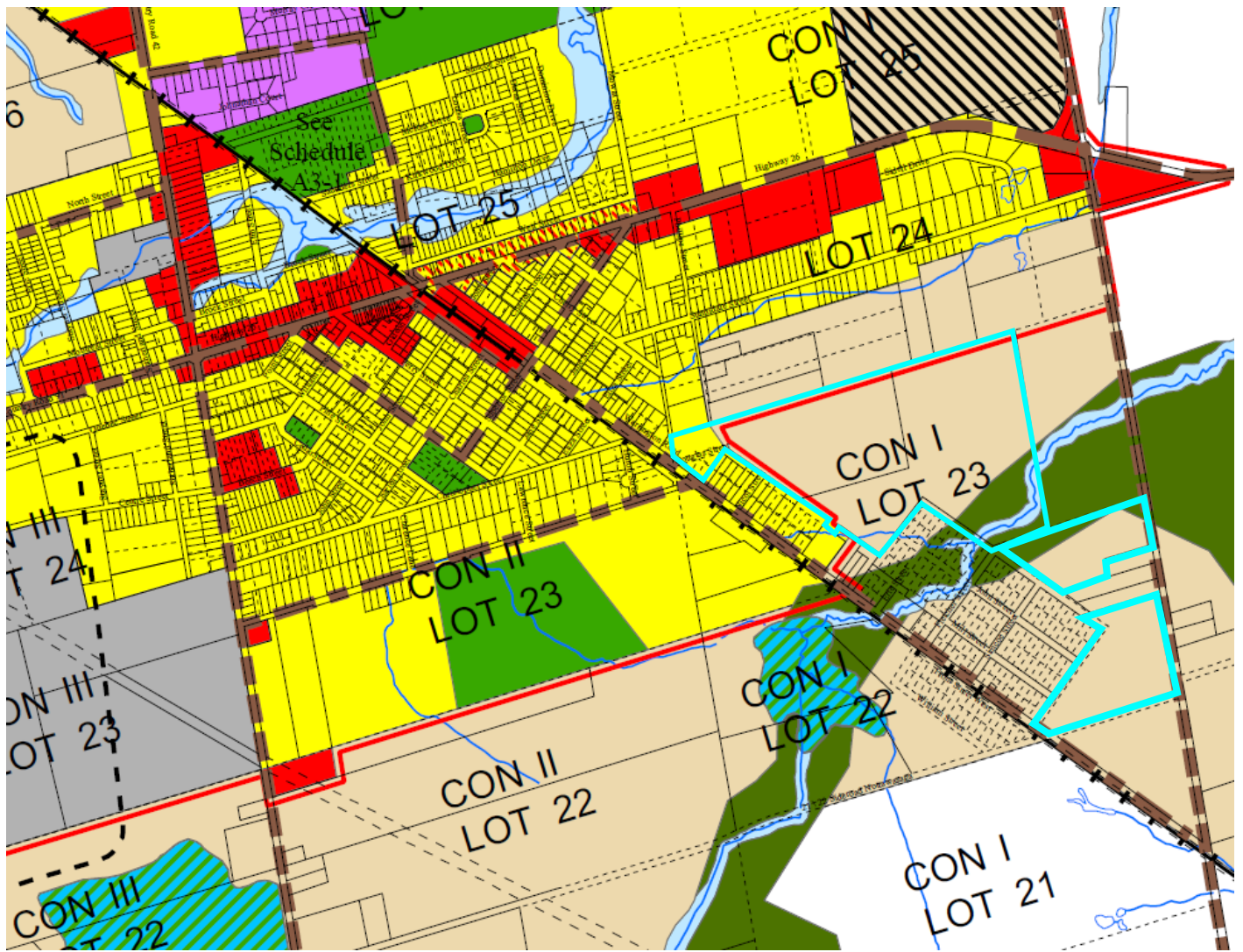
Davin McCully
Manager, Planning & Project Management



Subject Lands

Figure 1: Aerial Map
272 Warrington Road, Stayner
Township of Clearview, ON





Land Use - General

- Greenland - Hazard Land Areas
- Greenland - Natural Heritage Areas
- Greenland - Wetland Areas
- Open Space
- Agriculture
- Rural

- Residential
- Estate Residential
- Special Policy Residential
- Future Development
- Commercial
- Commercial Transition Area
- Future Commercial

Land Use - Niagara Escarpment Plan Area

- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Recreation Area
- Escarpment Rural Area
- Mineral Resource Extraction Area
- Public Land in the Parks System

Boundary Classifications

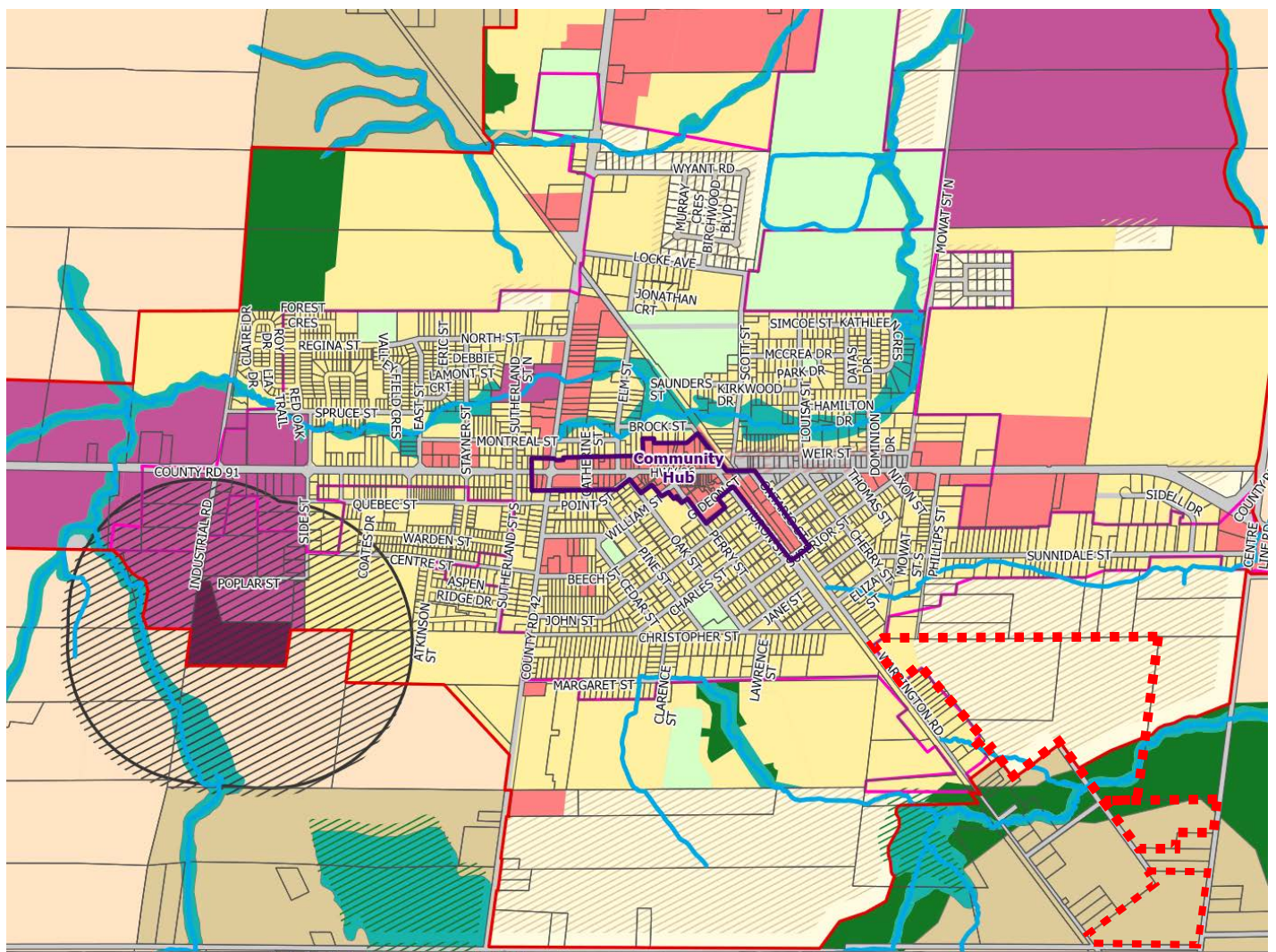
- Waste Disposal Assessment Area
- Boundary of the Niagara Escarpment Plan
- Special Development Area - Collingwood Airport
- Urban Settlement Area Boundary
- Special Servicing Area
- Recreational District

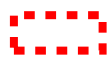
Subject Lands

Figure 2: Land Use Schedule
272 Warrington Road, Stayner
Township of Clearview, ON

Source: Schedule A3 Stayner, Township of Clearview Official Plan





 Subject Lands

- Municipal Structure**
-  D4 Assesment Area
 -  Settlement Boundaries
 -  Built Boundary
- Land Use**
-  Commercial
 -  Residential
 -  Transition Corridor
 -  Estate Residential
 -  Future Development
 -  Industrial
 -  Waste Management Industrial
 -  Airport-Related Employment
 -  Mineral Aggregate Resource
 -  Extractive Industrial
 -  Open Space
 -  Rural
 -  Agricultural
 -  Greenland - Natural Heritage Area
 -  Greenland - Hazard Lands Area
 -  Greenland - Wetlands Area

Figure 3: Draft Land Use Plan
272 Warrington Road, Stayner Township of
Clearview, ON

Source: Schedule B12 Stayner, Township of Clearview Draft Official Plan



Sent: Friday, November 10, 2023 6:38 AM
Subject: Comments

Hi Amy,

Thanks for the call yesterday. As status quo planning processes are well entrenched in Ontario, we've taken a long-term approach to reforms. The OP's are pretty much all the same for this reason. Places to grow opened the door to complete and holistic community concepts. Then it all runs into siloed zoning restrictions, and it shuts down. General and mixed-use ideas are usually only allowed for higher density areas. My only comment is to plant a seed to for a mechanism to allow this for lower density sites. The end goal is to build villages and not soul killing subdivisions. Spawl developments are a disaster for everyone.

Bylaws follow social convention. The last three years has upended these everywhere. Bylaws now need to be upgraded. The municipality reserves the right to determine its use mix on land if I recall. The purpose of government is to serve and uplift the communities. To do so we need to emulate what we once had in older traditional villages that grew organically over time and have now lost. Connection, purpose, belonging, mystery, wonder, spontaneity, opportunities. These are some of the aspects of quality of life concepts and designs. The invisible intangibles as I call them. Built form needs to be inspired by this way of thinking first before it begins. Then the outcome will match.

A child on the way to school in this environment learned just as much by meeting and observing the vibrancy of shop owners and small businesses as they did in school. Inspiration was everywhere. Now its two dimensional cookie cutter predictable environments which is why we have such high youth depression levels. We've gutted the essence. We fell asleep and let this happen.

As I mentioned on the call, regenerative farming the natural way with the multitude of aspects can increase yields by a factor of 30-50x while also reducing negative impacts on the environment substantially. It's a win win across the board. Abundance thinking vs scarcity mindsets. The same can be applied to development. As one example, on a typical sprawl site we get 5-10 res only units per acre with a result of conformity and uniformity that sucks the life out of the resident. If we build three story walk ups again as an example with flat designs vs townhouse style we eliminate the multitude of staircases as there are only two on either end of the building thereby increasing useable floor space as well as quality of life. Densities go way up while increasing user benefits so the developer has higher returns allowing for more amenities for the community which the town can demand. Most importantly it allows for other uses which are crucial for village building. Lastly and just as important this approach requires less land thereby taking huge pressures off of greenspace.

The key to this entire approach is the irreducible complexity of the whole. For communities to spark to life and stay on their toes they need to have all key aspects firing. Take one aspect out and it collapses to a lower octave. Over the last 50 yrs we've taken many out and have reduced ourselves into a dangerous corner. We now have a moment in time whereby we can stop the descent and reverse the trend. But we need to recognize this and seize the moment. Village building is the key point. Truly holistic thinking not just lip service.

To this end allowing for general and mixed-use zones in lower density areas at the prerogative of municipal governments and even possibly resident referendums can be applied to keep the door open to vibrant renewal. I do believe the people will demand it once an example can be seen. I also believe AMO will become increasingly relevant as the bigger governments get bogged down. They will set the

policy direction and be nimble and adaptable in uncertain times. Which is why municipalities will turn to them to get things done. The leadership there is from the communities directly as they are the existing reps so motivations will be high and will act in real time. Lobbying them to these ends will be fruitful.

I hope these comments resonate. All the best with your OP process.

Gian



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

November 21, 2023

Township of Clearview
Planning & Development
217 Gideon Street
Box 200
Stayner, ON L0M1S0

Attention: Amy Cann, M.Pl., MCIP, RPP
Director of Planning & Building, Clearview Township

Re: Official Plan Review – Comment Letter
Ashton Meadows – Phase 1B, Phase 2, and Phase 3 (347 Warrington Road and
1277 County Road 42)
Township of Clearview

On behalf of the Cortel Group, Innovative Planning Solutions is pleased to submit the following comments relative to the Township of Clearview Official Plan Review, as it relates to lands known as Ashton Meadows Phases 2, and 3. The lands municipally known as 347 Warrington Road and 1277 County Road 42 are referred to as Phase 3.

Subject Lands and History

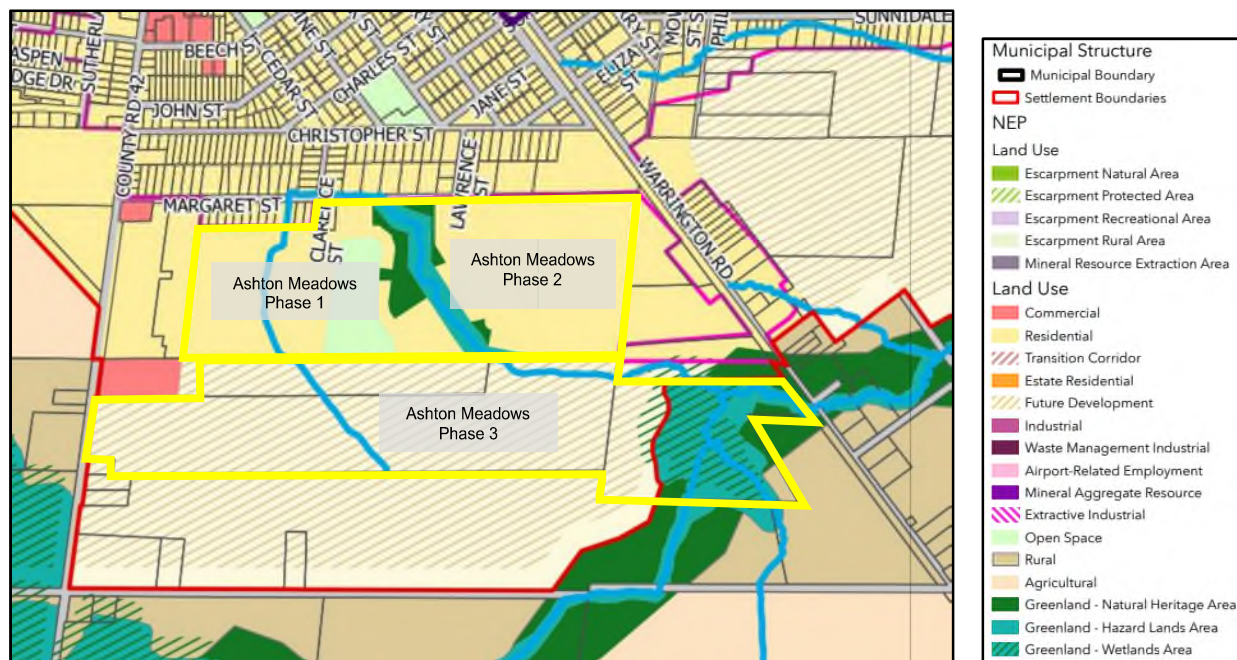
The subject lands (Ashton Meadows Community) are located within the southeast quadrant of Stayner. IPS and the Cortel Group have been working closely with Township Staff for over a decade on the Ashton Meadows Community. Ashton Meadows is being developed to maximize servicing and development potential within Stayner, while providing much needed housing to Stayner and the surrounding area.

Ashton Meadows Phase 1A Subdivision is registered, while Phase 1B is close to registration pending resolution to servicing availability. Ashton Meadows Phase 2 is in the process of a Draft Plan of Subdivision and Zoning Bylaw Amendment Applications, which are currently in the hands of Township Staff.

The lands referred to as Phase 3 include the parcel addressed 347 Warrington Road (east parcel), which has an approximate area of 13.8 hectares (34.2 acres), with approximately 115 metres of frontage along Warrington Road. As well as the parcel addressed 1277 County Road 42 (west parcel), which has an approximate area of 37 hectares (91.4 acres), with approximately 162 metres of frontage along County Road 42.

Draft Official Plan

The Clearview Draft Official Plan (August 2023) includes the majority of the Phase 3 lands within the Stayner Settlement Boundary, as shown in *Figure 1* below (subject lands are highlighted in yellow). Phase 1 and Phase 2 are primarily designated “Residential”, with some lands designated “Open Space”, “Greenland – Natural Heritage Area”, and “Greenland – Hazard Lands Area”. This aligns with the approved proposed Phase 1 & 2 subdivisions. A portion of the Phase 3 lands are within the Settlement Boundary as “Future Development” within the draft new Official Plan, while another portion of the Phase 3 lands are positioned outside the Settlement Boundary.



*Figure 1: The Official Plan of the Township of Clearview (DRAFT)
Land Use Plan, Stayner, Schedule B-12*

As per the Draft Official Plan, the “Future Development” designation is intended as a “holding” category for lands within Settlement Areas that are not needed to accommodate near-term growth but that are considered logical locations for eventual future growth. These lands are effectively

frozen by the policies of the draft OP until such time as all other Residentially designated lands have been developed.

The Ashton Meadows Phase 3 lands are ideally positioned to extend the Residential designation to permit future development adjacent to the existing urban boundary (Phases 1 & 2), taking advantage of existing and forthcoming municipal services and amenities located adjacent or nearby.

The lands north of Phase 3 include low-density residential communities, along with the downtown core of Stayner. Stayner's major retail corridor is positioned north of the subject lands along the Highway 26, including an anchor grocery store (Foodland). We believe that including the Ashton Meadows Phase 3 lands within the urban boundary (Residential designation) of Stayner will create the ability to both fund the crucial municipal infrastructure upgrades, and to provide quick access to much needed housing supply. The Phase 3 lands are ideally suited to support the residential designation within Stayner.

The inclusion of the Phase 3 lands within the urban boundary (Residential designation) of Stayner provides opportunities to develop the lands consistent with the Draft Provincial Planning Policy, as well as the new Township Official Plan. The Township will be able to accelerate its ability to achieve provincial housing targets by providing opportunities for growth in an area that has existing or planned infrastructure and servicing opportunities. The Phase 3 lands can come online in the near term with a higher and better use for the community, without adding a financial burden to existing taxpayers for improving roads, services and community infrastructure. More homes and housing choices for area residents will help make Stayner an even better place to live.

We have confirmed through our civil engineering team that the existing & proposed services within the Phase 1 & 2 lands, including water, sanitary and stormwater management can service the Phase 3 lands. Extending municipal water and wastewater services south of the current Phase 1 & 2 boundary has the capacity that is required for growth. The road networks and community infrastructure (including schools, places of worship, recreation centres, grocery stores and other retail), are currently in place in the area, which creates cost-effective growth for the Township.

The location of the Phase 3 lands creates an ideal opportunity for inclusion within the urban boundary (Residential designation) of Stayner. The housing crisis the province faces and the

growing need for serviceable growth lands within Stayner can be addressed by the inclusion of the Phase 3 lands. The Township's draft Official Plan has contemplated future development on the subject lands, however this future development designation & related draft policies sterilizes development potential of the Phase 3 lands indefinitely. We believe that including the Phase 3 lands in a Residential designation rather than Future Development designation, will create opportunities for the Township to rapidly create shovel ready development utilizing existing services. We would like to work with the Township of Clearview towards a development plan to meet the growing demands of the area.

Considerations

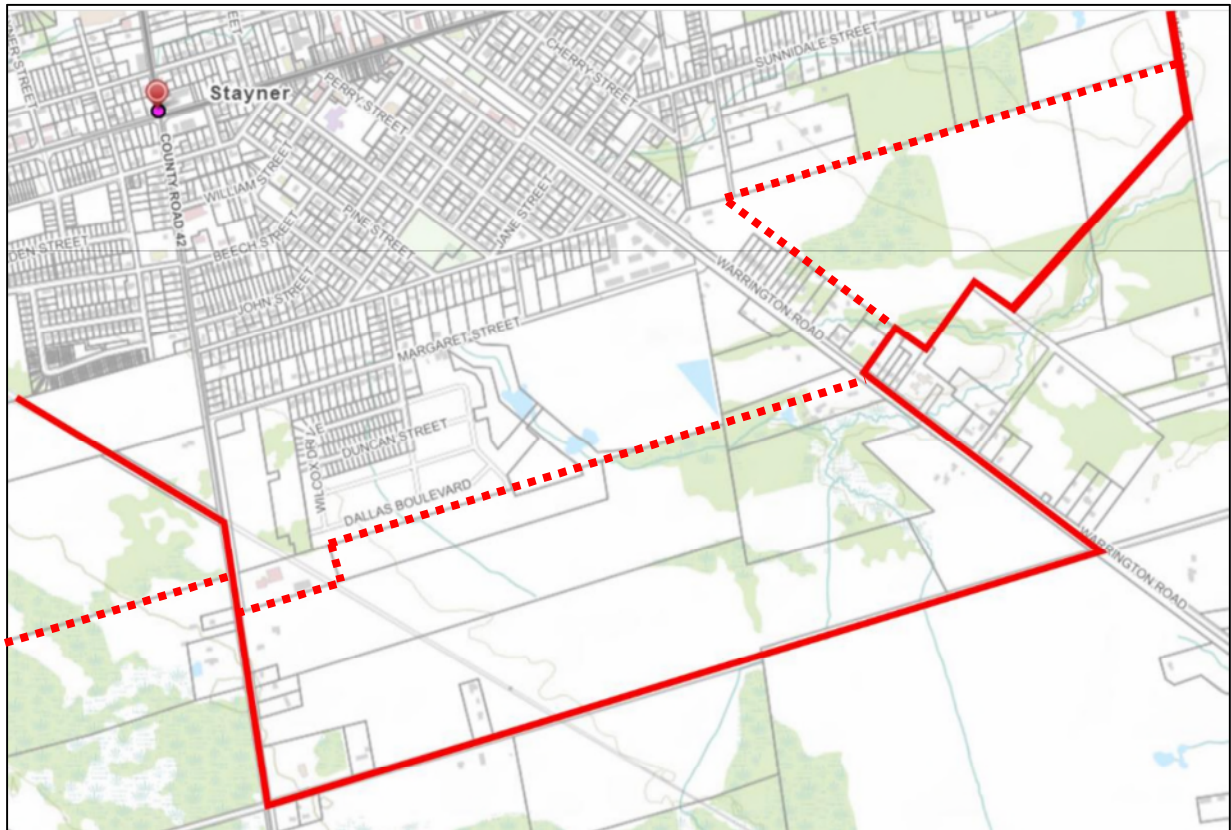
Based on the above, IPS would like to offer the following requests in relation to the new Official Plan:

1. Inclusion of all of the Ashton Meadows Phase 3 lands within the Stayner Settlement Area. We request that the settlement boundary be rounded out to the intersection of Warrington Road and 21/22 Sideroad Nottawasaga. This intersection provides a natural and logical boundary to Stayner. Please see Figure 2 highlighting our requested settlement area limit within the Township's new Official Plan.
2. Designation of the Ashton Meadows Phase 3 lands "Residential" rather than "Future Development". This would allow for a logical and natural extension of the Ashton Meadows Community (Phase 1 & 2), to the north. This extension would also continue to build upon the existing and planned servicing and development potential of the area. Preliminary conceptual site layouts have been prepared for Phase 3, illustrating the development potential of the Phase 3 lands and integration into surrounding fabric and transportation network.

Conceptual Site Layout 1 – 449 single detached dwellings

Conceptual Site Layout 2 - 302 single detached dwellings & 260 townhouse dwellings, for a total of 562 dwellings

These 2 Conceptual Site Layouts for Phase 3 can be reviewed in Appendix A.



*Figure 2: Settlement Area Boundary of Stayner
Existing (dashed red line)
Proposed (solid red line)*

3. In exchange for designating the Ashton Meadows Phase 3 lands as Residential within the new Official Plan, at such time as the Phase 2 & Phase 3 projects obtain Draft Plan approval, the Cortel Group are willing to agree to prepay all Development Charges related to Water Supply and Water Distribution, in order to secure servicing allocations for all Phase 3 lands, along with Phase 2 lands. This will provide substantial funds required to proceed with crucial servicing infrastructure upgrades.

Conclusion

Based on the above, we hereby request the Ashton Meadows Phase 3 lands in their entirety, be included within the Settlement Boundary. We request the portion of the Phase 3 lands currently designated “Future Development” within the draft OP be designated “Residential”, while the portion of Phase 3 lands currently shown as “Greenland - Wetlands Area”, “Greenland – Natural Heritage Area” and “Rural” without any ground truthed analysis, should be designated as “Future Development”.

This natural and logical expansion would allow for the seamless continuation of the Ashton Meadows Community, and would efficiently utilize servicing infrastructure, while supporting utilization of existing community amenities and facilities. Further, the prepaid Development Charges offered for both the Phase 2 and Phase 3 lands, would provide the Township with significant funds to proceed with necessary servicing infrastructure upgrades for the betterment of Stayner as a whole.

As always, we wish to work with the Township of Clearview to advance strategic goals for the good of the community. Should the above requests be implemented, we will work closely with the Municipality to ensure that the Ashton Meadows development as a whole is planned to create a vibrant and affordable community for existing and future residents of Stayner.

Respectfully submitted,

Innovative Planning Solutions



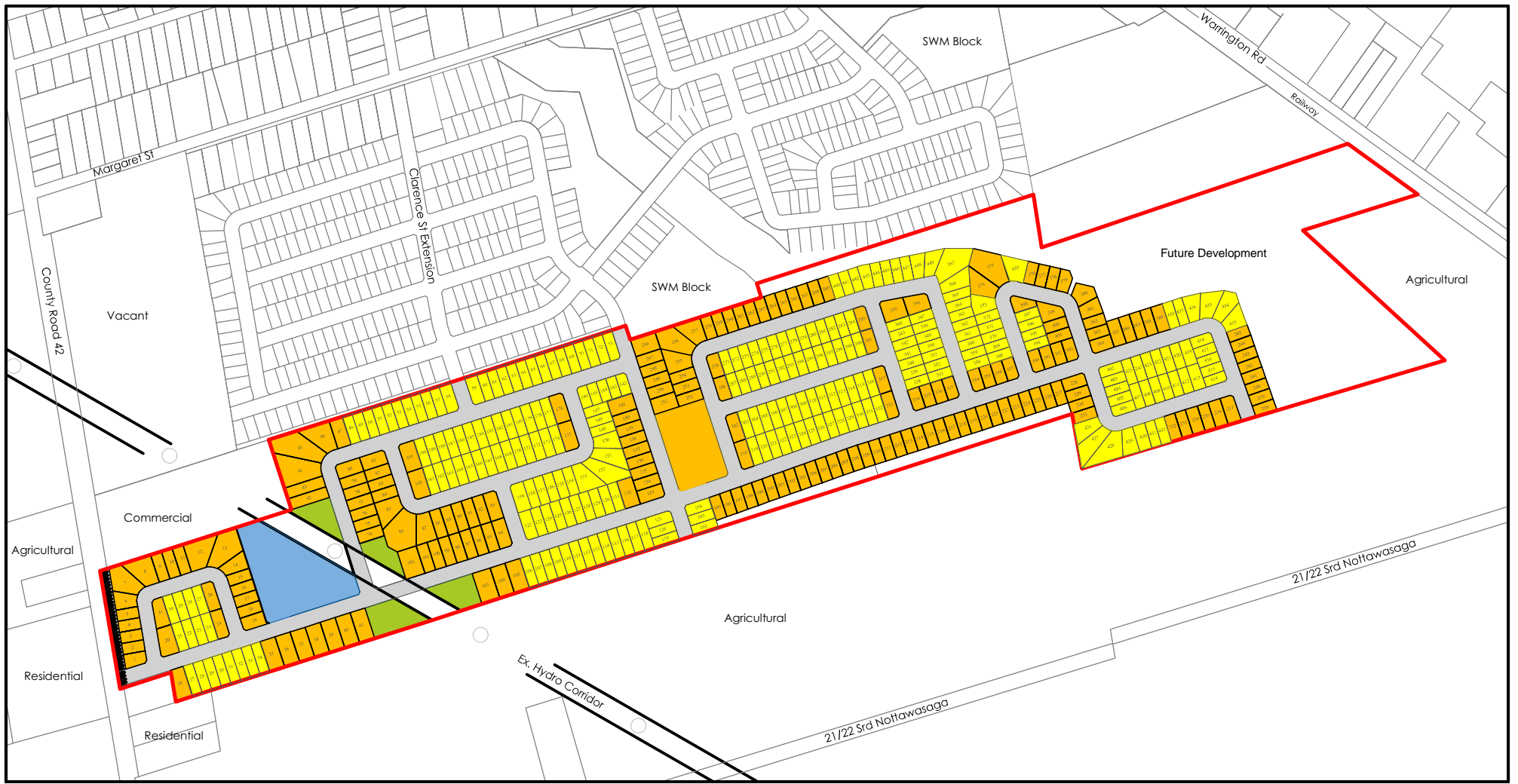
Cameron Sellers, B.B.A.
Partner



Vanessa Simpson, B.ID., M.PI.
Senior Planner

Copy: Mario Cortellucci Cortel Group
 Stefano Cortellucci Cortel Group

Appendix A – Phase 3 Conceptual Site Layouts



ASHTON MEADOWS SOUTH CONCEPTUAL SITE LAYOUT 1

347 Warrington Road & 1277 County Road 42
Pt Lot 22, Con 1 & Pt Lot 22, Con 2
Clearview Township, County of Simcoe

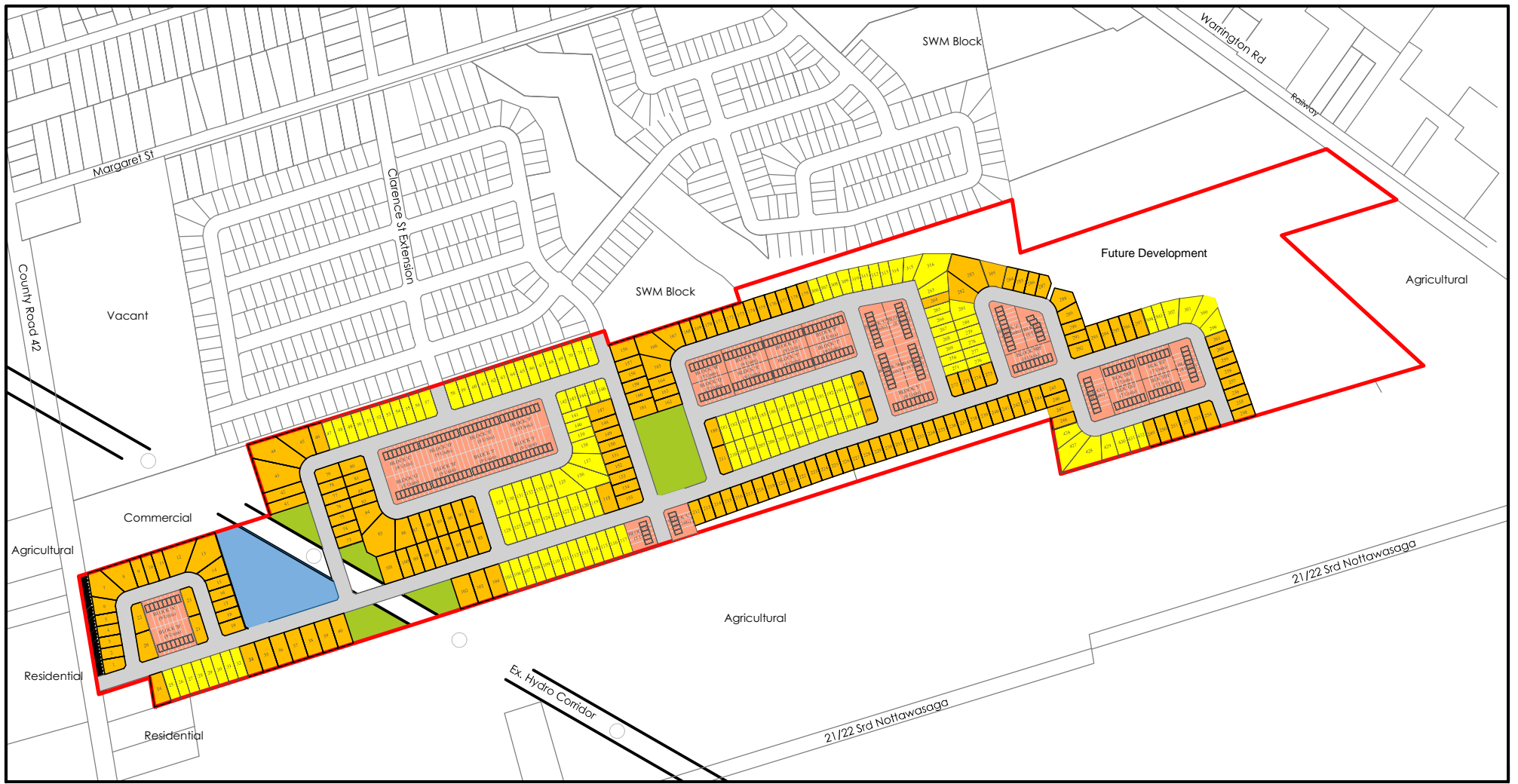
LEGEND

- | | |
|---|--|
| Subject Lands Area: ±50.890ha (125.75ac) | Park / Open Space Blocks - 4.7% |
| 13.72m - 249 Lots (single) | 15.24m - 200 Lots (single) |
| SWM Blocks - 7.3% | |



Date: Nov. 17, 2023	Scale: 1 : 5,000
File: 08-221	Drawn By: GemCad Drafting

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ASHTON MEADOWS SOUTH CONCEPTUAL SITE LAYOUT 2

347 Warrington Road & 1277 County Road 42
Pt Lot 22, Con 1 & Pt Lot 22, Con 2
Clearview Township, County of Simcoe

LEGEND

- | | |
|---|--|
| Subject Lands Area: $\pm 50.890\text{ha}$ (125.75ac) | Park / Open Space Blocks - 4.7% |
| 13.72m - 143 Lots (single) | 15.24m - 159 Lots (single) |
| SWM Blocks - 7.3% | 6.096m - 260 Units (townhouse) |



Date: Nov. 17, 2023	Scale: 1 : 5,000
File: 08-221	Drawn By: GemCad Drafting

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tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Sent: Tuesday, November 28, 2023 2:14 PM
Subject: Official Plan - Institutional Uses

Hi Amy;

I did go through this section and didn't note any issues. Looks good. However, in 2025 the Debenture Charges Study (last one) has the Creemore Branch having an addition of a 1,000 sqft using the lot to the east of the current building. Is this lot currently zoned institutional?

Thanks,

Jennifer

Sent: Wednesday, November 29, 2023 4:54 PM
Subject: OP

Hi Amy

In reading the updated proposed OP I noted that there had been no amendments to the farm consolidation policies as previously discussed so I have reached out to some of my clients in the farming community for their thoughts. We met this morning and after a lengthy discussion we came up with some thoughts and ideas that we feel need to be discussed.

As a result of those thoughts and ideas I've attached some amendments that I would like to discuss with you. Would you please give me a call when you have the time. Unfortunately I'm out of the country Dec 2nd - 10th so this week or sometime in the few days before the public meeting would be great.

Thanks

Bart Chapman, Broker

Section 11.9.8

Lot Creation in the “Agricultural” Designation

7. The creation of a new lot for a detached additional dwelling unit, a garden suite, a building used as accommodation for full-time farm labour, or any other form of accessory dwelling in the “Agricultural” designation is expressly prohibited and shall not be permitted.

8. A new lot may be created for infrastructure in the “Agricultural” designation, but only in circumstances where the facilities or corridor cannot be accommodated through easements or rights-of-way.

Farm Consolidations & Surplus Dwellings

9. The creation of a new residential lot in an Agricultural area shall only be permitted in circumstances where an existing residence has been rendered surplus to a farm operation as the result of a farm consolidation.

10. A new lot may be created for a surplus dwelling, provided that:

(a) the same farmer or farming corporation has been a bonafide farmer or farming corporation for a minimum of five years;

(b) ;

(c) the lot created will be limited to the minimum size needed to accommodate the surplus dwelling and associated on-site services, ;

(d) the lot retained will be large enough to function as a farm unit, with a minimum area of 35 hectares; and

(e) the other farmlands to be consolidated with the lot retained:

(i) are owned by the same farmer or farming corporation;

(ii)

(iii) are located in the Township of Clearview or if outside the Township of Clearview's municipal boundary, within a reasonable distance of the Township's municipal boundary.

11. For the purposes of No. 11.9.8.10(e) above, “reasonable distance” shall mean a distance that generally does not exceed a distance of five kilometres.

12. The lot created for a surplus dwelling:

(a) shall be in accordance with polices 19 (a and b) below; and

(b) shall not be configured such that access from the road to the portion of the severed lot

that contains the dwelling is provided by an extension of the severed lot whose width

is much less than the width of the portion of the lot containing the dwelling.



Section 11.9.8

Lot Creation in the “Agricultural” Designation

13. Any consent given for the purpose of creating a new lot for a surplus dwelling shall be a provisional consent subject to the condition that a site-specific amendment to the Zoning Bylaw be approved for the purpose of:

(a) prohibiting the establishment of any new residential use on the lot created except those in accordance with provincial policies and accessory uses to the residential use

(b) prohibiting all residential uses on the lot retained.

14. To clarify, for the purposes of Policy No. 11.9.8.13, “residential use” includes a farm dwelling, an accessory dwelling, and accommodation for full-time farm labour or for temporary onfarm workers.

15. A site-specific amendment to the Zoning By-law as described in Policy No. 11.9.8.13 may be made through the passing of a minor by-law.

16. No certificate under Subsection 53 (42) of the Planning Act shall be issued for a consent to

create a new lot for a surplus dwelling until and unless the site-specific amendment to the

Zoning By-law described in Policy No. 11.9.8.13 has been approved.

17. The applicant for a consent to create a new lot for a surplus dwelling shall be required to

provide such information and material as the Township deems necessary to facilitate the

review of any existing buildings and structures on the subject lands associated with, or

accessory to, an agricultural use, and:

(a) where such buildings are capable of being used for agricultural purposes without

generating significant conflict with the surplus dwelling, a consent should only be given on the condition that the buildings be included on the lot retained;

(b) if it can be demonstrated that such buildings are no longer viable for agricultural uses,

a consent may be given on the condition that the buildings be safely converted to an

appropriate use or be demolished; or

(c) where such buildings represent a significant agricultural resource and cannot be

utilized without generating conflict with the proposed residential lot, the consent application may be denied.

18. The Township may require that the applicant for a consent to create a new lot for a surplus

dwelling provide an agrologist’s report, prepared by one or more qualified professionals, to

ensure that the lot retained will be suitable for agricultural use and that the proposed lot

creation will not have an adverse impact on agricultural operations in the surrounding area.

19. A consent to create a lot for a surplus dwelling will generally not be given if Council or the

Committee of Adjustment, as the case may be, is of the opinion that:

(a) the location of the surplus dwelling on the existing lot is such that the creation of a new

lot would result in the fragmentation of the agricultural land base;

The OFFICIAL PLAN of the TOWNSHIP of CLEARVIEW | Implementation

284



Sent: Friday, December 1, 2023 9:55 AM
Subject: Draft Clearview Official Plan

To the Township of Clearview Mayor, Deputy Mayor and all Councillors,

I am a resident of Creemore and a member of the Clearview Sustainability Network - Building and Development Committee.

The Clearview Sustainability Network - Building and Development Committee has done a detailed review of The Official Plan of the Township of Clearview Public Consultation Draft, August 2023. In response a letter dated October 26, 2023 was submitted to the GPS Group, Amy Cann, Christine Taggart and John Ferguson with our comments and recommendations (copy attached).

I am writing to you today to ask for your support to include the following key commitments in the Official Plan:

- Commitment to the use of a Climate Lens Tool as a pillar in all decision making processes
- Commitment to the overall reduction of greenhouse gas emissions
- Commitment to the development and enforcement of Green Building Standards (GBS)
- Commitment by the Township to invest in the creation of a Climate Action Plan.

The attached letter goes into further details about these.

I am aware that there is a public meeting on December 13th to discuss the comments received on the Draft Official Plan and that there is a Final Draft Official Plan scheduled to be released on December 20th. I look forward to hearing what comments have been made and what changes are being suggested.

My contact information is below if you have any questions or would like to discuss this further please do not hesitate to contact me.

Regards,

Andrew Hill
Creemore, ON

Sent: Friday, December 8, 2023 4:34 PM
Subject: Clearview Draft Official Plan Comments

Hello Amy and Patrick –

Thank you for the opportunity to comment on Clearview's draft Official Plan. I realise the attached submission is towards the end of the commenting period, but as it is reiterating the concerns already noted by others, I hope its contents are already incorporated into the latest iteration of the Official Plan to be presented next week. The key concern I have is that the OP uses strong language to fulfill its vision statement:

"Clearview Township is a thriving community of small, family-friendly towns that features a successful agricultural sector and a robust economy. Clearview is a safe and peaceful place to live. We prioritize a clean and healthy natural environment, with the principles of sustainability guiding the future of planning for growth and development in the Township."

To do so, it seems critical that climate concerns are fully addressed in the OP, so that our carbon emissions are minimised. A key suggestion is the use of a climate lens for evaluating all Township decision-making. I echo the CSN Building and Development submission's request that the vision statement is slightly adapted, incorporating the additional clauses of carbon emissions reduction and the use of a climate lens.

Best regards,

Suzanne Wesetvik
Duntroon

December 8, 2023

To: Amy Cann, Clearview Planning Department, and Patrick Casey, GSP Group

Re: Clearview Draft Official Plan Comments

Dear Amy and Patrick –

Thank you for overseeing Clearview's Official Plan review and providing this opportunity for public comment.

It was heartening to see that the draft Official Plan vision statement recognizes the need to "prioritize a clean and healthy natural environment, with the principles of sustainability guiding the future of planning for growth and development in the Township." To ensure a truly sustainable and resilient Clearview, our Official Plan should provide our community with strong guidance towards a low-carbon future.

To properly fulfill its vision statement, I would respectfully encourage Clearview's final Official Plan:

1. **Incorporate the use of a climate lens in all decision-making;**
2. **Undertake a specific section on climate change and climate action**, similar to Collingwood's draft OP, with a requirement to develop a Climate Action/Resilience Plan;
3. **Use the strengthened language of the governing Simcoe County OP that references climate**, using "shall" rather than "may", as follows:
4. **Strongly reiterate the need for recognition, protection, and enhancement of our natural heritage features, particularly our waterways, wetlands, forests, and green spaces**, as in Simcoe OP: "3.9.8 The local municipalities **shall** identify and protect the natural heritage systems, natural features and functions";
5. **Strengthen active transport measures, following Simcoe County's OP**: "4.8.47 With cooperation and support from the County, local municipalities **shall** develop a municipal Active Transportation Plan";
6. **Strengthen language to ensure sustainable development, per Simcoe**: "4.5.13 Local municipalities **shall** consider the potential impacts of climate change that may increase the risk associated with natural hazards...Development ... **shall** be guided by targets that result in development densities."
7. **Incorporate a Green Building Standard.**

The draft Official Plan is a significant document, and I trust that in its final form it will address these essential elements to ensure our Township is best equipped to navigate the challenging road ahead.

Best regards,

Suzanne Wesetvik

Sent: Saturday, December 9, 2023 12:29 PM
Subject: Clearview's Official Plan Draft

Dear Mr. Ferguson, Ms. Taggart, Ms Cann and Mr. Casey:

We want to thank you for all the work that has been done up until now with the draft of the Official Plan and for sharing this with the public. We recognize that this is laborious work and we are grateful for the efforts you have made to “consider and prioritize a clean and healthy natural environment.”

Given how much more information has come to light in the last years around the issue of climate change, the dire effects we are already seeing clearly here in Clearview and around the world, and the global goal of climate crisis mitigation, we feel it is essential that all of the Council's future written documents and future actions must incorporate a climate lens tool, which would refer to carbon handprints and footprints, adaptation, and mitigation. We feel this language should be stated strongly in at least one paragraph at the beginning of the official plan, so that it will serve as the context in which to view the whole document. Section 5 of the draft plan is to be commended for how it has made reference to the incredible losses that have already been incurred, and on the importance of reinforcing and maintaining the health of the natural resources that still remain.

It is well known that 31% of all global greenhouse emissions are a result of “making things,” such as cement, steel, and plastic. And 27% of all emissions are related to electricity. With this in mind, we feel it is essential to incorporate this knowledge into all future planning.

As well, some language around the mitigation of methane release in landfills should be incorporated into the section on waste and landfills. (https://www.no-burn.org/wp-content/uploads/2021/11/Seven-Key-Solutions-to-Landfill-Methane_May-18-2021.pdf).

Finally, as one of the signatories is a physician and mental health worker, we would also like to thank you for referring to the determinants of health in the official plan. We are well aware of how climate change has impacted the physical and mental health of our population (for example, asthma, autoimmune disorders, anxiety, grief from lack of agency over the changing climate). Again, it is essential to look at these issues through a climate lens, as the primary focus of any decision-making processes, and hence, this should be reflected in the Official Plan.

While you are likely aware of this information, we enclose an article on Climate Lens, and a tool to evaluate carbon foot/handprint to inform the final draft.

<https://www.cleanairpartnership.org/wp-content/uploads/2022/03/Municipal-Climate-Lens-final-pages-1-2.pdf>.

<https://www.footprintcalculator.org/home/en>

If we can be of any assistance, please let us know. As members of the Clearview Sustainability Network, we would be delighted to lend whatever expertise we may have.

Sincerely,

Debbie Honickman and Paul Eprile

Sent: Monday, December 11, 2023 11:46 AM
Subject: Zeng lands in Draft OP

Rossalyn and Amy –

Good morning – Can you let me know your thoughts on the Built Boundary for Zeng?

Will the Built Boundary be amended at the completion of the EA?

Does this require a municipally driven OPA to amend the built boundary?

Kristine

Sent: Monday, December 11, 2023 3:28 PM
Subject: Official plan

Hi Amy. I plan to attend the public meeting on the draft official plan this Wednesday. When I was looking over the draft, it seems to me that there is a contradiction in regard to the Agricultural Research and Training Centre (ARTC). In one section it appears to me that it is a permitted use in the agricultural zone, but later it appears that it would still require a zoning bylaw amendment. This is what I have deduced:

3.3.1., entitled Agricultural Uses (Primary Uses), indicates at 3.3.1. 3. that an ARTC is an agricultural use provided the primary activity is the growing of crops or raising of animals and there is no on-site accommodation. 4.8.2, entitled Agricultural Designation, indicates at 4.8.2 2.(g) that an ARTC is permitted provided the primary activity is the growing of crops or raising of animals and there is no on-site accommodation and is subject to 3.3.1. Based on these policies it appears that the intent is that an ARTC will be listed as a permitted use in the Agricultural Zone in the new comprehensive ZBL, is this correct? The reason I ask this is that 3.3.3., entitled On-Farm Diversified Uses (Secondary Uses), indicates at 3.3.3. 5 that an ARTC may be permitted as an on-farm diversified use through an amendment to the ZBL.

We can discuss on Wednesday if you like - just thought I would flag it.

In general I like the changes in the new official plan, but I plan to argue on Wednesday that we should be more permissive in the ag zone - I don't see why all of the uses list in 3.3.3. 3 that require a minor by-law couldn't be included in the ag zone without the need for a by-law.

Brent

Sent: Monday, December 11, 2023 4:34 PM
Subject: Clearview Official Plan

Hi Patrick,

Thank you again for the discussion this afternoon on the Clearview Official Plan, specifically as it relates to our Estates of Clearview subdivision in Stayner.

As discussed, the final alignment of Grand Trunk Road will need to be reflected which delineates the boundary between the commercial and residential designations on Schedule B-12 Land Use Plan Stayner (and any other impacted plan(s)). I've attached both a pdf and dwg drawing of the registered MPlan which shows the final alignment.

We will provide any additional comments once the final draft is released next week which we understand will include the special policy mapping referenced in section 13.1.5, which relates to the Estates of Clearview subdivision.

Please reach out if you have any questions or require any further information.

Thanks, and have a great night!

All the best,

Amanda



Quinto M. Annibale*

Tel: 416.748.4757

Email: Qannibale@loonix.com

*Quinto M. Annibale Professional Corporation

By E-Mail

December 11, 2023

Township of Clearview
217 Gideon Street
Stayner, Ontario
L0M 1S0

Attention: Amy Cann, Director of Planning & Building

Dear Ms. Cann,

**RE: Township of Clearview Official Plan Review – Draft Official Plan
1146 County Road 42, 1194 County Road 42, and 248 Centre Street.
Township of Clearview**

Loopstra Nixon LLP is retained to act on behalf of Regina Properties Ltd., 226156 Development Limited and 1320730 Ontario Limited in respect of the above noted matter. Weston Consulting is the planning consultant for the registered owner of the properties list above (the “subject lands”) and together we are representing the owners’ interests during the Township of Clearview Official Plan Review.

It has come to our attention that a second public meeting is scheduled to take place on Wednesday December 13, 2023. Despite submitting a formal written request dated December 2, 2021 that we be provided notice of any updates in respect of the Official Plan Review (enclosed), we have not received notice of the December 13, 2023 meeting. Please ensure that any future correspondence on this matter is provided to Loopstra Nixon.

Loopstra Nixon supports the previous written submissions made by Weston Consulting dated August 22, 2002 and August 28, 2023 respectively (enclosed) and it is not the intention to repeat the planning arguments here. However, I would reiterate objection to the removal of a portion of the subject lands from the settlement area and redesignation of the lands to Agricultural. These lands have been within the settlement area since approval of the in-force Township of Clearview Official Plan in 2002 and designated for industrial purposes. The Township has failed to advise why the change in settlement area boundary is being proposed nor has it presented any logical argument as to why the settlement area is being expanded in other parts of Clearview, including Stayner, contrary to the in-force County of Simcoe Official Plan and irrespective of the current ongoing County Municipal Comprehensive Review.



We understand that Weston Consulting will continue to work with the Township in respect of the land use designations for our clients' lands. In the meantime, please ensure that future notice is provided to the undersigned.

Yours truly,

LOOPSTRA NIXON LLP

Per: Quinto M. Annibale

CC: Kayly Robbins, Weston Consulting
Jessica Damaren, Weston Consulting
Peter Regina
Sasha Helmkey-Playter, Municipal Clerk

Encl: Loopstra Nixon letter dated December 2, 2021.
Weston Consulting letter dated August 22, 2022.
Weston Consulting letter dated August 28, 2023.



Quinto M. Annibale*
***Quinto M. Annibale Professional Corporation**
Tel: (416) 748-4757
Email: qannibale@loonix.com

BY EMAIL

December 2, 2021

Township of Clearview
217 Gideon Street
Stayner, ON
L0M 1S0

Attention: Mara Burton, Director Community Services

Dear Ms. Burton,

**Re: 1194 County Road 42, 248 Centre Street, 1146 County Road 42, Township of Clearview
Official Plan Review**

I am writing to advise that we have been retained to act on behalf of Regina Properties Ltd., 226156 Development Limited and 1320730 Ontario Limited in respect of the lands located at 1194 Country Road 42, 248 Centre Street, and 1146 Country Road 42, Township of Clearview.

It is our understanding that the Township of Clearview is currently undertaking an Official Plan Review. Please accept this correspondence as our formal request to be provided notice of any updates in respect of the Official Plan Review. Please direct any future correspondence regarding the Official Plan Review to:

Quinto Annibale
Loopstra Nixon LLP
135 Queens Plate Dr., Suite 600
Toronto, ON M9W 6V7
qannibale@loonix.com

I trust this is satisfactory, however please do not hesitate to contact me should you have any questions or concerns.

Yours truly,
LOOPSTRA NIXON LLP

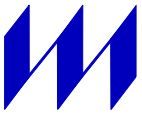


Per: Quinto M. Annibale

cc. Regina Properties Ltd.



226156 Development Limited
1320730 Ontario Limited



WESTON CONSULTING

planning + urban design

Township of Clearview
217 Gideon Street
Stayner, Ontario
L0M 1S0

August 22, 2022
File 10977

Attn: Mara Burton, Director of Community Services

**Re: Official Plan Review - Employment Land Conversion Request
1146 County Road 42, 1194 County Road 42, and 248 Centre Street
Township of Clearview**

Weston Consulting is the planning consultant for Peter Regina, the registered owner of the properties municipally addressed as 1146 County Road 42, 1194 County Road 42, and 248 Centre Street in the settlement area of Stayner (herein referred to as the "site").

It is our understanding that the Township of Clearview is undertaking an Official Plan update, which is on hold until further progress is achieved with the County of Simcoe's Municipal Comprehensive Review. The County of Simcoe Council recently adopted Phase 1 – Growth Management Official Plan Amendment as part of their Municipal Comprehensive Review. The Official Plan Amendment to the County of Simcoe Official Plan includes policy revisions and additions as well as forecasted population and employment forecasts in support of determining land needs for the lower-tier municipalities.

Of particular importance, with regards to the Township of Clearview, the adopted Official Plan Amendment (OPA) identifies Stayner as a Category 2 – Settlement Areas that has a delineated built boundary and existing or planned municipal water and wastewater systems. Furthermore, Clearview is forecasted to have a population of 21,820 in 2051, which is an increase of 6,600 people from 2021 and an employment increase of 2,120 for a total employment of 6,470 jobs in 2051. Based on the forecasted population and employment figures, and per the adopted Official Plan Amendment, the Township of Clearview does not require any additional community use lands or employment land to accommodate growth. The Township of Clearview has sufficient land within existing settlement areas to accommodate the forecasted population and employment based on a designated greenfield area density target of 45 residents and job per hectare and an intensification target for the built-up areas of 30%. In summary it is our understanding that the settlement area of Stayner does not need additional residential or employment land in accordance with the adopted County OPA. The adopted Official Plan Amendment is now with the Minister of Municipal Affairs and Housing for consideration and approval, until approved by the Minister, it is not in-effect.

The purpose of this letter is to request the redesignation of a portion of the site from an employment designation, being *Industrial* to *Residential Special Policy*. This request is being brought forward to allow for a portion of the subject lands to be developed in the future with residential uses, based on the analysis and justification contained herein.

Description of Site and Subject Lands

The site is situated in the southern portion of the settlement of Stayner, with access from Centre Street and Highway 42 (Figure 1). The site has a total combined approximate area of 47.29 hectares (116.88 acres), with a combined approximate frontage of 338 metres along Highway 42, and 424 metres along Centre Street. The site is currently vacant and bisected by an easement in favour of Hydro One. The majority of the site is within the Nottawasaga Valley Conservation Authority's (NVCA) Regulated Area.

The land uses surrounding the site are as follows:

- North: Single detached dwellings and vacant lands.
- East: County Road 42, single detached dwellings and vacant lands.
- South: Vacant lands.
- West: Vacant lands.



Figure 1: Aerial Photograph of Site

The portion of the site subject to this request are shown in Figure 2 and are those lands to the north of the Hydro Corridor and adjacent to County Road 42 and the existing residential community to the north. These lands are herein referred to as the subject lands. The subject lands have an area of approximately 12.5 hectares (31.11 acres) and frontage along County Road 42 of approximately 200 metres and approximately 357 metres along Centre Street.



Figure 2. Aerial Photo of Subject Lands

Applicable Planning Policy

The County of Simcoe Official Plan designates the subject lands as *Settlements*.

The Township of Clearview's Official Plan designates the subject lands *Industrial* in accordance with Schedule A3 (Figure 3).

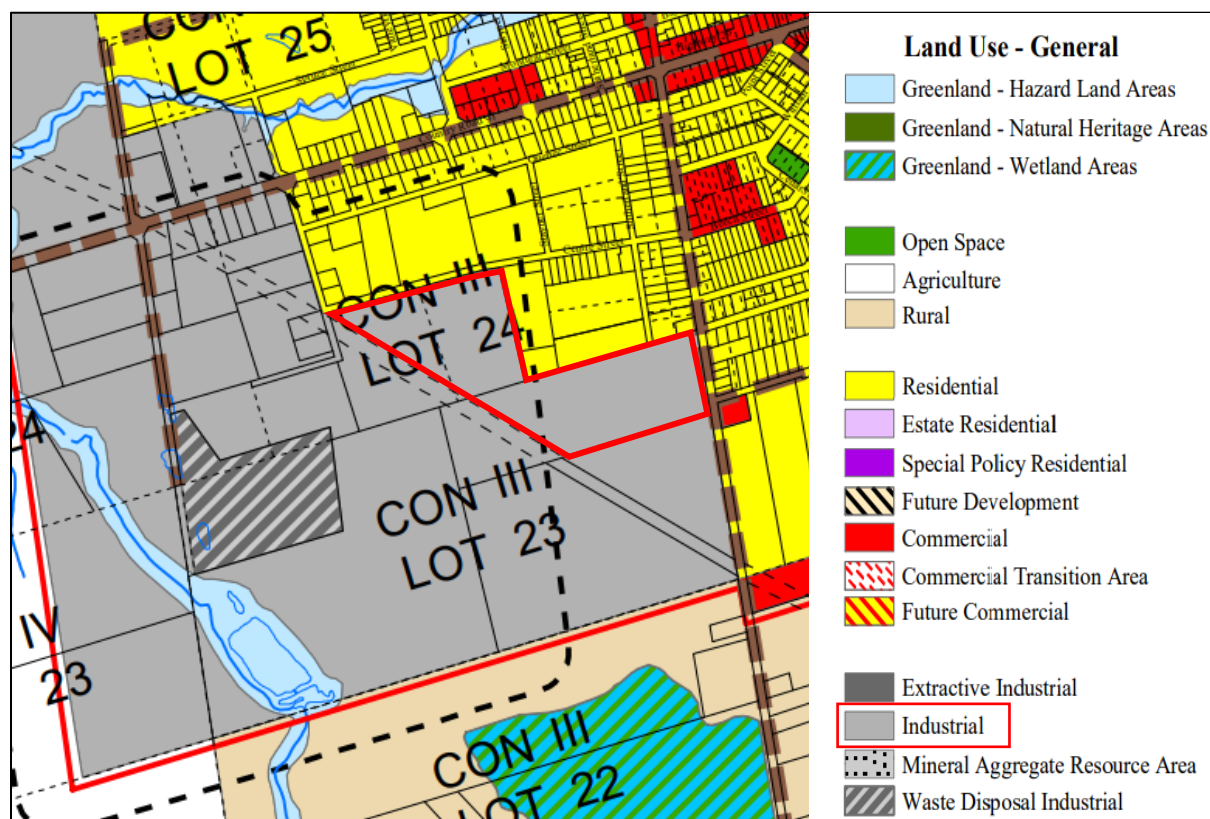


Figure 3: Township of Clearview Land Use Schedule – A3

Policies regarding the Industrial land use designation are found within Section 4.8. This Section identifies the permitted uses which include a range of employment uses. The Township of Clearview Official Plan does not contain policies related to the conversion or the redesignation of employment lands, therefore, it defers to the County of Simcoe Official Plan and provincial policies.

The A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 ('Growth Plan') and the County of Simcoe Official Plan, 2008 ('County of Simcoe OP') provide policies for the conversion of employment uses to non-employment uses. These policies are included below.

The Growth Plan employment conversion policies state the following:

2.2.5.9. *The conversion of lands within employment areas to non-employment uses may be permitted only through a municipal comprehensive review where it is demonstrated that:*

- a) *there is a need for the conversion;*
- b) *the lands are not required over the horizon of this Plan for the employment purposes for which they are designated;*

- c) the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan;
- d) the proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan; and
- e) there are existing or planned infrastructure and public service facilities to accommodate the proposed uses

The County of Simcoe Official Plan states:

3.2.10 Across the County conversion of employment lands within employment areas to nonemployment uses will only be considered through a municipal comprehensive review where it has been demonstrated that:

- a) There is need for the conversion;*
- b) The local municipality will meet the employment forecasts allocated to the municipality pursuant to this Plan;*
- c) The conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density targets, and other policies of this Plan;*
- d) There is existing or planned infrastructure and public service facilities to accommodate the proposed conversion;*
- e) The lands are not required over the long term for the employment purposes for which they are designated; and*
- f) Cross-jurisdictional issues have been considered.*

As part of the County of Simcoe Municipal Comprehensive Review and Township of Clearview Official Plan Review, on behalf of the owner we are submitting a request for the conversion of the subject lands from an employment designation to a *Residential Special Policy* designation. It is our opinion this conversion meets the criteria, as assessed below, and represents good planning.

There is a need for the conversion (Growth Plan and County of Simcoe OP).

Response: In accordance with the Addendum to the Employment Area Land Needs Assessment prepared by Hemson Consulting dated May 31, 2022 in support of the Growth Management OPA, the Township of Clearview does not require additional employment lands to accommodate forecasted job growth; rather it has enough land to accommodate an additional 180 jobs, above the forecasted growth of 2,120 jobs. There was no change to community use land or population allocation in the Addendum, the March 31, 2022 Report does not identify a need for residential land, but it does not identify a surplus for Clearview, only for the Northern Regional Market.

The lands are not required over the horizon of this Plan for the employment purposes for which they are designated (Growth Plan) / The lands are not required over the long term for the employment purposes for which they are designated (County of Simcoe OP)

The municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan (Growth Plan) / The local municipality will meet the employment forecasts allocated to the municipality pursuant to this Plan (County of Simcoe OP)

Response: The proposed conversion would result in a loss of approximately 12.5 hectares of employment land, which represents 193 jobs based on 15.5 jobs per net hectare which is the current density on employment areas, or 250 jobs based on 20 jobs per net hectare which is the assumed density. It is our opinion that the approximate area of the subject lands to be converted is 12.5 hectares; however, if we were to convert only 11.9 hectares, it will result in no net loss of employment land needed for forecasted job growth based on actual density of employment areas.

The proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan (Growth Plan) / The conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density targets, and other policies of this Plan (County of Simcoe OP)

Response: It is our opinion the proposed conversion would not adversely affect the overall viability of the adjacent employment area or achievement of the minimum density targets. The subject lands are part of a larger employment area; however, they are separated by a hydro easement that must be maintained, therefore not abutting the existing employment area. Further, as shown in the above analysis, the Township of Clearview will still be able to meet their forecasted jobs based on a current density target of 15.5 jobs per net hectare.

There are existing or planned infrastructure and public service facilities to accommodate the proposed uses (Growth Plan) / There is existing or planned infrastructure and public service facilities to accommodate the proposed conversion (County of Simcoe OP)

Response: The settlement of Stayner currently has very little capacity to accommodate new development. It is expected that the conversion of these lands to *Residential Special Policy* would require servicing improvements within the settlement of Stayner, in which the owner is willing to participate in any discussions regarding required upgrades.

Based on the above assessment, it is our professional opinion the conversion of the subject lands from an *Industrial* designation to *Residential Special Policy* is appropriate and satisfies the criteria of the Growth Plan and County of Simcoe Official Plan.

Additional Considerations

In addition to satisfying the employment conversion criteria of the Growth Plan and County of Simcoe Official Plan, future residential development on the subject lands also represents good planning due to the surrounding lands uses and physical separation with adjacent employment lands. The subject lands are directly abutting existing residential dwellings along Atkinson Street. Future dwellings on the subject lands would allow for the extension of the existing community and

road network, specifically Sutherland Street South and Coates Drive. Expanding the existing community to the south and west would represent a logical extension of the community with no expected land use compatibility concerns.

The subject lands are currently designated for industrial uses; however, this is an inappropriate and incompatible land use due to the proximity to an existing residential community. The D-6 Compatibility Guidelines have established potential influence areas for industrial uses for various classes of industrial uses. The following are the potential influence areas and minimum recommended separation distance for incompatible uses:

- Class 1:
 - Potential influence area: 70 metres
 - Minimum separation distance: 20 metres
- Class 2:
 - Potential influence area: 300 metres
 - Minimum separation distance: 70 metres
- Class 3:
 - Potential influence area: 1,000 metres
 - Minimum separation distance: 300 metres

Based on a Class II industrial use minimum separation distance, there is limited opportunity to operate a facility on the subject lands that fully utilizes the lands. The hydro easement through the site provides for a physical separation of the subject lands to the balance of the site, providing for an adequate buffer of 30 metres for incompatible uses such as future residential on the subject lands and industrial uses on the balance of the site.

In accordance with the above assessment of the physical characteristics of the subject lands and surrounding lands uses, a residential use on the subject lands is appropriate and represents good planning.

Recommendation

It is our opinion that the subject lands should be converted from *Industrial* to *Residential Special Policy*. The County of Simcoe Municipal Comprehensive Review has determined that the Township of Clearview does not require any additional residential land to accommodate forecasted growth but does have excess employment land. The proposal to designate the subject lands *Residential Special Policy* recognizes that residential uses are more appropriate for the lands, is more desired from a land use perspective, and these lands for employment uses are not needed.

The *Special Policy* component of this request will include policy language, as drafted below, that limits the immediate development of these lands for residential purposes and rather views these lands for future development when there is a residential land need.

“The lands designated as Residential Special Policy on Map A3, fronting onto Centre Street and County Road 42 are not permitted to be used for residential uses, until such a time there is

confirmation that additional land is required to accommodate forecasted population growth and subject to water and sanitary services being available.”

Our request represents good planning, satisfies the Growth Plan and County of Simcoe Official Plan, and is a logical extension of the existing residential uses, will eliminate any potential adverse effects of future industrial, and will be separated from future industrial uses on the balance of the site, to the south of the Hydro easement. It is our recommendation the Township of Clearview Planning Staff and Council support our request to convert the subject lands to *Residential Special Policy* to allow for the appropriate extension of the existing community, in the future when there is a need for additional residential land and when servicing is available for these lands.

Please contact the undersigned at ext. 236 or Kayly Robbins at ext. 315 if you have any further questions or comments regarding this response letter.

Yours truly,

Weston Consulting

Per:

A handwritten signature in black ink, appearing to read 'K. Bechard', with a large, stylized flourish at the end.

Kevin Bechard, BES, M.Sc., RPP
Senior Associate

c. Peter Regina

Sent: Tuesday, December 12, 2023 3:18 PM
Subject: OP Concerns

Hi Amy

Getting lost in the farm consolidation parts I forgot about another concern which I have. The lands along the north side of Locke Ave and even north to Wyant should not be designated Future Development. Some of these lands are fully serviced and could be built on if the Municipalities infrastructure issues were not in such a state of uncertainty.

Bart Chapman, Broker

Sent: Tuesday, December 12, 2023 3:27 PM
Subject: OP Concerns

One last one Amy, Section 11.8.1.3.

All you really need is 3 d. I can show you lots of quality developments of more than 4 lots over the years that were completed without the need for a plan of subdivision.

Happy to discuss with you at any time.

Bart Chapman, Broker

Sent: Tuesday, December 12, 2023 8:22 PM
Subject: staff report

Hello Amy,

it was very nice talking with you in today's meeting, and we appreciated it very much. Thank you so much,

see attached,

I have attached Stephanie's planning report in regard to a county OP, which I trust has some very good information for you on permitting OFDU,s on all parcels, including smaller farms,

in saying farms, Stephanie has outlined some very good merits of OFDU,s being on a farm to support the farm so that it can be a viable stand alone family run farm, we strive to have our children live and work at home on a farm, so they can be at home with wife and kids and live a life the way we have always lived but in times past we had to readjust from strictly farming to a more diversified and more stable income to support the farm and the family, since farming alone was not self-supporting anymore for young beginning farmers, although it can still work for existing long time farmers that started when land costs and start-up costs where still low.

as Stephanie explains in this report as well, we are not necessarily taking away the agricultural land, but we are trying to support it by diversifying to make it more sustainable,

I have also attached the Township of Wellesley's zoning bylaw, and a portion of the official plan called the countryside in section 4 of the zoning bylaw, specifically section 4.28 is for OFDU,s, I hope this helps you, and you are very welcome to ask if you have any questions, and we hope to work with you.

Thanks!

Solomon Martin

10 Homestead Dr
Collingwood, ON
L9Y 3Y9

Amy Cann, Director of Planning & Building, Clearview Township
CC: Patrick Casey (GSP Group), John Ferguson (CAO), Doug Measures, Phyllis Dineen

December 12, 2023

Re: Clearview Draft Official Plan Review - December 2023

Dear Ms. Cann,

Thank you for the opportunity to participate in the Official Plan review as a citizen of Clearview Township. I regret missing the previous public meetings in August but am glad to have found out about this way to participate. I must say, I am highly impressed with the current draft Official Plan. It reads very authentically and I think really does capture the essence, spirit and character of our beautiful township.

I have a couple of general requests for amendments / changes and a couple of specific requests also.

The main 'hot topic' for me is the issue of climate change. I respectfully request that the township state clearly in the Official Plan that all planning / building / development decisions for the township be considered by using a "Climate Lens". We need to dramatically reduce carbon emissions in our township, which means any new developments must be built without reliance on fossil fuels (natural gas, propane, furnace oil, etc). There are many municipalities in Ontario and in other provinces now using "Green Development Standards" to guide their developments towards resiliency and away from creating carbon emissions from their energy use. I would request that Clearview make a note in the Official Plan that these will be developed for Clearview in the near term, and applied to all developments currently underway, and in the future. I know that there would be volunteer help available to draft these Green Development Standards from the Clearview Sustainability Network.

Some specific requests:

Section 1.1.3 Community Vision & Planning Priorities

Please add a section that declares something to the effect of "The Township is committed to the development and enforcement of Green Building Standards (GBS) for implementation in all future building and development projects." The actual creation of these standards can be

completed in a follow-up phase to commence shortly after the approval of the Official Plan, and I would recommend the Clearview Sustainability Network - Buildings and Development Committee to help with creating these standards.

Section 2.2.1 Policies for general direction for development in Urban Settlement Areas, item 6.

“Council may prepare Secondary Plans to foster the continuing development of complete communities in Urban Settlement Areas, to support the viability and growth of local businesses, or to address the needs of the local community, which may include the preparation of Secondary Plans that specifically focus on Community Hubs or Transition Corridors”

Please strengthen this language to insist that **all** new development in Urban Settlement Areas be built using a “complete community” model.

Section 2.2.2.5:

“5. Council may consider proposals for development by plan of subdivision in a Community Settlement Area, but such development shall only be approved if Council is satisfied that: (a) the development can be provided with water and sewage services to the full satisfaction of the Township without requiring the construction of new, or the major extension of existing, facilities or infrastructure; (b) the proposed development represents appropriate growth for the community; and (c) the proposed development represents either a logical rounding-out of existing development or a logical extension of the existing built-up area.”

Request for another letter (d) be added: the development complies with the Township’s Green Development Standards (ie no fossil fuel infrastructure, well-insulated building envelope, etc)

Section 2.3.1

Request to add a #8: “All new developments shall be built in accordance with the Clearview Township Green Development Standards in terms of non-fossil fuel requirements and well-insulated building envelopes.”

Section 4.2.1 Development Principles

Request to include wording that requires developments to be planned in accordance with Clearview Township’s Green Development Standards.

Section 4.2.1.32

“Development proceeding by plan of subdivision will be encouraged to provide active transportation connections to adjacent areas”

Request change to “will be REQUIRED to provide active transportation connections to adjacent areas”

Section 4.3.2 Development Principles for Transition Corridors

Request to include a requirement for development in these areas to provide an active transportation / pedestrian pathway for access to adjacent areas.

Section 7.5.6.12 Active Transportation

Request to add: constructing an active transport trail from Collingwoodlands to 10th line, with an eventual connection to the Town of Collingwood trail system

Section 7.5.6.14 Active Transportation

Request change wording to “Council WILL undertake the preparation of a Master Plan for active transportation and trails to assist in implementing the policies...”

Section 8.1 Goals and Principles

Request to ADD a goal / principle: “Encourage and foster walkability and active transportation within all Township settlement areas, and active transport corridors between communities including connections to other municipalities where feasible.”

Section 8.2.2 Subdivision Design

Request to add a letter (h) “in accordance with the Clearview Township Green Development Standards.”

Request to add another design policy:

“New developments shall be provided with attractive and safe active transportation routes to connect the new development to the surrounding community”

Section 8.3.1.1 Design Principles

Request to add a letter (i): “shall be designed in accordance with Clearview’s Green Development Standards (ie no fossil fuel heating and efficient building envelopes)”

Section 9.2 Heritage Conservation

I enjoy the views when I am driving along the rural Township roadways, especially those of early homesteads and especially old barns. It is sad to see many of these barns succumbing to neglect and eventually falling down. Would these scenic vistas be considered a “cultural heritage landscape”? Could we find some affordable and reasonable way to help landowners preserve these iconic images of Clearview’s agricultural past and present?

Section 11.3.1 Policies for Community Planning Permit System

Request that any by-laws passed to establish a community planning permit system require the new development to be built in accordance with Clearview’s Green Development Standards (no fossil fuel heating, efficient building envelopes, access to active transportation corridors, etc)

Section 11.6 Community Improvement

Request that Clearview create a community improvement project or community improvement plant which can educate residents on the many benefits and help access the many grants available for switching their home (and possibly business) heating fuel from fossil fuels to electric heat pump (for example), and or education and help to access grants to increase the home’s weatherproofing and insulation. These are changes that dramatically reduce carbon

emissions from homes and ought to lead to greater affordability and hence greater quality of life for residents due to lower energy costs. This would be especially true for rural properties reliant on propane or heating oil. The Clearview Sustainability Network would be an excellent source of volunteer work for initiating and assisting with such a project or plan.

Section 11.8.1.8 Plans of Subdivision

Request for another letter (f): "No plan of subdivision shall be approved unless the proposed development: complies with the Clearview Township Green Development Standards (no fossil fuel energy, efficient building envelopes, access to active transportation network, etc)

11.8.1.9 Plans of Subdivision ctd

Request change of language to:

"It shall be a policy of council to REQUIRE development to use sustainable, energy-efficient design and contribute to the achievement of complete communities..."

In addition to the Official Plan, Clearview needs to undertake and begin a Climate Action Plan, which is typically done with an outside consultant. Many other local municipalities have done this (or at least begun the process), and it is an important step to address climate change.

Thank you very much for the opportunity to participate in the draft Official Plan review.

Respectfully,

Owen Gray
10 Homestead Drive
Collingwood ON L9Y 3Y9
(Collingwoodlands)



LOFT PLANNING

P.O. Box 246, STN MAIN
Collingwood, Ontario
L9Y 3Z5

705.446.1168
kristine@loftplanning.com
loftplanning.com

December 12, 2023

Amy Cann, M. Pl., MCIP, RPP
Director of Planning & Building
Clearview Township
acann@clearview.ca

Patrick Casey
Planner
GSP Group Inc.
pcasey@gspgroup.ca

Dear Ms. Cann and Mr. Casey:

**RE: COMMENTS REGARDING OFFICIAL PLAN REVIEW
101 EDWARD STREET, TOWNSHIP OF CLEARVIEW
APPLICANT: 2408969 ONTARIO INC.**

We act as planners representing 2408969 ONTARIO INC., owners of 101 Edward Street, Township of Clearview.

On behalf of the landowner, a Draft Plan of Subdivision (2019-25) and implementing Zoning By-law Amendment (2019-024) was submitted to the municipality in 2019. The files were deemed complete on June 21, 2019. While Zoning By-law Amendment (23-83) was passed on September 22, 2023, the Draft Plan of Subdivision remains in abeyance by the municipality subject to the completion of the Mast Servicing Plan.

The Draft Official Plan proposes to designate the lands as Residential with Schedule B-4 (Creemore). The lands are identified as being outside of the Built Boundary and as such within the established designated greenfield area within the Settlement Area of Creemore. Based on the designated greenfield area, the lands would also be subject to Section 2.4 – Housing and the No. of new dwelling units in designated greenfield areas. While we recognize the establishment and intent of the Built Boundary, we would request confirmation as to the potential implications this places on the aforementioned lands with respect to timing of the Draft Approval (irrespective of the completion of the Master Servicing Plan) and the requirements to amend the Built Boundary at the time of Draft Approval issuance.

2408969 ONTARIO INC. has been a participating landowner in the Creemore Developers Group since inception and would request a response and confirmation as to any obstacles that the Built Boundary and designated greenfield area may impose on the proposed development, in light of the timing of the development applications, landowner participation in the developers group and overall status of the draft approval application.



LOFT PLANNING

P.O. Box 246, STN MAIN
Collingwood, Ontario
L9Y 3Z5

705.446.1168
kristine@loftplanning.com
loftplanning.com

We look forward to hearing from staff and would be open to a meeting to discuss the comments noted above.

Yours truly,
Loft Planning Inc.

Kristine A. Loft, MCIP RPP
Principal

c. 2408969 ONTARIO INC.
Nick Millington, Tatham Engineering Ltd.

Sent: Wednesday, December 13, 2023 10:20 AM

Subject: Clearview Official Plan - Comments for Dec 13 non-statutory public meeting

Hi on Dec 13 2023. I am writing with some observations for this evening's non statutory public meeting. Overall, the August 2023 draft Official Plan is clear evidence of much hard work by Clearview staff and external consultants who have carried out their tasks with the degree of care diligence and skill of expert municipal planners. I have high regard for them and wish them well as they continue their work.

Having read the results that are in the August 2023 version of the Official Plan and its Schedules, it seems to me that their work is not yet complete enough for Council to approve the Official Plan, at least for Creemore.

1. Information and material that is required to be provided to a municipality or approval authority under this Act shall be made available to the public. (Planning Act, 2023, p. 1.0.1). The information made available to the public to this point is incomplete.
2. The council of a municipality, in carrying out their responsibilities under the Planning Act, shall have regard to matters of provincial interest such as
 - o The protection of the agricultural resources of the Province. The August 23 version of the Official Plan would use substantial amounts of prime farmland for residential land use.
 - o The adequate provision of a full range of housing, including affordable housing. The August 23 version of the Official Plan does not have an action plan for the provision of affordable housing in Creemore. Neither does it contain any policy that has the effect of the Planning Act provisions permitting the use of,
 - two residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
 - three residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or
 - one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units. (Planning Act, 2023, p. 16 3)
 - o The co-ordination of planning activities of public bodies. The preparation of the August 23 version of the Official Plan has not been co-ordinated with the planning activities of public bodies such as schools, hospitals and electrical power capacity.
 - o The appropriate location of growth and development. The preparation of the August 23 version of the Official Plan has not considered the extent of growth and development for

Creemore which is a highly successful rural village with a stable population for more than 20 years.

- o The promotion of built form that encourages a sense of place. The preparation of the August 23 version of the Official Plan has not had regard for the planning research that concludes that the built form the Plan contemplates amounts to creative destruction of Creemore.
- o The mitigation of greenhouse gas emissions and adaptation to a changing climate. The August 23 version of the Official Plan amounts to merely increasing the population of people driving automobiles and trucks daily to and from their work and imposes no requirements to adapt the energy usage of their homes.

--

Best Regards

Art McIlwain

Sent: Wednesday, December 13, 2023 12:58 PM
Subject: Official Plan

Hi there, Amy!

Thank you for taking the time to read this last-minute request for a more focussed plan for the protection of biodiversity in Clearview.

I have four main points...

1. Monitor and Manage Invasive Species: They are expected to increase with climate change. They put our native species in danger by out-competing them. When new land is broken, invasive species move in.
2. Make Connections: Protect areas for habitat expansion and connect habitats via travel corridors, such as streams, that will allow wildlife to migrate as climate changes.
3. Dark Sky Conservation: Decrease nighttime light pollution - using timers, motion sensors, angled lighting, shields, warm-tone LED's - to protect wildlife migration, reduce wildlife stress and casualties, and promote their natural nocturnal behaviour.
4. Support Farmers: Farmers have a huge role in either decimating or protecting wildlife.
 - Common practices like rat poison need to be banned to avoid secondary poisoning of owls and other raptors (I have successfully stopped two rat infestations humanely and without poison. Electronic rat traps are very effective - we have killed hundreds of rats).
 - Haying methods can be adopted to protect threatened grassland species such as bobolink and eastern meadowlark. "Bird-friendly hay" is promoted by the Credit Valley Conservation Authority - this is a successful model.
 - Allowing buffer strips along streams and fencing to create wildlife habitat and migratory corridors. Stewarding hedgerows and wetlands.

Most of us live in these small towns because we love nature but just by being here, most of our acts of "living" are actually killing it.

Thank you so much for reading, Amy!

Roz Campbell

Sent: Wednesday, December 13, 2023 1:46 PM
Subject: Comments on the Proposed Official Plan

to Amy Cann,

We are providing the following comments regarding Clearview's proposed OP agricultural and on farm diversified uses policies.

We the Metheral family are strongly objecting to the Official Plan agriculture and on-farm diversified uses policies, until we have had time to review how they are proposed to be implemented. We feel agricultural areas need to be preserved and protected from the encroachment of non-agricultural uses that are not appropriate in agricultural areas.

Farms as event venues such as concerts are not an appropriate use in an agricultural area. These types of uses should go to venues that are available and established for such event like the GNE Fair Grounds.

What policies are going to be included in the Official Plan to place limitations on so called training centre and research centre? Also, the policies should require accessory dwellings to be in the farm cluster with the principle dwelling.

Respectfully,

James and Theresa Metheral and family.

Andrew Wright
262 Batteaux Road,
Collingwood, ON
L9Y 3Z1
705-415-1761

Dear Council members and staff,

Thank you for the opportunity to submit comments regarding the current draft official plan. I will try to respect your time by keeping my comments brief. I am concerned that the draft plan is not in line with the intent of The Provincial Planning Act and housing policies set out by the Provincial Government. The Provincial Government and Clearview township have been very clear that the objective of current housing strategies is to provide additional affordable housing solutions. Section 2.4.2 of the draft plan describes policies for allowing detached accessory dwelling units (ADU) in many areas, but I am concerned that it may not allow for detached ADUs in residentially designated and zoned properties withing Rural Settlement areas. If this is the case, then the new draft plan would not be in the spirit of the Provincial policy direction through changes to the Planning Act (via Bill 23) to allow for additional residential housing options in existing residential settings. I would ask that this section of the draft official plan be reconsidered with permissions for ADUs being provided for properties with a residential land use designation and zone in a rural settlement area; and more specifically those that are serviced by septic systems. All of the residentially zoned homes in our rural settlement area of Batteaux are serviced by septic systems and wells and these homes should be allowed to build detached ADUs along with homes in urban settlement areas, and homes zoned Rural. Below are some specific concerns regarding section 2.4.2 of the draft official plan with respect to the above mentioned properties.

- 1) Section 2.4.2.1 does not allow detached ADUs unless they have municipal water services. It is not possible for any residentially zoned homes in our Rural Settlement Area to connect to municipal water services. Further to this, the potential increase in water and septic usage is dictated by the Ontario Building Code. Why are residentially zoned homes served by septic systems not permitted to build detached ADUs?
- 2) Section 2.4.2.2 may allow detached ADUs in a residentially zoned home located in a rural settlement area, however clarification is required. Clauses (a) indicates that the method of providing water and sewage services requires acceptance by the township, and (b) indicates that the township must be satisfied that water and sewage services have sufficient capacity. This is vague and makes no specific mention of allowing homes with septic systems to add a detached ADU as long as the septic system meets OBC requirements.
- 3) Section 2.4.2.5 specifically mentions attached ADUs for rural settlement areas, but not detached ADUs. Some specifics regarding detached ADUs in this area would help clarify. I am concerned that the absence of any policy on detached ADUs in this settlement area implies that they are not permitted.
- 4) Section 2.4.2.6 permits a detached ADU in Rural and Agricultural designations within the same building cluster as the principal dwelling in the property. All lands in these designations would be subject to private septic and water servicing. Why would detached ADUs be permitted in a Rural designation on private services, and not in a Residential designation in a Rural Settlement Area, if adequate private servicing can be achieved?

In summary, I would ask that the specific case of a detached ADU in a Residential land use designation and zone, located in a Rural Settlement Area, be afforded the opportunity to be established without the need to amend the Township of Clearview Official Plan, provided that adequate septic and well systems are available to the satisfaction of the municipality through the Ontario Building Code . The Official Plan should provide opportunities for creating housing opportunities where it is feasible, and not obstacles.

Please see an excerpt from the Town of Collingwood Zoning By-Law as an example:

4.40.19 A second unit may be permitted where a municipal water supply system and/or a municipal sanitary sewer are unavailable, provided that it can be demonstrated to the satisfaction of the Town that the applicable provisions of the Ontario Building Code are met.

If you would like a brief story of why I am making this comment, please continue reading. The reason this issue is so important to me is that I have an ageing family member who I have been trying to accommodate close to my young family for several years, for health, safety and caregiving purposes. I live in the hamlet of Batteaux and was running a Bed and Breakfast from the dwelling that was built inside my barn for many years. The cabin is a detached ADU has been in use for 35 years. I made the decision to close the Bed and Breakfast, make structural repairs, and prepare the dwelling as a retirement residence for my mother. During the structural permit process I was told that the detached ADU was not permitted. I had some hope to find a place for my mother to live when Bill 23 was released, however I am concerned that my situation is being overlooked. I really hope that common sense will prevail and I will be able to continue using the detached ADU that already exists in my barn for my mother's final home.

Sincerely,
Andrew Wright



December 13, 2023

Ms. Amy Cann, M.Pl., MCIP, RPP
Director of Planning & Building
Clearview Township
217 Gideon Street
Stayner, ON L0M 1S0

Mr. Patrick Casey
Planner
GSP Group Inc.
72 Victoria Street S #201
Kitchener, ON N2G 4Y9

Dear Ms. Cann & Mr. Casey,

RE: CLEARVIEW TOWNSHIP OFFICIAL PLAN REVIEW

The Township of Clearview and GSP Group Inc. have devised a commendable first draft of the updated Clearview Township Official Plan to revitalize their rural and urban communities, plan for forecasted population and employment growth, and ultimately ensure conformity with Provincial plans, policies and matters of Provincial interest. The following includes a series of comments for the municipality's consideration to elevate the Official Plan as the review process continues.

Lilacpark Inc. is a subsidiary/holding of a land developer, builder, and property manager of over 40 years, with numerous successful commercial and residential developments across southwestern Ontario (i.e., Town of Wasaga Beach and Town of Orangeville). Lilacpark Inc. is the owner of lands municipally referred to as 7391, 7395, 7399, 7403, 7407, and 7411 County Road 91, 1018 County Road 42, 207 and 209 Quebec Street, and 200 Sutherland Street in the Township of Clearview, County of Simcoe (the "subject lands"). The subject lands currently comprise eight (8) residential units, have a combined area of 11,272.71 sq. metres (1.13 ha), and frontage along County Road 91 (109.39 m), County Road 42 (92.44 m), Quebec Street (105.97 m), and Sutherland Street South (100.75 m). **Figure 1** below identifies the subject lands in red on Schedule B-12 of the draft Clearview Township Official Plan.

Considering the subject lands comprise a block centrally located in Stayner at the intersection of two major Arterial roads, are under the ownership of one entity, and are ultimately contemplated for redevelopment, it is strongly recommended the Township consider these lands comprehensively in their new Official Plan.

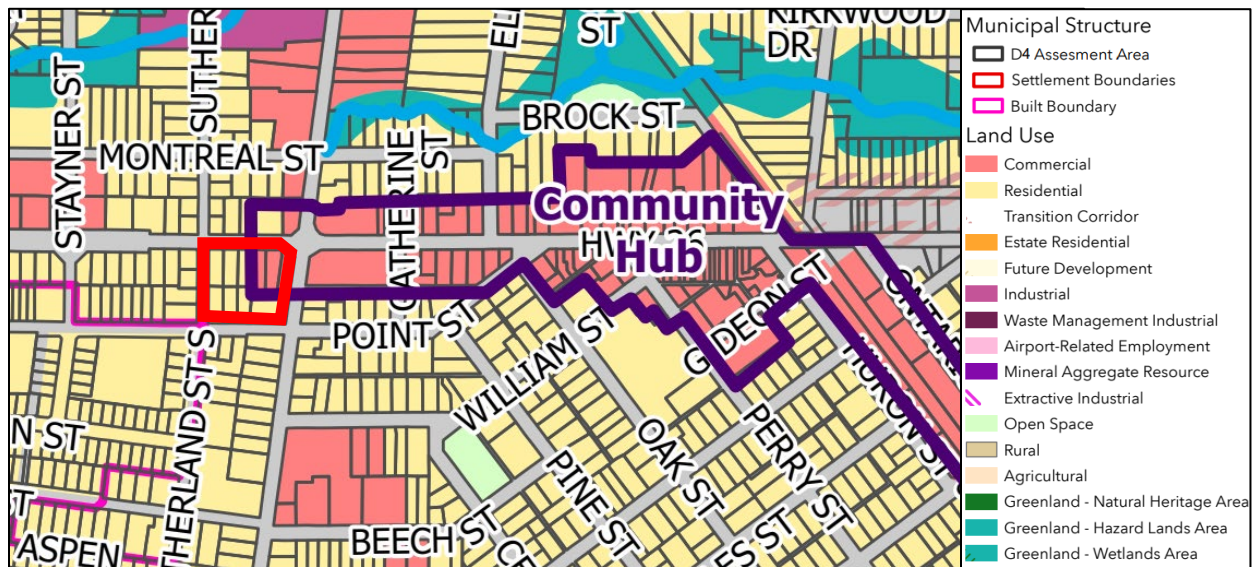


Figure 1: Schedule B-12 Excerpt of the draft Clearview Township Official Plan

7391, 7395 & 7399 County Road 91, Township of Clearview, County of Simcoe

7391, 7395 & 7399 County Road 91 are currently vacant and have a combined Lot Area of 3,051 sq. m (0.305 ha), Lot Frontage along County Road 91 of 48.88 m (160.37 ft), and Lot Frontage along County Road 42 of 51.33 m (168.41 ft). These properties are proposed to be designated “Commercial” and located within the “Community Hub” on Schedule B-12 of the Clearview Official Plan Map Schedules (Draft August 2023), as shown in **Figure 1** above. In terms of Schedule B-12, it is recommended the “Community Hub” text and delineation be added to the Municipal Structure in the Legend, as this will make the street label (Hwy 26) visible and ensure consistency with the remainder of schedule.

A full range of commercial uses are permitted in the “Commercial” designation, such as retail stores, professional offices, and accessory dwelling units. It is recommended that where the permitted uses are listed under Section 4.3.1.1, the “not limited to” verbiage is added after “including” to facilitate permissive language, as currently it could be interpreted as restaurants and other non-listed general commercial uses that do not fall within said categories as not being permitted, which is presumably not the intent. While it is understood that permitted uses are further refined in the implementing Zoning By-law, this flexible language will eliminate ambiguity prior to release of the new Zoning By-law and to prevent uncertainty as to whether an official plan amendment is required to permit a non-listed commercial use.

Moreover, “Community Hubs” are defined in the new Official Plan as the established downtown cores of the two Urban Settlement Areas (Stayner and Creemore) and are intended to serve as the primary activity centres for the community, featuring a mix of uses and supporting active transportation. Mixed-use, street-oriented buildings, with the ground floor dedicated to small-scale retail and service commercial uses, that are accessible for residents and visitors of all ages and

abilities are promoted in the “Community Hub”. While the historic downtown in Stayner is generally reflective of this intent, the County Road 91, and County Road 42 intersection, located approximately 300 metres to the west, predominately consists of vehicle-oriented uses (i.e., automobile service station, convenience store, fast-food restaurants, and drive-throughs). This intersection experiences high traffic volumes and caters heavily to the travelling public, as they are Arterial roadways and Stayner is a common location for people to drive through on their way to Collingwood, Wasaga Beach, and other municipalities. The Hwy 26 right-of-way (ROW) however has recently experienced transformation, with extended pedestrian connections from the historic downtown to this centralized intersection within the community, wider sidewalks, and narrowing the road to two lanes to facilitate traffic calming and encourage visitors. Given the longevity and assumed financial success of the existing businesses at this intersection, it is not presumed the lands will be redeveloped for the planned intent of “Community Hub” in the near future. Regardless, good urban design at 7391, 7935 & 7399 County Road 91 that supports pedestrian activity, accessibility, aesthetic appeal, and streetscape features that complements the existing built character of the community is a reputable approach for this corner.

However, to facilitate commercial infilling, Policy 2.3.2.10 c) in the draft Official Plan notes that Council must be satisfied that access to the site can be provided without unduly impeding the flow of traffic along Arterial and Collector Roads or creating a traffic hazard. Additionally, Policy 7.5.3.16 of the draft Official Plan states, “Access to an abutting property from any road whose classification in the hierarchy established in Policy No. 7.5.3.6 above is higher than “Local Road” shall only be permitted where alternate access from a road lower on that hierarchy is not possible.” Therefore, by only designating the three lots on the southwest corner of the County Road 91 and County Road 42 intersection as “Commercial”, primary site access will be within relative proximity to a major intersection and on an Arterial Road(s). Albeit this is similar to existing situations at the intersection, the Township has historically had concerns with traffic at this location and applied the Hold (H3) Symbol on 7391, 7935 & 7399 County Road 91 in the Zoning By-law accordingly, which shall only be removed when joint commercial access arrangements are available to the satisfaction of the Township and when the lands are subject to a registered site plan agreement completed to the satisfaction of the Township of Clearview. Additionally, the Township encouraged Lilacpark Inc. to purchase adjacent parcels for improved site access configurations. Therefore, extending the Commercial designation onto adjacent land parcels is recommended, partly to develop a cohesive commercial development with various options for access, and to facilitate a desirable built form that frames the main roadways and is in the public interest.

7403 & 7407 County Road 91, 1018 County Road 42, 207 and 209 Quebec Street, and 200 Sutherland Street, Township of Clearview, County of Simcoe

7403 & 7407 County Road 91, 1018 County Road 42, 207 & 209 Quebec Street, and 200 Sutherland Street are currently occupied by eight (8) residential units and have a combined Lot Area of 8,221.71 sq. m (0.822 ha), Lot Frontage along County Road 91 of 60.51 m (198.52 ft), Lot Frontage along Sutherland Street South of 100.75 m (330.55 ft), Lot Frontage along Quebec Street of 105.97 m (347.67 sq. m), and Lot Frontage along County Road 42 of 41.11 m (134.84 ft). These properties are proposed to be designated “Residential” on Schedule B-12 of the

Clearview Official Plan Map Schedules (Draft August 2023). A full range of residential uses shall be permitted in the “Residential” designation, in addition to some Neighbourhood Commercial uses (i.e., convenience retail), subject to a rezoning.

Based on the 2017 Residential Land Budget, there is a potential residential unit surplus of 12,923 in the Township of Clearview in 2031. Further, based on the Growth Forecasts and Land Needs Assessment prepared by Hemson Consulting for the County of Simcoe in 2022, Clearview Township is in the Northern Regional Market Area and allocated approximately 6,600 additional persons, and 1,940 new jobs between 2021 and 2051. Based on demand, existing land supply, and planned uses, the Northern Regional Market Area is expected to have an overall surplus of housing of 30,750 units, and an overall shortfall of 323.4 ha of Employment Area to accommodate population and employment growth until 2051. Of this, Clearview requires 38.7 ha to accommodate 801 jobs. Precise location and configuration of additional Employment Area lands in the Northern Regional Market Area are planned to be addressed in the potential next phase of the County of Simcoe Municipal Comprehensive Review (MCR), but these overall numbers indicate that it is not necessary to maintain 7403 & 7407 County Road 91, 1018 County Road 42, 207 & 209 Quebec Street, and 200 Sutherland Street for residential use.

While the Township is permitted to plan for residential growth that exceeds population and housing forecasts, there is shared value in more efficiently utilizing lands centrally located in Stayner to support economic development and population-related employment opportunities and extend community area goods and services to a primary centre for activity. By redesignating 7403 & 7407 County Road 91, 1018 County Road 42, 207 & 209 Quebec Street, and 200 Sutherland Street from “Residential” to “Commercial”, this will result in the impending efficient utilization of vacant lands and offer a prime location for both local residents and the traveling public to stop and enjoy commercial shops and services. In essence, Lilacpark Inc. is interested in revitalizing the entire block for commercial use to contribute to the overall prosperity of the community, instilling architectural excellence and creating a hub for positive social and economic interactions.

Other General Comments

In addition to the above site-specific comments, the following notes are provided respecting the remainder of the draft Clearview Township Official Plan:

1. Circling back to Policy 7.5.3.16 of the draft Official Plan respecting access being mandatory from a Local Road, if possible; it is recommended that this policy be amended to offer flexibility, provided there is appropriate justification through a technical support study, thereby avoiding the need for an official plan amendment and associated unnecessary strain on the Township and County’s planning resources. Restricting access to Local Roads could hinder economic viability for local businesses and direct unwanted traffic through local neighborhoods. Further, alternative solutions (i.e., restricted movements, turn lanes, etc.) should be considered without the need to amend the official plan. Therefore, it is suggested Policy 7.5.3.16 would be more appropriately phrased as follows: “Access to an abutting property from any road whose classification in the hierarchy

established in Policy No. 7.5.3.6 above is higher than “Local Road” shall only be permitted where alternative access from a road lower of that hierarchy is not possible, or if otherwise justified through a Traffic Impact Study to the satisfaction of the approval authority.”

2. Policy 7.5.4 Parking & Loading Facilities a) states, “The Township’s overall approach to towards the provision of off-street parking facilities shall be: to require that all residential uses, regardless of location, be provided with sufficient off-street parking facilities on-site, generally at a rate of one parking space per dwelling unit”. While it is understood that the policy language is flexible, it is recommended that specific regulations, such as parking rates, be omitted from the Official Plan. This is particularly important as transit routes continue to improve and live-work spaces emerge. Whether a proposed parking rate meets the intent of “generally one parking space per dwelling unit” is vague and open to interpretation and ultimately more appropriately suited for a regulatory planning document.
3. Policy 6.2.1.13 Natural Hazards – Floodplain Management notes, “New development, including the creation of a new lot, **shall** be prohibited in the regulatory floodplain” (**emphasis added**). Per the Provincial Policy Statement, 2020, the floodway and flood fringe are part of the floodplain, and therefore it is recommended this policy be clarified to acknowledge that development shall be permitted without an amendment to the Official Plan if it adheres to the one- and two-zone floodplain management concept, per Section 6.2.1.12 of the draft Official Plan.
4. Section 13 of the draft Official Plan notes “Area 1: Stayner” as being within the Two Zone Floodplain, as shown on Schedule SP-1 to this Official Plan. It is recommended the Township release SP-1 through SP-6 for public review or identify its location if it has already been released.
5. The intent of the “Transition Corridor” is appreciated, but it the Township should consider expanding its effect to include future commercial plazas and establishments that cater to the travelling public. Per the current draft Official Plan, “Transition Corridors” are now identified within the Urban Settlement Area and located along a principal route as a transition area from the downtown core to surrounding lower density uses. The permitted commercial uses in the “Transition Corridors” will generally be limited to small-scale retail establishments, personal service stores, professional and business services, and other uses that are compatible with the existing built environment in the area, and are only permitted if they are within an existing building. By omitting new commercial plazas that are also compatible with existing uses, the Township is limiting their options for community investments and more efficient land utilization that could ultimately result in a more sustainable development. It would be inspiring to apply a “Transition Corridor” designation to instill the importance of transitional built form and architectural significance between low-density residential uses and the “Community Hub”, without restricting the built form to adaptive re-use, although it could still be strongly encouraged.

6. It is recommended the Township prepare the Master Plan for active transportation as soon as possible (ASAP), as this is a key component to a complete streets approach and is an asset to reference in the schedule of an official plan when planning a new development. Additionally, the County of Simcoe Council endorsed their Transportation Master Plan (TMP) Update on November 28, 2023, with the public commenting period open until January 12, 2024. Therefore, now would be an ideal time to coordinate any cross-jurisdictional and local considerations accordingly.

Summary of Recommendations

The following recommendations should be considered and/or adopted by the municipality when refining their draft Official Plan:

- Redesignate 7403 & 7407 County Road 91, 1018 County Road 42, 207 & 209 Quebec Street, and 200 Sutherland Street from “Residential” to “Commercial” on Schedule B-12 of the Clearview Official Plan Map Schedules.
- The “Community Hub” text and delineation on Schedule B-12 be added to the Municipal Structure in the Legend.
- Acknowledge that the permitted commercial uses are not limited to those listed in Section 4.3.1.1.
- Acknowledge in Policy 6.2.13 that development shall be permitted without an amendment to the Official Plan if it adheres to the one- and two-zone floodplain management concept.
- Reword Policy 7.5.3.16 to state: “Access to an abutting property from any road whose classification in the hierarchy established in Policy No. 7.5.3.6 above is higher than “Local Road” shall only be permitted where alternative access from a road lower of that hierarchy is not possible, or if otherwise justified through a Traffic Impact Study to the satisfaction of the approval authority.”
- Omit specific regulations, such as parking, from the Official Plan (i.e., Policy 7.5.4).
- Release SP-1 through SP-6 for public review.
- Expand the intent of the “Transition Corridor” to include new commercial plazas, such as those that serve the travelling public.
- Undertake an Active TMP Study ASAP to coincide with timing of County’s TMP.

If you have any questions or would like to discuss any of the above in more detail, please do not hesitate to contact the undersigned at julia@developbuildmanage.com or 905-793-2656.

Sincerely,
VENTAWOOD MANAGEMENT INC.

Julia Redfearn

Julia Redfearn BES, MCIP, RPP
Project Manager / Land Use Planner

Cc: Mr. Mark Crowe, Lilacpark Inc., Owner
Mr. Ethan Crowe, M.Pl., B.A., Ventawood Management Inc., Project Manager
Mr. Nick Ainley, B.U.R.PL, Community Planner, Township of Clearview

Sent: Thursday, December 14, 2023 10:40 AM
Subject: Official Plan Questions

Good morning Amy

My name is Garrett Vander Zaag and have the farm directly south of the Kubota Dealership east of Stayner on centre line Rd. The address is 1065 Centre Line Rd. It is my understanding that the official plan is under review and I had a few questions. We would like to inquire about the town limits being expanded to include my farm, for future growth of the town of Stayner. We have been approached with some interest from potential developers and would like to explore these options. I had left a message via voicemail on Tuesday and wondered if we could have a discussion about this?

Thankyou

Garrett Vander Zaag

Sent: Wednesday, January 17, 2024 10:23 PM

Subject: Bylaw Official Plan Amendment - On Farm Businesses

Good evening Amy,

I was at the meeting tonight. I didn't want to speak publicly as prefer to stay anonymous. I'm from the Mennonite Community in the Dundalk/Badjeros area. We have had multiple requests for changes in the Clearview Township regarding on farm commercial zoning to be able to have shops, for metal fabricating, like laser cutting, welding & woodworking just to name a few. This was one of the subjects in tonight's meeting, I was wondering about better clarification on the boundaries and scope of work that is being considered ? They mentioned, repair shop. Would a business that does metal fabrication work, laser cutting or welding. Sandblasting, painting or powder coating or Woodworking, be inside that scope ? What shop sizes are being considered ? Patrick mentioned 2% of individual parcel sizes, this seems to be the normal for other townships. We would love to buy farms in Clearview Township but as we all know, farming in itself unfortunately no longer supports itself. So we have struggled to buy farms in Clearview. We would still want the land to be farmed and soil taken care of and grow crops but in order for a family to survive on a farm there has to be a secondary income to support it. A lot of families have businesses on the side like, metal fabricating or woodworking. In the end my biggest question is, what scope of work is being considered ? And what size of shop ?

Have a great evening.

Thanks

January 17, 2024



Amy Cann, M.PL., MCIP, RPP,
Director of Planning & Building
Township of Clearview
217 Gideon Street
Stayner, ON L0M1S0

Patrick Casey
Planner
GSP Group Inc

Dear Ms. Cann;

**RE: 794131 Osprey Clearview Townline
Nottawasaga Con 12 PT Lot 19 Plan 168 PT Lots 18-22
Clearview Township
Draft Official Plan Designation Change**

The subject lands are located at 794131 Osprey Clearview Townline.

Please find comments related to the proposed Draft Clearview Township Official Plan specifically related to this property.

The subject lands are currently designated Rural and a portion of the lands are regulated by the Niagara Escarpment Commission in the current Township of Clearview Official Plan. As well, there is a portion of the property that is within the Signhampton Urban Settlement Area Boundary.

The DRAFT Official Plan Schedule B-11 – Land Use Singhampton - is proposing to remove the settlement boundary from the subject property. This is a significant change from the current Official Plan mapping.

My client purchased the property knowing that there was an opportunity for future development on the subject lands.

We appreciate the Town staff and their Consultant Team's consideration of these comments, and we look forward to the Town's responses. We would

like to reserve the right to submit additional comments as this project progresses.

Should you have any questions or require any additional information please feel free to contact me directly.

Yours truly,

A handwritten signature in dark ink, reading "Krystin Rennie". The signature is written in a cursive style with a large, stylized 'K' and 'R'.

Georgian Planning Solutions
Krystin Rennie, MAES MCIP RPP

Clearview Draft Official Plan Open House

January 18, 2024

Dear Mayor Measures, members of Council and Staff:

On behalf of members of the Clearview Sustainability Network's Buildings and Development team, we thank you for the opportunity to comment on the proposed Official Plan.

And we wish to commend Mr. Casey and Mr. Wever for incorporating requested adjustments to the current draft.

We respectfully request that Council ensure that the following key commitments are included within the final document:

1. The use of a Climate Lens in all decision-making.
2. An objective to reduce Clearview's greenhouse gas emissions.
3. The development and application of Green Development Standards.
4. And a commitment to the creation of a Climate Action Plan for Clearview.

The Clearview Sustainability Network wishes to offer our support to Council and Staff in whatever way possible to advance these very important initiatives.

Thank you.

Jim Campbell, on behalf of
Clearview Sustainability Network: Buildings and Development
jim@rockside.ca
705-445-1386



The Clearview Sustainability Network is an inclusive and optimistic citizen-led group bringing together diverse members of our community to help our local government adapt and evolve in the face of a changing climate.

Together we can build a more resilient and vibrant future for Clearview. Everyone is welcome.

Sent: Friday, January 19, 2024 1:51 PM
Subject: Meeting Request Re: Official Plan Review Process

Good afternoon Amy,

MORGAN Planning and Development represents the Owners of the subject property located at 6004 21/22 Sideroad Nottawasaga in the Township of Clearview. I'm reaching out to you to request a meeting with Township Staff to discuss the on-going Official Plan Review process and to discuss the applicability to our Client's land holdings.

I was able to sit in on the Public Meeting on Wednesday evening and one item that we would like to discuss further with Staff, and potentially the Township's planning consultant, is the proposed approach regarding the adjustments to settlement area boundaries. We noted that that approach is to adopt new Official Policies and keep the current Settlement Areas boundaries until some uncertainties are resolved at the County level. We would like to understand some more of the rationale behind this decision to reduce the proposed settlement area boundaries as shown in August 2023 version, potential next steps and how it impacts our Client's, among other properties.

We would also like to understand when the Township is anticipating bringing forward the next draft with amended schedules, if possible.

Please let me know your availability and we look forward to discussing with you.

Thank you in advance and have a great weekend.

Jon

Jonathan Pauk, HBASc., MSc., MCIP, RPP

Senior Planner

Sent: Friday, January 19, 2024 2:09 PM

Subject: RE: Clearview Official Plan - Green Development Standards

Hi Amy,

I enjoyed the public meeting for the Official Plan on Wednesday, it really looks like the OP will address important concerns respecting Climate Change and capture important sustainability measures that will combat the serious impacts caused by Climate Change. I wanted to touch base with you on the discussions that took place during the public meeting concerning "Green Development Standards". I recall that there were comments for the need of engineering development standards that would address services and infrastructure associated with sustainable property development. Then there were comments for the need of Green Building Standards (GBS) that are known to address sustainable, energy reducing building standards. I wanted to clarify with you that discussions continued and/or led to the idea of preparing "Green Development Standards" that would combine sustainable and energy reduction standards for all facets of property development from bare land to finished building. Such standards would not be detailed in the OP but would be developed as part of property and new building development approval guideline and procedure policies. If my understanding is incorrect, perhaps you could reply to me by email. I apologize that I had to leave the public meeting before it concluded, perhaps if I were able to stay we could have discussed this matter further.

Many thanks,

Andrew Hill on behalf of

Clearview Sustainability Network: Buildings and Development

Sent: Wednesday, January 24, 2024 11:24 AM
Subject: Official Plan comments

Good morning Amy and Patrick,

Thanks for a very informative and spirited council meeting the other day on the OP process.

I live on the boundary of the town of Creemore where I recently severed an acre lot from my 5 acre home.

My comments are as follows:

Short term rentals.

A few years back I occasionally rented my property for weekend stays as the area is desirable and there was a lot of interest. I of course live in the house so renting it obviously does not affect housing availability in any way. Of course I found out this was against the current by-law and I stopped. It would appear short term rentals in the area are mostly owner occupied so the argument of it affecting housing doesn't make sense. Since the OP will most likely have to abide by Bill 23, the township argument makes even less sense. The benefits of having more tourists should also be weighed when the final decision is made. I would be in favour of registering and/or ensuring any short term rentals are owner occupied.

Accessory dwellings.

I also want to downsize and build a smaller house on the newly created acre lot as well as a detached garden/garage apartment for family. Currently this is not allowed and if it eventually is allowed with the new OP, then I still may not be allowed as I am only partially serviced (no sewer but there is hydro, natural gas). I would hope the OP allows for partially serviced or rural properties to have detached accessory dwellings based on the need for housing as was raised by the mayor and obviously dependent on following the bylaws for setbacks and septic which on these properties is never an issue.

Thanks for reading my comments.

Kind regards,

David Kunashko
7664 County Rd 9
Creemore

Sent: Thursday, January 25, 2024 5:26 PM
Subject: Township of Clearview Official Plan Review

Hi Amy and John,

Hope you are well. We are aware the Township hosted a Public Meeting last week regarding its new Official Plan. I have attached the presentation for ease of reference.

Substantial changes were made from the draft version posted to Clearview's website in late August 2023. The draft new Official Plan has removed all settlement area expansions, including the Ashton Meadows Phase 3 lands.

Can you please advise why that is? As you can imagine we strongly disagree this approach. Please let me know if you are available for a call to discuss next week.

Thank you,

Nicole Sgrignuoli, RPP, MCIP

Sent: Monday, February 26, 2024 1:10 PM
Subject: D&B Laser Metals Inc. - 793175 County Road 124 – Clearview

Hi Amy & Patrick,

We on behalf of our clients D & B Laser Metals Inc./Henry Brubacher are requesting the Township of Clearview to change the proposed new draft Official Plan designation on their property located at 793175 County Road 124 in Maple Valley, Township of Clearview.

This property has been a long standing commercial property for over 40 years from being a restaurant, garage, metal fabricating shop, to various retails businesses. The property is currently designated Rural in the County of Simcoe Official Plan and the Township of Clearview Official Plan to recognize its existing commercial use. It is hard to tell the designation on the County map but the County has sent us an email to confirm. This email is attached for your information.

I would think Clearview would want to recognize all of the commercial properties for their long term use and support to Clearview's economy.

Please revise the draft new OP mapping to designate this property "Commercial", the preferred designation, or "Rural" from "Agricultural". Please provide us with a response email to advise if you will be updating the draft new OP mapping for this requested change and to what designation before it is presented to Council for adoption.

Please let me know if you need any additional information. Please accept this email as my request to be notified on the draft new OP future public meetings and/or Council's decision.

Thanks, and have a great day,

Marie

Sent: Friday, March 8, 2024 1:30:46 PM
Subject: Draft Official Plan

Hi Amy,

I just reviewed the settlement area maps of the draft official plan and noticed that my property at 7724 County Rd. 9 in Creemore is supposed to be taken out of the settlement area. I strongly object to that change, since it would negatively impact my property value. Please let me know how I can appeal that. I'm also surprised that I wasn't notified of such a change.

Regards,

Matt & Catherine Marti

Sent: Tuesday, April 23, 2024 8:54 AM

Subject: RE: [External]-Re: Township of Clearview Official Plan Review

Hi Amy,

Hope you're doing well. I just wanted to follow-up about the Clearview Official Plan review. I've seen the final draft on the OP website, but I was hoping you could shed light onto how and when the Urban Settlement Area of Stayner will be reviewed/expanded. I know staff got direction from Council to not include the area expansion in this draft of the OP, but I can't find any information on when that will happen. Or will expansions only be dealt with by site-specific OPAs?

Any insight would be greatly appreciated. Thanks,

Davin

Sent: Tuesday, April 23, 2024 3:26 PM
Subject: Re: Moving Forward with Official Plan Review

I am reaching out to discuss the draft official plan, specifically concerning the special policy for 104 Edward Street East. I've noted several omissions:

- Our towing services, which are permitted under the existing restricted industrial zoning, have not been mentioned.
- The auto sales we aim to conduct, reflecting the property's historic use as an auto salvage yard, are also absent.
- Furthermore, the 102 property, historically used as a repair shop even before 104 was developed, is entirely omitted from the plan.

Given our extensive prior communications, these omissions are quite concerning. Could this be an oversight, or was it intentional? Additionally, I am perplexed that this is labeled a 'Final' draft of the plan, especially since this is the first time these details have been disclosed, despite our numerous inquiries and years of waiting. This timing leaves little opportunity for meaningful dialogue or adjustments.

I look forward to your prompt clarification on these matters.

Matt Playne

Sent: Wednesday, April 24, 2024 3:18 PM
Subject: OP

Hi Amy, I would also like to discuss farm consolidation with you to make sure of my interpretation of sections 11.9.8.11-16.

I'm meeting with some of my farm clients and need to make sure I don't misguide them with improper interpretations.

Please call or advise when you are available.

Bart Chapman, Broker

Sent: Thursday, April 25, 2024 2:26 PM
Subject: Questions/Comments on Final Draft of the Clearview Township Official Plan

Hello All,

Thank you for circulating the final draft of the new Official Plan.

Upon review, we have noted several points that require clarification and response:

- The Community Hub is no longer delineated on Schedule B-4 and Schedule B-12, despite associated references in the Official Plan text. Could you confirm if there have been changes to the boundary, or does it remain consistent with the prior draft? Will the delineation be reinstated prior to the decision on the new Official Plan?
- In the Revisions to Public Consultation Draft document, it is noted on Page 61 that Policy 6.2.1.15 (formerly No. 6.2.1.12) was removed and replaced with text pertaining to the one- and two-zone floodplain concept. Could you please confirm whether this alteration necessitates a site-specific Official Plan Amendment for developments proposed within these zones? Additionally, could you please provide clarification on the content of the previous Policy 6.1.1.12, as prior versions of the Official Plan have been removed from the website?
- It is discouraging to discover that the attached comments have not been incorporated into the updated Official Plan. I have attempted to seek feedback or arrange a meeting to discuss these comments with the Township on multiple occasions, to no avail. Could you please provide insight into the consideration process for these comments? Is there an opportunity to integrate any of the attached comments prior to Council's consideration of the new Official Plan on May 13th?
- Finally, are there any specific concerns regarding the proposed conversion of the remaining subject lands, as outlined in the attached letter, to commercial use?

I sincerely appreciate your prompt attention to these matters.

Kind regards,

Julia Redfearn, BES, MCIP, RPP

Sent: Friday, May 3, 2024 7:14 AM
Subject: Re: Official plan

As owner and operator of several properties in Clearview Township, We are objecting to the new Township of Clearview Official Plan having an "Agricultural Research and Training Centre " as a permitted agricultural use and/or as an OFDU in the Agricultural designation. The use has not been defined and does not have any standards or restrictions applied to size or scale of the use within the policies or require the use to be subject to Site Plan Control. If it is to be similar to what the New Farm proposal is on the farm located at 9783 6/7 Sideroad in Clearview Township, it is not an appropriate use in the prime agricultural uses, should not be permitted in the prime agricultural area, and should be directed to Settlement Areas.

The Metheral family

James and Theresa

William, Andrew, Strath and Chris
