



BY ELECTRONIC MAIL ONLY

March 17, 2026

Mr. Derek Abbotts MCIP RPP PLE  
Director of Planning and Building  
Ms. Rossalyn Workman MURP, Dipl. MM, MCIP RPP  
Manager of Planning  
Township of Clearview  
217 Gideon Street  
Stayner, Ontario L0M 1S0

Dear Derek and Rossalyn:

**Subject: Tribute (Creemore) Limited  
Request for Redline Revision to Draft Plan  
Enactment of Zoning By-law Amendment**

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I am writing to you on behalf of Tribute (Creemore) Limited to request that Council now proceed with the enactment of the implementing zoning by-law amendment for the approved Creemore plan of subdivision. Additionally, Tribute is requesting a red-line revision to the draft approved plan, which is detailed in section 4 below.

## **1. Background**

You will recall that in November 2024, Township Council adopted Official Plan Amendment 1 and draft approved the block plan of subdivision for the Tribute lands. The County of Simcoe approved Official Plan Amendment 1 on March 15, 2025. In April 2025, Tribute requested that the rezoning by-law for the Tribute lands be held in abeyance. The purpose of the deferral request was to allow Tribute an opportunity to fully assess the housing market, to confirm the type of homes proposed, and to monitor the Township's preparation of a new Comprehensive Zoning By-law as it relates to revised zoning standards.

Thank you for the time you have spent in reviewing Tribute's proposed zoning by-law amendment and the proposed red-line revision to change the condominium townhouse block (located in the south part of the ownership) to single detached lots.

## **2. Zoning By-law Amendment**

Attached for your consideration is the draft zoning by-law amendment for Tribute's lands in Creemore. For the most part, the requested zoning standards align with what



is proposed in the Township’s new Comprehensive Zoning By-law (Draft 1). Where zoning standards are slightly different, Tribute’s requests are shown in bold face type in the table below, with relevant comments provided.

Zoning standards	Township’s New Zoning By-law (Draft 1)	Tribute’s Request	Planning Considerations
<b>Minimum lot frontage</b>	Singles: 9 m. 11 m. Semi-detached: 7.5 m. Townhouses: 5.5 m.	Singles: 9.8 m. 12.2 m. Semi-detached: 7.6 m. Townhouses: 6.1 m.	Tribute’s lots would <u>exceed</u> the proposed minimum lot frontage standards for single detached, semi-detached and townhouse lots.
<b>Minimum lot area</b>	Singles: 270 sq. m. 330 sq. m. Semi-detached: 225 sq. m Townhouses: 165 sq. m.	Singles: 280 sq. m. 360 sq. m. Semi-detached: 225 sq. m Townhouses: 180 sq. m.	Tribute’s single detached lots and townhouse lots would <u>exceed</u> the proposed minimum lot area standards, and the semi-detached lots would comply with the Township’s proposed standards. Tribute’s street townhouse lots, if developed, are planned to be larger than proposed in the Township’s new By-law.
<b>Maximum lot coverage (including decks, porches and accessory buildings over 10 sq.m.)</b>	<b>50% for singles</b>  <b>50% for semi-detached lots</b>	50% for 15 m. lots, <b>60% for 9.8 m. and 12.2 m lots,</b> 60% for semi-detached lots.	<b>50% does not provide enough flexibility for decks that are above 300mm based on grading requirements and would push over the 50% maximum.</b> The existing in-force zoning by-law permits 60% lot coverage for semis, yet the new by-law proposes a reduction to 50%. Tribute requests a correction to the lot coverage for semi-detached units.
<b>Front yard setback</b>	6 m.	6 m. to garage,	It is anticipated that Draft 2 of the Township’s Zoning By-law will

Zoning standards	Township's New Zoning By-law (Draft 1)	Tribute's Request	Planning Considerations
		4.5 m to habitable portion of dwelling.	include the front yard setback standards as noted in column 3, on a Township-wide basis, which matches with Tribute's expectations.
Exterior side yard	4.5 m.	4 m.	The current in-force Zoning By-law permits 4 m. exterior side yard setbacks. The change to 4.5 m. in the new Zoning By-law will result in many legal non-conforming lots in Clearview Township. It is requested that the exterior side yard remain as-is, at 4 m.
Maximum building height	10 m.	12 m.	The current zoning of the property permits 13 m or 3 storeys. Tribute agrees to a reduction to 12 m. In February 8, 2024 correspondence from the Township's planning consultants (MHBC), there was support for 13 m and 3 storeys. The previous zoning by-law amendment and Council Report supported higher building heights and reducing these to 10m restricts Tribute's ability to provide proper roof pitches and varying architectural designs for parapets.
Maximum driveway width and coverage	No more than 50% of front yard can be used for driveway.	40% for 9.8 m lots 55% for 12.2 m lots 45% for 15.0 m lots	The in-force Zoning By-law permits 9 m wide driveways/40 percent of lot frontage. Tribute proposes to set the driveway width and driveway coverage by lot type, and to specifically permit 2 car driveways on 12.2 metre lots. The additional 5 percent would not be a detriment to the streetscape.

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<b>Driveway triangle/setback to intersection</b>	5 m. on local streets, 7.5 m on other street categories.	5 m. on local streets, 7.5 m on other street categories.	Tribute's zoning by-law amendment is aligned with the draft new zoning by-law, and it is suggested that the Township add a typical figure to the By-law to show how these measurements are calculated.
<b>Setback from slopes with grade greater than 3:1</b>	15 m.	15 m.	3:1 slopes are permitted; the correction shown is to indicate that the setback of 15 m. is for slopes <u>greater than 3:1</u> , not 3:1 and greater.
<b>Encroachments - Decks and Porches</b>	3 m. encroachment for stairs/landings into front yard - table 5.8  Porch or Deck greater than 0.75m above finished grade	3m encroachment for decks into rear yard, 1.8m encroachment for porches into front yard. Steps to a porch or deck 1.5m min from front or exterior side yards	Tribute's zoning by-law amendment initially looked to clarify permitted encroachment of porches and the stairs that accessed them. The proposed amendment by Tribute now aligns with the draft new zoning by-law.  Note that these standards for accessory structures are commonplace throughout central Ontario.

### 3. Planning Summary for Tribute's requested zoning variations

As noted, for the most part, Tribute's proposed zoning standards are in line with what is proposed in the Township's draft new Comprehensive Zoning By-law. The minor areas of deviation are:

- A request for 60% lot coverage (rather than 50%) for lots that have frontages of 9.8 metres and 12.2 metres. The purpose of this request is to allow for Tribute to construct homes that have decks over 300mm that would push the coverage past 50%.
- To allow a maximum building height of 12 metres rather than 10 metres as this allows for the construction of 3 storey dwellings/roof peaks etc. and aligns with the previous zoning by-law approval. (Note that the current zoning of the property permits 3 storey or 13 m heights.)
- Maintain exterior side yards at 4 metres as currently permitted by the in-force Zoning By-law, rather than increase the requirement to 4.5 metres.
- Set maximum driveway widths and driveway coverage by percentage of the lot, based on lot width. The current permission is a 9 metre driveway width which is not appropriate for lots with frontages of 9.8 m, 12.2 m, and 15.0 metres as this would result in the driveway dominating the front yard of the property. Tribute's interest is ensuring that there is the opportunity to provide driveway widths that can accommodate 2 vehicles for lots that have widths of 12.2 m.
- A correction to the by-law such that the 15 m. setback is required from slopes that exceed 3:1 rather than slopes that are 3:1 or greater.
- Encroachments: 3 m encroachment for stairs/landings into front yard - Table 5.8. Porch or Deck greater than 0.75m above finished grade.
  - Tribute would only be constructing a deck if the grading was above 0.75 m., so this doesn't allow for any projection into the rear yard when required.
  - Porches will be standard features for all units and a 3.0 m. maximum encroachment for stairs does not allow the porch to project the permitted 3.0 m. encroachment as well.

#### 4. Requested red-line revision to the draft approved plan

The approved draft plan of subdivision identifies a condominium townhouse block that would permit approximately 68 townhouse units. Tribute requests that the plan be red-line revised to permit the creation of a crescent in this location, and to convert the condominium townhouses to 47 single detached lots on a municipal roadway.

This redline revision request is in response to the current market trends with the ideal housing format for this market being single detached and freehold housing forms. This



would result in a reduction in the total number of units for the development (i.e. a reduced density) and provide a housing form that is more marketable than condominium townhouses. Furthermore, this change provides for a more cohesive subdivision plan and one that further aligns with the existing character of the Creemore community.

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As a final point, and on behalf of Tribute Communities, we applaud Township planning staff for your work on the new Zoning By-law. Not only does the new Township By-law reflect the principles of Planning policy and new urbanism, but it ensures that development will take place with industry proven zoning standards.

Thank you for your consideration of these requests and please let me know if additional information or clarification is required.

Sincerely,

Celeste Phillips, MCIP RPP

Attachments:

- i. Draft Zoning By-law
- ii. Revised draft plan and revised concept plan

Copy:

T. MacKenzie, Tribute Communities  
J. Dosman, Tribute Communities  
S. Cowling, Cassidy and Company  
T. Gibson, Crozier Engineering  
J. Willsey, Crozier Engineering