



# Official Plan Review Information Booklet Issues to Address Fall 2019



# CLEARVIEW TOWNSHIP IS REVIEWING ITS OFFICIAL PLAN

This booklet provides an introduction to the issues that will be addressed through the Review Process including:

- Housing Development Form
- Agriculture
- Employment
- Land Use Designations
- Municipal and Private Services

Consider the questions posed and provide your feedback to the Township!

# ISSUES TO ADDRESS

## Housing Development Form

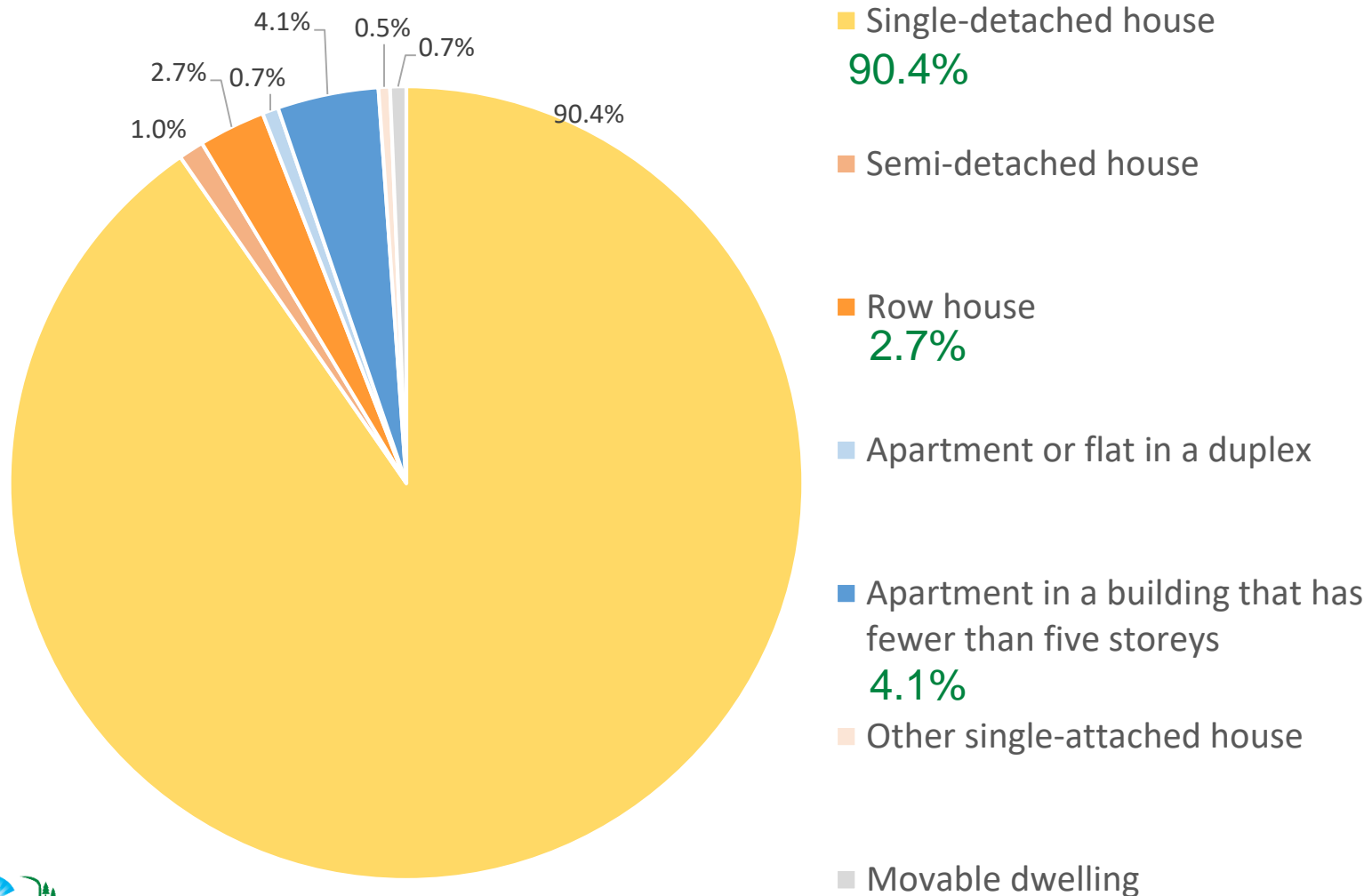
Over half of all housing in Clearview Township was constructed before 1981. Cumulative Total Housing Stock up to 2016 (5,335 units).

| Period of Construction | Units | Percentage of cumulative total |
|------------------------|-------|--------------------------------|
| 1960 or before         | 1,720 | 32.2%                          |
| 1961 to 1980           | 1,240 | 23.2%                          |
| 1981 to 1990           | 780   | 14.6%                          |
| 1991 to 2000           | 760   | 14.2%                          |
| 2001 to 2005           | 370   | 6.9%                           |
| 2006 to 2010           | 325   | 6.1%                           |
| 2011 to 2016           | 140   | 2.6%                           |

# ISSUES TO ADDRESS

## Housing Development Form

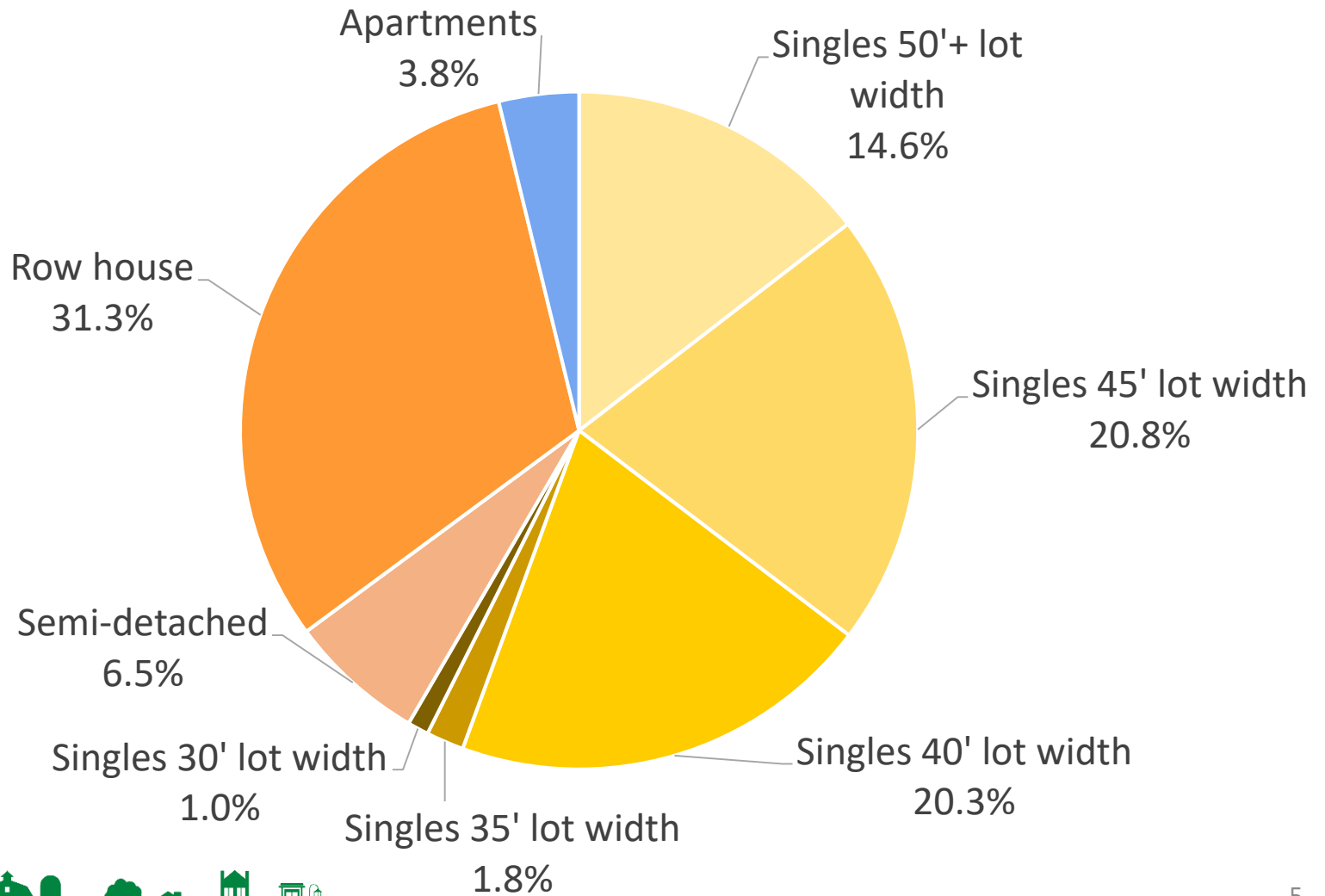
Cumulative Total Housing Stock up to 2016 (5,340 units)



# ISSUES TO ADDRESS

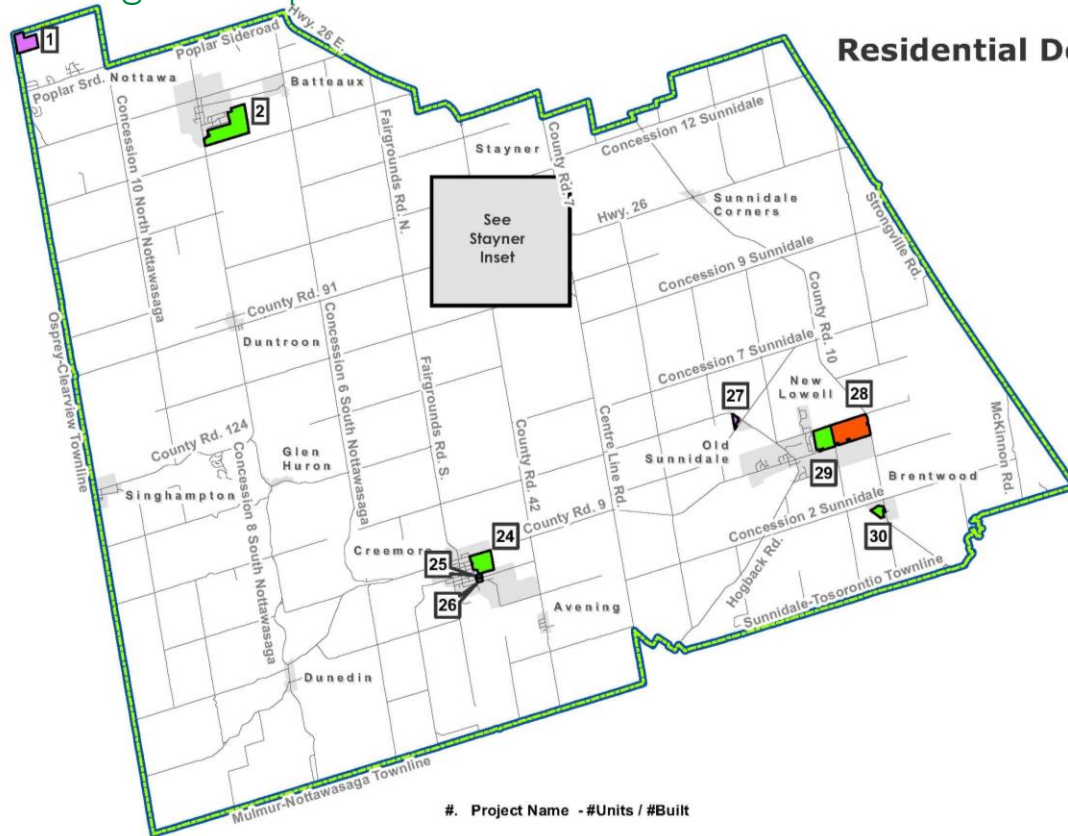
Housing Development Form

Approved Plans for Housing Development (3,170 units)



# ISSUES TO ADDRESS

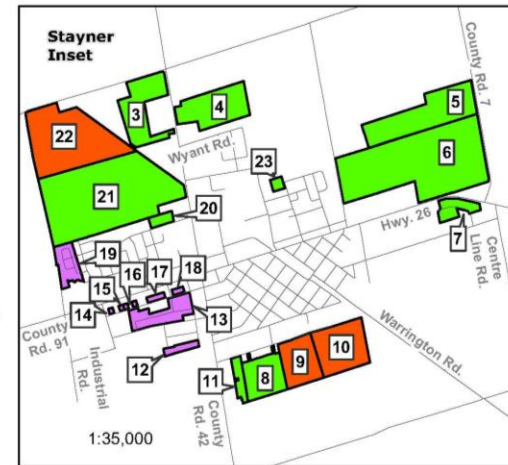
## Housing Development Form & Location



### Residential Development Projects as of January 2019



CLEARVIEW



#### Development Stages

- Final Approved (FA)
- Draft Approved (DA)
- Draft Plan Application (DPA)

#### Other Features

- Roads
- Settlement Areas
- Clearview Boundary

#. Project Name - #Units / #Built

A. Final Approved (FA)

B. Draft Approved (DA)

C. Draft Plan Application

- |                                |                                  |                                 |                                    |  |
|--------------------------------|----------------------------------|---------------------------------|------------------------------------|--|
| 1. Oiler Bluff Estates - 43/14 | 17. Crawford Fine Homes - 16/8   | 2. Delzotto - Nottawa - 500/0   | 20. North Street - 37/0            | 9. Ashton Meadows II - 114/0 - DPA       |
| 12. Aspen Ridge II - 64/3      | 18. Chapman Quebec St. - 7/5     | 3. Cityscape - 201/0            | 21. Bridle Park - 857/0            | 10. Ashton Meadows III - 59/0 - DPA      |
| 13. Ridgeview - 101/13         | 19. Zancor - 55/32               | 4. Emerald Creek - 198/0        | 23. Mamba - Simcoe St - 18/0       | 22. Clearview Garden - 730/0 - DPA       |
| 14. Royal Vintage - 4/0        | 26. Villages by the Park - 22/21 | 5. Clearview Park - 304/0       | 24. Alliance Heritage - 488/0      | 28. Delzotto - New Lowell - 1925/0 - DPA |
| 15. Royal Vintage - 4/0        | 27. Windatt Subdivision - 8/8    | 6. Estates of Clearview - 995/0 | 25. MacIntosh - 72/0               |  |
| 16. 1728222 Ont. - 8/0         |                                  | 7. Manortown Homes - 81/0       | 29. Rice - New Lowell - 47/0       |  |
|                                |                                  | 8. Ashton Meadows I - 224/0     | 30. Cappuccitti - Brentwood - 30/0 |  |
|                                |                                  | 11. Mamba - Margaret St - 69/0  |                                    |  |

N 1:125,000

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The information presented on this map is provided as a public resource of general information by the Corporation of the Township of Clearview. The information is provided as a convenience only, and the Township of Clearview disclaims any responsibility for content, accuracy, and/or completeness. This is not a plan of survey, nor should this map be used for navigational, tracking or other purposes requiring precise measurements of distance or direction.



Where are the appropriate locations for new housing growth?



Public Meeting, November 4, 2019

(Image source: [https://www.clearview.ca/sites/default/files/docs/municipal-services/clearview\\_development\\_residential.pdf](https://www.clearview.ca/sites/default/files/docs/municipal-services/clearview_development_residential.pdf))



# ISSUES TO ADDRESS

## Housing Development Form

**The Township is starting to see growth again, so now is the time to ensure that we move in the right direction.**

Official Plans can set targets for housing development (for example, based on density or type of housing, and % affordable units of new developments).

Example: [#]% low density housing (e.g. single-detached, semi-detached)  
[#]% medium density housing (e.g. townhouses, stacked townhouses, apartments in flats or duplexes)  
[#]% high density housing (e.g. apartments 3 storeys or more)

The mix must translate into the minimum 32 residents and jobs combined per hectare set by the County for new greenfield developments.

## Question to consider:

What is the appropriate mix of housing types for Clearview Township?

# ISSUES TO ADDRESS

## Agriculture



### Questions to consider:

What types of land uses should be permitted for on-farm diversification?

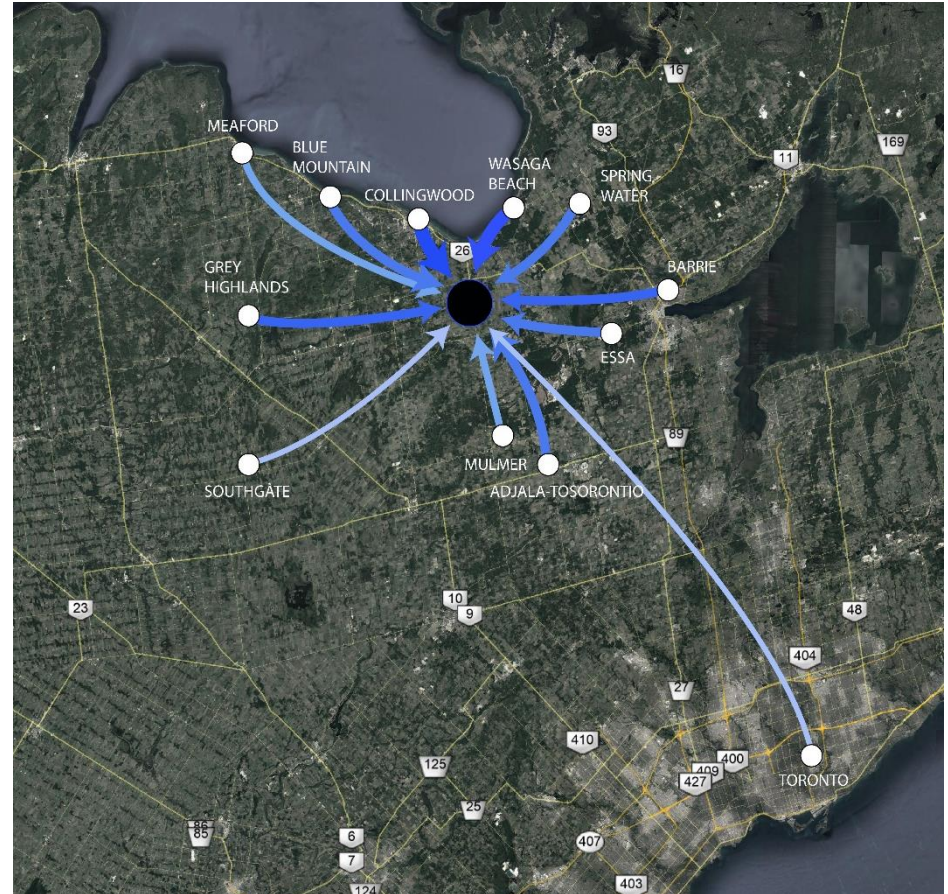
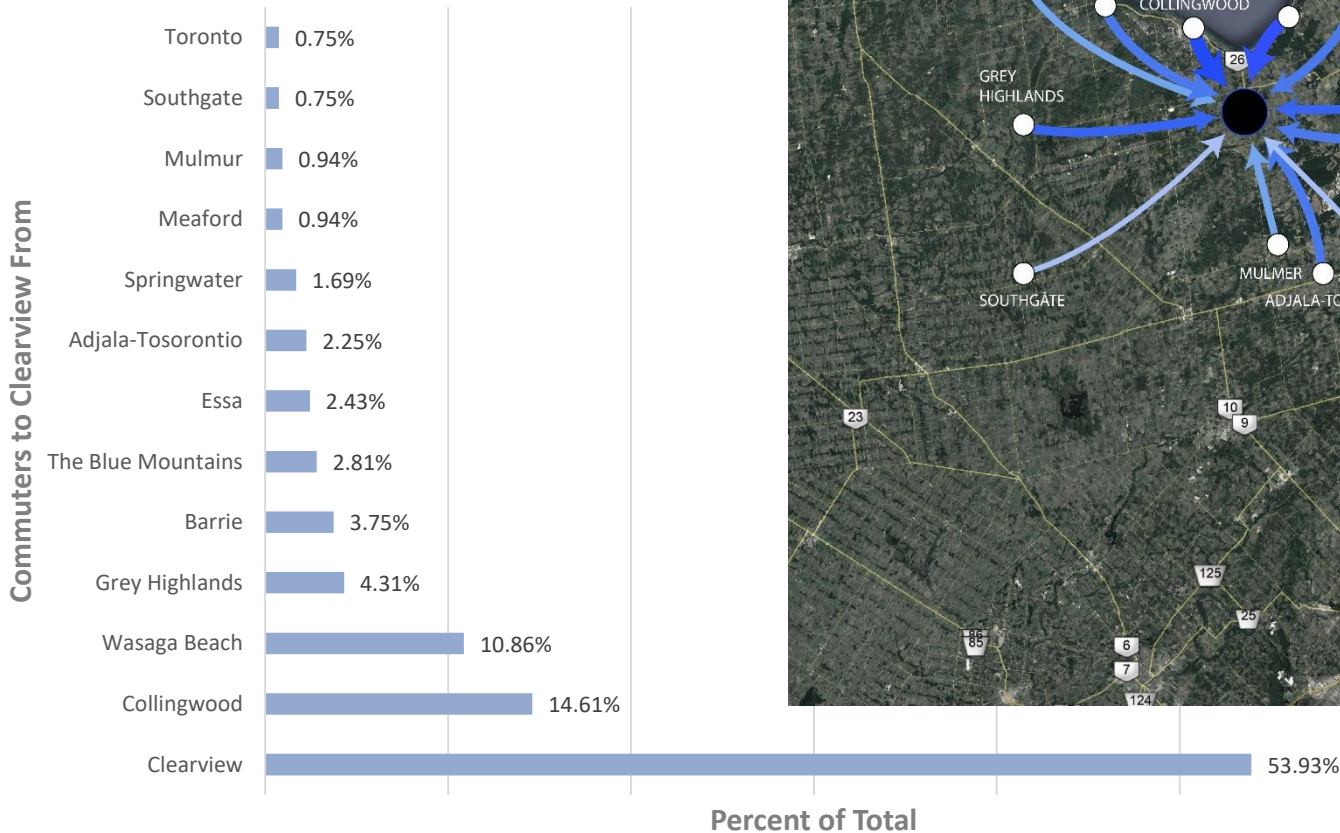
How can the Official Plan better support a variety of farm sizes and operations?



# ISSUES TO ADDRESS

## Employment & Commuting Patterns to Clearview

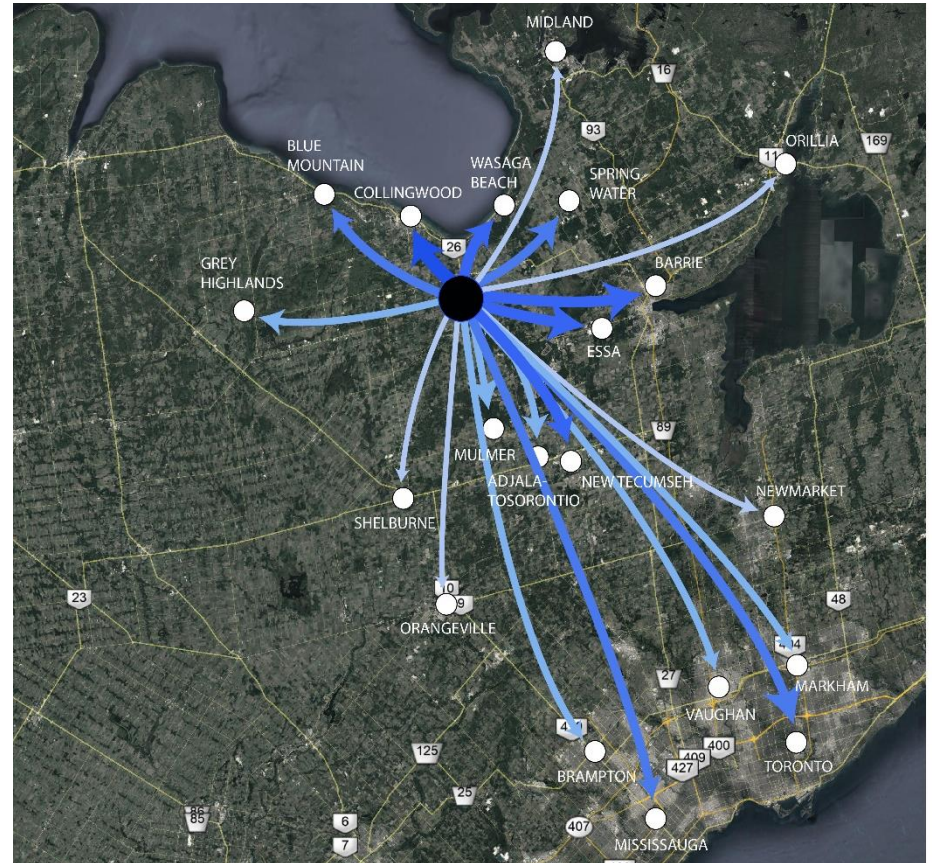
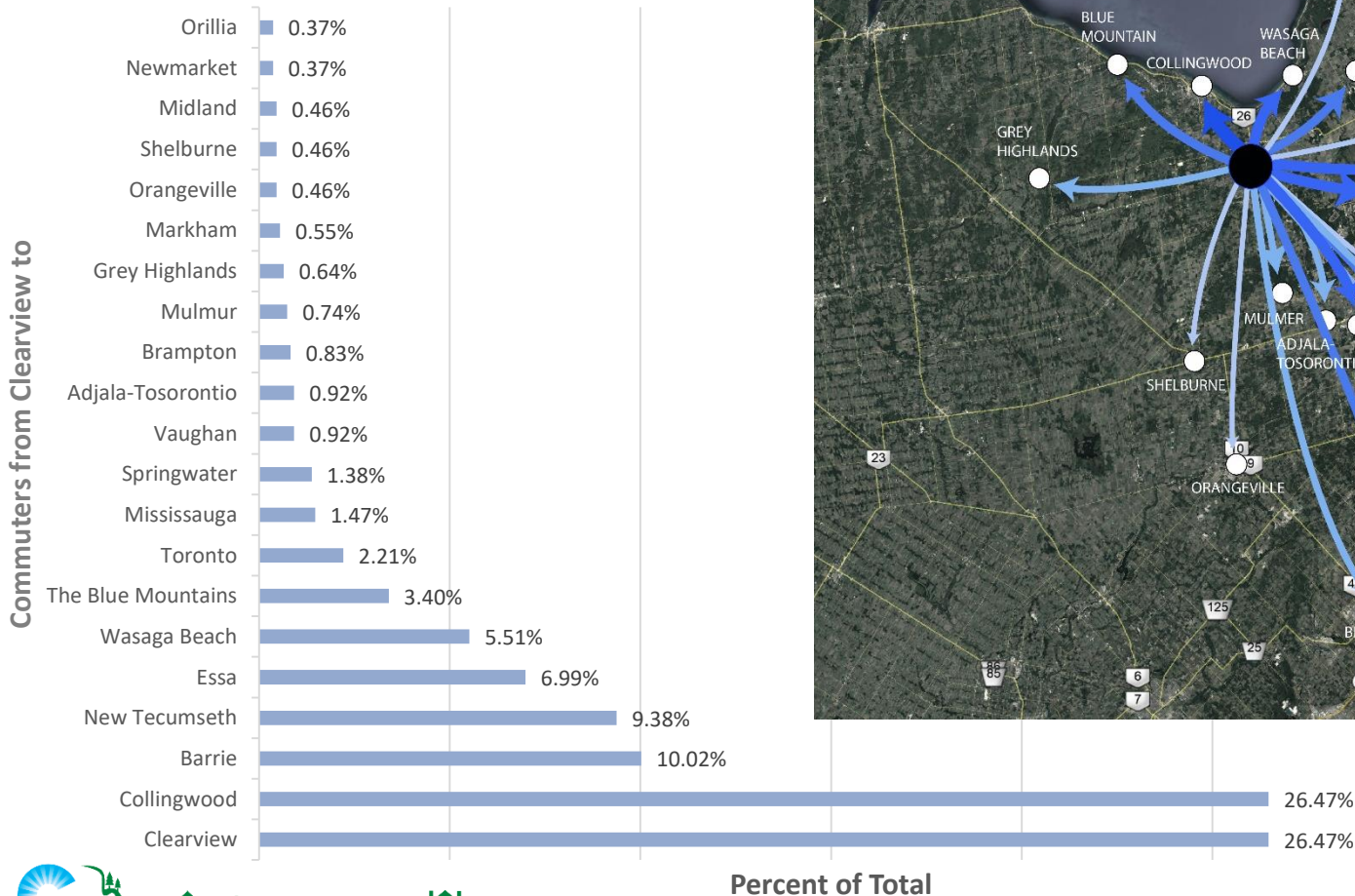
Over half of the 2,670 people working in Clearview live in the Township, the rest travel from:



# ISSUES TO ADDRESS

## Employment & Commuting Patterns from Clearview

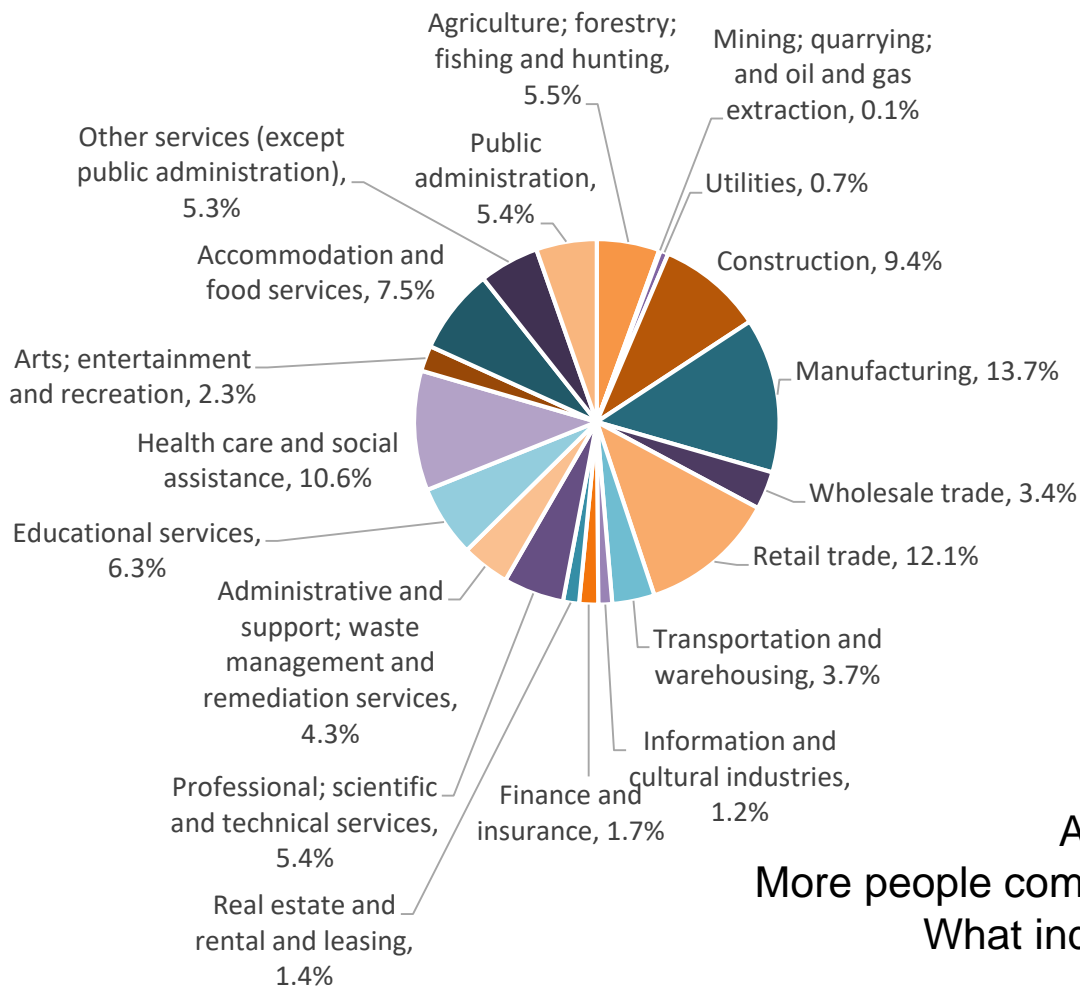
About a quarter of the Township's 5,440 employed residents work in Clearview, and the rest commute to:



Percent of Total

# ISSUES TO ADDRESS

Employment within Clearview Township (2016 census)



Questions to consider:

Are industrial lands in the right place?  
 More people commute out of, than into, the Township.  
 What industries should be promoted to boost employment within Clearview?



# ISSUES TO ADDRESS

## Land Use Designations & Servicing

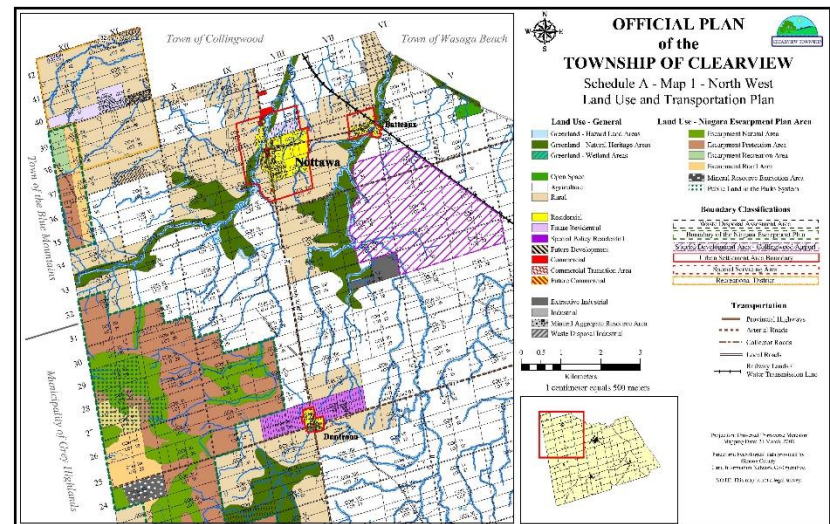
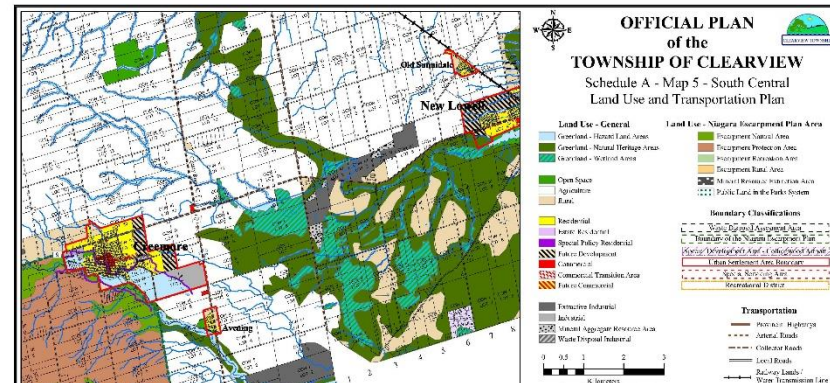
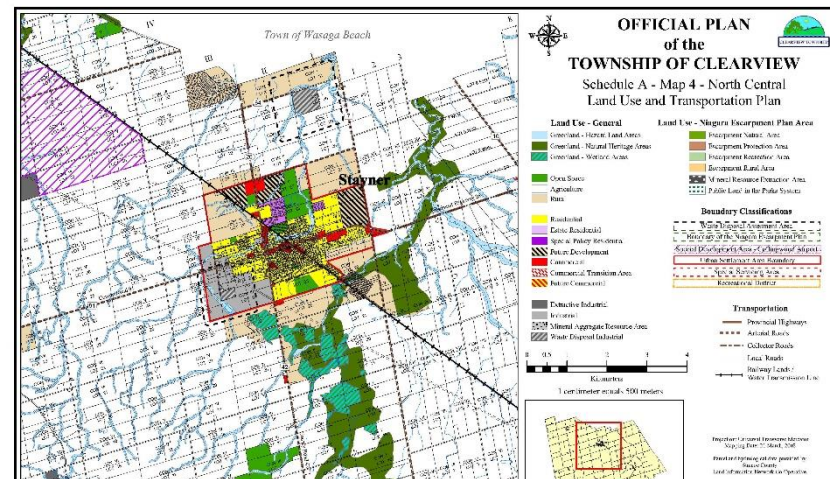
Questions to consider moving forward with the OP Review:

If new large retailers come to Clearview, where are the most appropriate locations?

Are lands designated for residential development in the appropriate locations?

What is the best servicing solution for Nottawa and New Lowell?

Should new development be fully-serviced or should private systems, or partial municipal servicing be allowed?



# GET INVOLVED!

More issues will be identified and information will be shared going forward.

It is important for the Township Council and Staff, and the consulting group assisting with the process to hear from residents.

Please check-in regularly with the Township website, and sign-up for updates about the Official Plan Review project.

<https://www.clearview.ca/news-events-meetings/special-projects/official-plan-review>

## Contact information:

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Information  
will be added  
to the website  
as the Official  
Plan Review  
moves  
forward!