

Revisions to the Public Consultation Draft of the Official Plan of the Township of Clearview

The Preamble

This document presents a comprehensive list of the revisions and corrections that have been made to the Public Consultation Draft of the Official Plan of the Township of Clearview, which was released in August 2023. The revised and corrected Final Proposed Draft will be made available to the public on February 20, 2024, and will be subsequently presented to Council for consideration for adoption as the Township's Official Plan.

When making a revision to the text of the draft Official Plan (as opposed to a numbered policy), this document locates the revision by referring to paragraph order (such as "the fourth paragraph of Subsection 1.1.2"). For the purposes of this paragraph ordering, a list that appears within the text is counted as part of the paragraph preceding it. For example, the list in Subsection 1.1.2 whose first item is "significant amendments to the *Planning Act*" is counted as part of the second paragraph of Subsection 1.1.2, and the paragraph that follows this list (beginning "Clearview Township's Official Plan...") is thus considered to be the third paragraph of the subsection.

Where a revision inserts or deletes an item (i.e., a policy, clause, or subclause) in a way that affects the numbering of subsequent items, the need to renumber the subsequent items is identified using the phrase "renumbering any [policies/clauses/subclauses] appearing thereafter as necessary". This renumbering should be understood as including any cross-references to the policies so affected made elsewhere in the draft Official Plan.

Where an item whose numbering has been affected by a previous revision is also being revised, that item is identified using the "updated" numbering, with the original numbering being noted parenthetically using "formerly". Thus, Subsection (67) of Article 2 in this document refers to "Policy No. 2.4.1.10 (formerly No. 2.4.1.8)", meaning that the policy being referred to was No. 2.4.1.8 in the original Public Consultation Draft but has been renumbered because of the insertion of new policies earlier in Subsection 2.4.1 through the revisions made in Subsections (64) and (65) of Article 2.

Alterations to pagination, as reflected in parenthetical cross-references, which occur as a consequence of the revisions made and which do not affect the substance of the draft Official Plan, have been made tacitly and are not individually identified in this document.

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The Revisions

Article 1: Revisions to Section 1 (Introduction)

Subsection 1.1.2 (Updating the Official Plan)

- (1) Subsection 1.1.2 is revised by striking out “all of these plans and policies” at the end of the third paragraph and substituting “all of the policies and plans that were in effect at the time of its adoption”.
- (2) The fourth paragraph of Subsection 1.1.2 is revised by inserting the following sentence after “with stakeholder groups and community members.” at the end of the third sentence:

This Plan has further benefitted from the comments, suggestions, and recommendations that the community provided regarding the Public Consultation Draft released in August 2023.

Subsection 1.1.3 (Community Vision & Planning Priorities)

- (3) The fifth paragraph (beginning “Growing as a sustainable community”) of Subsection 1.1.3 is revised by striking out “our water resources, along with becoming a resilient community as we adapt to climate change while doing what we can to mitigate its impacts” at the end of the first sentence and substituting “our natural environment, including the Township’s vital water resources. We recognize that the reality of climate change must become a central focus of all decisions moving forward”.

Section 1.2 (Basis & Scope of the Official Plan)

- (4) The eleventh paragraph of Subsection 1.2.1 (beginning “The Simcoe County Official Plan...”) is revised by striking out the third sentence (“According to the most recent amendment to the SCOP ... and 6,470 jobs by 2051.”).
- (5) Section 1.2 is revised by inserting the following subsection after Subsection 1.2.2:

1.2.3 Transitional Policies for Official Plan Review

The County of Simcoe adopted Amendment No. 7 to the SCOP on August 9, 2022, for the purpose of updating the SCOP’s population, employment, and housing forecasts to the year 2051. The current SCOP requires the Township of Clearview to plan for a population of 19,700 people and for total employment of 5,100 jobs by 2031. Once approved, the forecasts and allocations in Amendment No. 7 to the SCOP would require the Township to plan for 21,820 residents and 6,470 jobs by 2051. At the time this Official Plan was being prepared for adoption, Amendment No. 7 had not yet been approved by the Province, meaning that the projections to 2031 contained in the current SCOP remain in effect. Therefore, the forecasts presented in Section 2.3 of this Official Plan, and this Plan’s policies more generally, reflect the 2031 projections set out in the current SCOP.

Moreover, in addition to the changes listed in Section 1.1.2 above, the Province of Ontario has proposed further changes to legislation, provincial policy, and provincial plans that were not in

effect at the time this Official Plan was adopted. These changes include amendments to the *Planning Act* that would affect the County of Simcoe's planning responsibilities and its current role as the Township's planning approval authority, as well as proposed changes that would see the Provincial Policy Statement and the Growth Plan combined into a single "Provincial Planning Statement". In many cases, it is not known when (or if) the proposed changes will come into effect.

As mentioned in Section 1.1.2, this Official Plan is meant to replace the Official Plan that the Township adopted in 2001 and, in doing so, to establish updated policies that reflect the current needs of the community and that take into account the growth projected to 2031. Given the uncertain status of Amendment No. 7 to the SCOP, and uncertainties surrounding provincial policy more generally, it is not considered prudent to delay the adoption of this Official Plan until those uncertainties have been resolved. At the same time, this Official Plan acknowledges that it is advisable to plan beyond the 2031 horizon (as contemplated by Amendment No. 7), and furthermore recognizes that the Province's approval of Amendment No. 7 (should it be granted) will require an amendment to the Township's Official Plan to conform with the amended SCOP.

Therefore, the overall intent is for this Official Plan to be reviewed and amended once the matters referred to in the previous paragraphs have been resolved, or at least once there is more certainty regarding longer-term policy direction from the County and Provincial levels. The policies presented in this section of the Plan should generally be understood as statements of intent to provide guidance for the amendment prepared during that review process.

Nothing in this section of the Official Plan is intended to affect, hinder, or interfere with Council's authority under the *Planning Act* to amend this Official Plan or to implement its policies, and nothing in this section shall be interpreted as preventing, in any way, Council from exercising any authority it has under the *Planning Act* or its delegates from exercising any authority as may be delegated under that Act.

1. For the purposes of this section, the term "Official Plan Review" shall refer to the process of reviewing and amending this Official Plan initiated by Council in response to, or as necessitated by, any of the following:
 - (a) the issuance of a decision by the Ministry of Municipal Affairs and Housing with respect to Amendment No. 7 to the Official Plan of the County of Simcoe;
 - (b) the issuance of a decision by the Province of Ontario with respect to the Provincial Planning Statement proposed on April 6, 2023 (ERO No. 019-6813) or with respect to a similar policy statement proposed in place of that document;
or
 - (c) the coming into force, on a day to be named by proclamation of the Lieutenant Governor, of Subsection 1 (2) of Schedule 9 to the *More Homes Built Faster Act, 2022*.

Article 1: Revisions to Section 1 (Introduction)

2. To clarify, more than one Official Plan Review process may be initiated under this section of the Official Plan, such as in circumstances where the events described in No. 1.2.3.1 above occur at different times.
3. If Council is of the opinion that all the matters contemplated in this section of the Official Plan have been adequately addressed, Council may amend this Official Plan to remove and repeal this section, even if one or more of the events described in No. 1.2.3.1 has not occurred.
4. It is anticipated that an Official Plan Review process will focus on the following:
 - (a) updating this Plan's population, housing, and employment forecasts to conform with such projections as may be approved by the Province;
 - (b) updating existing policies, or incorporating new policies, regarding the location and staging of development with respect to the availability of infrastructure and municipal services;
 - (c) making any alterations to the boundaries of Settlement Areas as Council considers necessary or advisable in order to ensure orderly, efficient, and sustainable development; and
 - (d) ensuring that the land use designations shown on the Schedules to this Plan continue to provide for and support the orderly, efficient, and sustainable development of land.
5. Nothing in No. 1.2.3.4 above requires that all of the matters identified in that policy be addressed through the same Official Plan Review process, and nothing shall prevent an amendment prepared and adopted through an Official Plan Review process from addressing matters that are not identified in Policy No. 1.2.3.4.
6. An amendment to this Official Plan made for the purpose of updating the forecasts and projections in Section 2 will, among other things:
 - (a) delete the current versions of Table 2.1, Table 2.2, Table 2.3, and Table 2.4 and replace them with Table 1.1, Table 1.2, Table 1.3, and Table 1.4 below, in the event that the Ministry of Municipal Affairs and Housing approves Amendment No. 7 to the County of Simcoe's Official Plan without making any modifications that affect population, housing, and employment forecasts as they pertain to Clearview Township;
 - (b) delete the current versions of Table 2.1, Table 2.2, Table 2.3, and Table 2.4 and replace with them tables that conform with such projections and forecasts as may be approved by the Province, in the event that the Ministry of Municipal Affairs and Housing approves Amendment No. 7 to the County of Simcoe's Official Plan with modifications that affect the population, housing, and employment forecasts pertaining to Clearview Township; or
 - (c) ensure that Table 2.1, Table 2.2, Table 2.3, and Table 2.4 remain in conformity with such projections and forecasts as may be approved by the Province, in the

event that the Ministry of Municipal Affairs and Housing refuses to approve Amendment No. 7 to the County of Simcoe's Official Plan.

7. The Township may base its planning for infrastructure and public service facilities on the projections contained in Table 1.1, Table 1.2, Table 1.3, and Table 1.4, even if those projections are not yet in effect, and furthermore may plan for infrastructure and public service facilities beyond the horizon year of 2051.
8. Notwithstanding No. 1.2.3.6 above, where a decision has been made or an event has occurred that results in circumstances in which the Township is authorized to prepare and adopt its own growth projections and forecasts:
 - (a) Council may initiate an Official Plan Review process that involves the preparation of such projections and forecasts; and,
 - (b) until such time as Council initiates the process referred to in Clause 1.2.3.8(a), the projections and forecasts that were in effect immediately before the decision in question was made or the event in question occurred shall remain in effect as part of this Official Plan.
9. The Official Plan Review process referred to in Clause 1.2.3.8(a) will have due regard for the projections and forecasts to the year 2051 that:
 - (a) were in effect as part of the Official Plan of the County of Simcoe immediately before the decision or event referred to in No. 1.2.3.8 occurred, in circumstances where the Ministry of Municipal Affairs and Housing has approved Amendment No. 7 to that Plan, with or without modifications; or
 - (b) were part of Amendment No. 7 to the Official Plan of the County of Simcoe as adopted by the County, in circumstances where the Ministry of Municipal Affairs and Housing has not made a decision regarding Amendment No. 7 or has refused to approve that Amendment.
10. Any alterations to the boundaries of Settlement Areas or to the land use designations on Schedule B made through an Official Plan Review process will be guided by the following principles:
 - (a) All alterations to Settlement Area boundaries will be consistent with the Community Structure & Growth Management policies set out in Section 2 of this Official Plan and based on the land needed to accommodate growth projected to 2051.
 - (b) The decision to add lands to a Settlement Area will generally be based on the suitability of the subject lands for development in the short or medium term, with the ability to provide municipal services and infrastructure to support development being considered a top priority.
 - (c) The decision to remove lands from a Settlement Area will generally be based on factors that constrain the long-term development of the lands in question, including the presence of environmentally sensitive features, the existence of

natural hazards, and factors preventing services and infrastructure to support development from being provided feasibly and sustainably.

- (d) In addition to the factors described above, decisions regarding alterations to Settlement Area boundaries will also take into consideration the logical rounding-out of Settlement Areas.
- (e) Decisions regarding land use designations will ensure that development is located in a way that prioritizes the efficient, sustainable, and cost-effective provision of infrastructure and municipal services.
- (f) Decisions regarding the “Agricultural” designation or the “Greenlands” designations will be consistent with this Official Plan’s stated objectives regarding the preservation of prime agricultural areas for long-term agricultural use, the protection and preservation of natural heritage features, and the directing of development away from hazardous lands and hazardous sites.

11. Any alterations made to the boundaries of the Urban Settlement Areas of Stayner or Creemore shall be subject to Policy No. 13.1.1.13 or Policy No. 13.2.1.11 of this Plan, as the case may be.
12. Nothing in this section shall prevent Council from amending this Official Plan in response to circumstances or events that are not described or contemplated in this section of the Plan.

(6) Subsection 1.2.3, as added by Subsection (5) of Article 1 above, is revised by inserting the following tables after Policy No. 1.2.3.6:

Table 1.1 – Target distribution of population growth to 2051 [NOT IN EFFECT]

Settlement Area	Estimated population, 2021 ^(a)	Target share of popul'n growth	Projected population		
			2031	2041	2051
Urban Settlement Areas	6,401	70%	7,759	9,289	11,015
Stayner	5,056	52.5%	6,074	7,222	8,516
Creemore	1,345	17.5%	1,685	2,067	2,499
Community Settlement Areas	2,101	20%	2,489	2,926	3,419
New Lowell	965	8%	1,120	1,295	1,492
Nottawa	1,136	12%	1,369	1,631	1,927
Rural Settlement Areas	793	6%	909	1,041	1,188
Lands outside Settlement Areas	5,934	4%	6,012	6,099	6,198

Total, Clearview Township	15,229	100%	17,169	19,355	21,820
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^(a)Based on 2021 Census Dissemination Block data from Statistics Canada.

Table 1.2 – Projected employment growth in Clearview, 2021-2051 [NOT IN EFFECT]

Employment type	No. of jobs				Job growth, 2021-2051
	2021	2031	2041	2051	
Population-Related	2,360	2,650	3,000	3,180	+ 820
Employment Land	390	560	850	1,190	+ 800
Rural	1,600	1,730	1,860	1,910	+ 310
Total Employment	4,350	4,940	5,710	6,280	+ 1,930

Source: Hemson Consulting, *Growth Forecasts and Land Needs Assessment* (31 March 2022), Appendix D (Detailed Forecast Results).

Table 1.3 – Target distribution of new dwelling units, 2021-2051 [NOT IN EFFECT]

Settlement Area	No. of new dwelling units...		
	... by 2031	... by 2041	... by 2051
Urban Settlement Areas	1,024	2,264	2,944
Stayner	768	1,698	2,208
<i>within built boundary</i>	288	637	828
<i>in designated greenfield area</i>	480	1,061	1,380
Creemore	256	566	736
<i>within built boundary</i>	96	212	276
<i>in designated greenfield area</i>	160	354	460
Community Settlement Areas	174	385	500
New Lowell	77	170	220
Nottawa	97	215	280

Rural Settlement Areas	51	113	148
Lands outside Settlement Areas	31	68	88
Total, Clearview Township	1,280	2,830	3,680

Table 1.4 – Target share of housing density types per Settlement Area [NOT IN EFFECT]

Settlement Area type	Total no. of new units by 2051	Low-density	Medium-density	High-density
Urban Settlement Areas	2,944	60%	30%	10%
Community Settlement Areas	500	75%	25%	0%
Rural Settlement Areas	148	100%	0%	0%
Lands outside Settlement Areas	88	100%	0%	0%

Subsection 1.3.2 (Interpretation of Specific Terms)

- (7) The third paragraph of Subsection 1.3.2 is revised by inserting “and, for this reason, may not reflect the exact names currently in use” at the end of the third sentence.

Subsection 1.3.3 (“May” & “Shall”)

- (8) The first paragraph of Subsection 1.3.3 is revised by inserting the following footnote after the end of the sixth sentence (“Thus, the statement ... not obligated to do so-and-so.”), renumbering any footnotes appearing thereafter as necessary:

3 In ordinary conversation, we would likely express this by saying, “The Township *can* do so-and-so,” but in policy documents like this Official Plan, “can” would be interpreted as meaning “is capable of, but is not necessarily permitted to.”

- (9) The first paragraph of Subsection 1.3.3. is further revised by striking out the seventh sentence (“In ordinary conversation, ... not necessarily permitted to.”).
- (10) The second paragraph of Subsection 13.3.3 is revised:
- (a) by striking out “the legal obligation of doing so-and-so” at the end of the first sentence and substituting “a legal obligation to do so-and-so”; and
 - (b) by placing the second sentence (“Today, we would probably express ... or the phrase ‘has to.’”) inside parentheses.
- (11) The third paragraph of Subsection 13.3.3 is revised by striking out the first two sentences (“Finally, some statements ... as indicating intent.”) and substituting “Finally, some statements in this Official

Plan use the verb 'will', which in ordinary conversation is generally used to create the future tense but which in the context of this document should be understood as indicating intent."

Article 2: Revisions to Section 2 (Community Structure & Growth Management)

Section 2.1 (Goals & Principles)

- (1) Goal No. 2.1.3 is revised by striking out "role and unique character" and substituting "role, vitality, and unique character".

Section 2.2 (Growth Management)

- (2) The first paragraph of the preamble to Section 2.2 is revised by striking out "existing levels of municipal water and sewage services" in the first sentence and substituting "existing levels of municipal water and wastewater services".
- (3) The preamble to Section 2.2 is further revised by inserting the following paragraph after the sixth paragraph (beginning "Urban Settlement Areas are meant to be the primary locations..."):

Municipal water services and municipal wastewater services are generally available throughout the Urban Settlement Areas, and it is expected that all new development and redevelopment will be provided with full municipal services, subject to the policies in Section 7.2.2 of this Official Plan.
- (4) The ninth paragraph of the preamble to Section 2.2 (beginning "Community Settlement Areas feature some mix of land uses...", formerly the eighth paragraph of the preamble) is revised by striking out "the availability of municipal water and sewage services." at the end of the second sentence and substituting "the availability of municipal water and wastewater services. At the time this Official Plan was adopted, municipal water services were available in most of New Lowell and in parts of Nottawa, but neither of the Community Settlement Areas had municipal wastewater services available. Until full municipal services become available, it is expected that development in the Community Settlement Areas will be provided with services in accordance with Section 7.2.3 of this Plan."
- (5) The preamble to Section 2.2 is further revised by inserting a paragraph break after "in accordance with Section 7.2.3 of this Plan." at the end of the text added by Subsection (4) of Article 2 above.
- (6) The eleventh paragraph of the preamble to Section 2.2 (beginning "Rural Settlement Areas are small communities...", formerly the ninth paragraph of the preamble) is revised by striking out "and **Singhampton**" at the end and substituting "**Singhampton**, and **Sunnidale Corners**".
- (7) The preamble to Section 2.2 is further revised by inserting the following paragraph after the twelfth paragraph (beginning "Rural Settlement Areas are considered 'rural settlements'...", formerly the tenth paragraph of the preamble):

Municipal water services and municipal wastewater services are not available in the Rural Settlement Areas, nor is it anticipated that municipal services will become available in these areas

within the foreseeable future. It is generally expected that any development or redevelopment occurring in Rural Settlement Areas will be provided with individual on-site water services and individual on-site wastewater services, subject to the policies in Section 7.2.4.

- (8) The fourteenth paragraph of the preamble to Section 2.2 (beginning “Rural Crossroads are specific places...”; formerly the eleventh paragraph of the preamble) is revised by striking out “The Township’s Rural Crossroads include Cashtown, Maple Valley, and Sunnidale Corners; the full list is provided in Section 2.2.4 below” at the end and substituting “The full list of the Township’s Rural Crossroads is provided in Section 2.2.4 below”.
- (9) The sixteenth paragraph of the preamble to Section 2.2 (beginning “Other lands located outside Settlement Areas...”; formerly the thirteenth paragraph of the preamble) is revised by striking out “and the Collingwood Regional Airport” at the end of the second sentence and substituting “and lands associated with the Collingwood Regional Airport”.

Subsection 2.2.1 (Urban Settlement Areas)

- (10) Subsection 2.2.1 is revised by striking out the preamble in its entirety and substituting the following:

The policies in this section provide general direction for development in the Urban Settlement Areas of Stayner and Creemore, with a particular focus on Community Hubs. Community Hubs, which are delineated on Schedule B-4 and Schedule B-12 to this Official Plan, represent the established downtown cores of the two Urban Settlement Areas and are meant to serve as primary activity centres for the community. Community Hubs will continue to feature a mix of land uses, with a predominantly commercial orientation, while also accommodating residential uses to support local businesses and promote activity. The compact, pedestrian-friendly nature of Community Hubs is vital to fostering a healthy downtown economy and attracting visitors who come to experience the unique small-town charm of these areas. Therefore, one of this Official Plan’s main objectives is to help maintain and improve the Community Hubs while retaining each area’s historical built form and architectural legacy.

More generally, this Official Plan’s vision for the Urban Settlement Areas is that these areas will:

- (1) accommodate the majority of new growth and development in a manner that respects and maintains the unique historical character of each Urban Settlement Area and of existing residential neighbourhoods;
- (2) provide appropriate locations so that major development can be efficiently provided with full municipal water and wastewater services; and
- (3) serve as primary activity centres with a mix of land uses that will continue to foster the growth of complete communities.

The following policies apply generally to development in the Urban Settlement Areas:

- (11) Policy No. 2.2.1.1 is revised by striking out “municipal sewage services” and substituting “municipal wastewater services”.

Article 2: Revisions to Section 2 (Community Structure & Growth Management)

- (12) Policy No. 2.2.1.5 is revised by striking out “housing for senior citizens” and substituting “congregate housing”.
- (13) Policy No. 2.2.1.6 is revised by striking out “Council may prepare” at the start and substituting “The Township may prepare”.
- (14) Policy No. 2.2.1.8 is revised by striking out “will be strongly encouraged” and substituting “will generally be permitted”.
- (15) Policy No. 2.2.1.10 is revised by striking out “The Township may” at the start and substituting “Where authorized under the *Planning Act*, the Township may”.
- (16) Policy No. 2.2.1.12 is revised by striking out “Council will continue” at the start and substituting “The Township will continue”.
- (17) Subsection 2.2.1 is further revised by striking out Policy No. 2.2.1.16 and substituting the following:
 16. Off-street parking facilities in Community Hubs shall have little to no direct frontage along any public street, and no development whose design incorporates large tracts of surface parking between a building face and the street shall be permitted in a Community Hub.
- (18) Policy No. 2.2.1.17 is revised by striking out “Council will encourage, and may permit, at its discretion” at the start and substituting “The Township will encourage, and may permit”.
- (19) Policy No. 2.2.1.18 is revised by striking out “Council may, at its discretion,” at the start and substituting “The Township may”.
- (20) Subsection 2.2.1 is further revised by striking out Policy No. 2.2.1.19 and substituting the following, renumbering any policies appearing thereafter as necessary:
 19. With respect to off-street parking, the implementing Zoning By-law:
 - (a) may define and delineate areas in Community Hubs within which minimum parking requirements will be reduced or waived through a parking exemption agreement and the payment of cash in lieu; and
 - (b) may define and delineate areas in Community Hubs within which the entering into of a parking exemption agreement and the payment of cash in lieu of providing parking will be required.
 20. An area defined and delineated in the implementing Zoning By-law under Policy No. 2.2.1.19 above may encompass the entirety of a Community Hub or any portion or portions thereof.
- (21) Subsection 2.2.1 is further revised by striking out the heading “Transition Corridors” that appears before Policy No. 2.2.1.23 (formerly No. 2.2.1.22).
- (22) Subsection 2.2.1 is further revised by striking out Policy Nos. 2.2.1.23–30 (formerly Nos. 2.2.1.22–29).

Subsection 2.2.2 (Community Settlement Areas)

- (23) The first paragraph of the preamble to Subsection 2.2.2 is revised:
- (a) by striking out “appropriate water and sanitary sewage services” at the end of the first sentence and substituting “appropriate water and wastewater services”; and
 - (b) by striking out “their possible future ‘promotion’ to” in the last sentence and substituting “their possible future re-classification as”.
- (24) The second paragraph of the preamble to Subsection 2.2.2 (beginning “In contrast to the Community Hubs...”) is further revised by striking out the last sentence (“Transition Corridors in Community Settlement Areas ... to the surrounding low-density residential areas.”).
- (25) Policy No. 2.2.2.4 is revised by striking out “where such infilling or development will result in a parcel of land that contains ten or more dwelling units” and substituting “where the *Planning Act* provides that such infilling or development may be subject to Site Plan Control”.
- (26) Policy No. 2.2.2.5 is revised:
- (a) by striking out “Council may” at the start of the portion before Clause (a) and substituting “The Township may”; and
 - (b) by striking out “can be provided with water and sewage services” in Clause (a) and substituting “can be provided with water and wastewater services”.
- (27) Policy No. 2.2.2.6 is revised by striking out “Council may” at the start and substituting “The Township may”.
- (28) Policy No. 2.2.2.7 is revised by striking out Clause (a) and substituting the following:
- (a) Municipal water services and municipal wastewater services are, or will be, generally available in the Settlement Area to accommodate the majority of planned growth, and development using individual on-site water services and individual on-site wastewater services or using partial services will not be permitted or will be limited to infilling and the rounding out of existing development, as appropriate.
- (29) Policy No. 2.2.2.11 is revised by striking out “the promotion” at the end of Clause (a) and substituting “the re-classification”.
- (30) Subsection 2.2.2 is further revised by inserting the following policy after Policy No. 2.2.2.11:
- 12. The amendment to this Official Plan referred to in No. 2.2.2.11 above shall be based on the plans and studies that will have been prepared to address the matters identified in Policy No. 2.2.2.7.

Subsection 2.2.3 (Rural Settlement Areas)

- (31) Policy No. 2.2.3.1 is revised by striking out Clause (c) and substituting the following:
- (c) be provided with water and wastewater services in a manner that is consistent with the PPS and that is acceptable to, and approved by, the Township.
- (32) Policy No. 2.2.3.4 is revised by striking out “can be provided with water services and sewage services” in Clause (d) and substituting “can be provided with water and wastewater services”.
- (33) Policy No. 2.2.3.5 is revised by striking out “such a promotion” at the end and substituting “such a re-classification”.

Subsection 2.2.4 (Rural Crossroads)

- (34) The preamble to Subsection 2.2.4 is revised by striking out “three named Rural Crossroads – Cashtown, Maple Valley, and Sunnidale Corners – and two other unnamed Rural Crossroads” and substituting “two named Rural Crossroads (Cashtown and Maple Valley) and two others without names”.
- (35) Clause (a) of Policy No. 2.2.4.1 is revised by striking out Subclause (i), renumbering any subclauses appearing thereafter as necessary.
- (36) Policy No. 2.2.4.4 is revised by inserting “through the approval of the implementing Zoning By-law and amendments thereto” at the end.
- (37) Subsection 2.2.4 is revised by striking out Policy No. 2.2.4.10, renumbering any policies appearing thereafter as necessary.
- (38) Policy No. 2.2.4.10 (formerly No. 2.2.4.11) is revised:
- (a) by striking out “wedding venues” in Clause (e) and substituting “event venues”;
 - (b) by striking out the semicolon after “large amounts of land” in Clause (h) and substituting a comma, followed by “such as large-format retail stores, warehouses, and transportation terminals;”; and
 - (c) by striking out “or that is otherwise better suited for locations with full municipal water services and municipal sewage services” at the end of Clause (i) and substituting “or that requires, or is otherwise better suited for, a location with full municipal water services and municipal wastewater services”.
- (39) Policy No. 2.2.4.12 (formerly No. 2.2.4.13) is revised by striking out “individual on-site sewage services” and substituting “individual on-site wastewater services”.

Section 2.3 (Growth Management)

- (40) The first paragraph of the preamble to Section 2.3 is revised by striking out “At the same time, this Plan intends” at the start of the third sentence and substituting “Beyond infilling and intensification, it is expected that most of the Township’s planned growth will be accommodated through

development in the designated greenfield areas in Stayner and Creemore. In all cases, this Plan intends”.

- (41) The preamble to Section 2.3 is further revised by striking out the second paragraph.

Subsection 2.3.1 (Population & Employment Forecasts)

- (42) The first paragraph of the preamble to Subsection 2.3.1 is revised:

- (a) by striking out “based on forecasts from Amendment No. 7 to the SCOP, which was adopted by Simcoe County on August 9, 2022, but has not yet been approved by the Province” at the end of the first sentence and substituting “based on Table 1 in Section 3.2 of the SCOP, which directs the Township of Clearview to plan for a total population of 19,700 people and for total employment of 5,100 jobs by 2031”;
- (b) by striking out the second sentence (“Once Amendment No. 7 is approved ... 6,470 jobs by 2051.”); and
- (c) by striking out the third sentence (“The projected population of 21,820 people ... an average annual growth rate of approximately 1.2%.”) and substituting “The projected population of 19,700 people would therefore represent an increase of 4,471 people over a period of ten years, corresponding to an average annual growth rate of approximately 2.6%.”

- (43) The second paragraph of the preamble to Subsection 2.3.1 is revised:

- (a) by striking out “then by 2051 there would be just over 8,500 people living outside the Township’s Settlement Areas” at the end of the third sentence and substituting “then by 2031 there would be 7,676 people living outside the Township’s Settlement Areas, rising to just over 8,500 people by 2051 (assuming a total population of 21,820 people, as projected in Amendment No. 7 to the SCOP, which as mentioned earlier has yet to be approved by the Province)”;
- (b) by striking out “on agriculture and on the Township’s rural landscape” at the end of the fourth sentence and substituting “on agriculture, on the Township’s rural landscape, and on the natural environment”; and
- (c) by striking out “This Official Plan therefore directs the majority of the population growth projected to take place between 2021 and 2051 to the two Urban Settlement Areas” at the start of the fifth sentence and substituting “This Official Plan therefore directs the majority of the projected population growth to the two Urban Settlement Areas”.

- (44) The preamble to Subsection 2.3.1 is further revised by deleting the page break after the third paragraph.

(45) Subsection 2.3.1 is further revised by deleting Table 2.1 and substituting the following table:

Table 2.1 – Target distribution of population growth to 2031

Settlement Area	Estimated population, 2021 ^(a)	Target share of popul'n growth	Projected population	
			2026	2031
Urban Settlement Areas	6,401	70%	7,865	9,531
Stayner	5,056	52.5%	6,154	7,403
Creemore	1,345	17.5%	1,711	2,127
Community Settlement Areas	2,101	20%	2,519	2,995
New Lowell	965	8%	1,132	1,323
Nottawa	1,136	12%	1,387	1,673
Rural Settlement Areas	793	6%	919	1,061
Lands outside Settlement Areas	5,934	4%	6,018	6,113
Total, Clearview Township	15,229	100%	17,321	19,700

^(a)Based on 2021 Census Dissemination Block data from Statistics Canada.

(46) Subsection 2.3.1 is further revised by deleting Table 2.2 and substituting the following table:

Table 2.2 – Projected employment growth in Clearview, 2021-2031

Employment type	No. of jobs		Job growth, 2021-2031
	2021	2031	
Population-Related	2,361	2,726	+365
Employment Land	378	738	+359
Rural	1,552	1,636	+84
Total Employment	4,292	5,100	+808

(47) The fifth paragraph of the preamble to Subsection 2.3.1 (beginning “Table 2.2 forecasts a relatively even split...”) is revised by striking out “at about 42% of all job growth for each of the two job types,

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with the remaining 16% of projected job growth” and substituting “at about 45% of all job growth for each of the two job types, with the remaining 10% of projected job growth”.

(48) Policy No. 2.3.1.1 is revised by inserting the following clause after Clause (a), renumbering any clauses appearing thereafter as necessary:

- (b) to ensure that the availability of municipal services and the ability to provide services effectively and efficiently is a primary determining factor in decisions regarding where development should be located;

(49) Policy No. 2.3.1.2 is revised by striking out “should take place on municipal water services and municipal sewage services” and substituting “shall take place on municipal water services and municipal wastewater services”.

(50) Policy No. 2.3.1.3 is revised:

- (a) by striking out “should occur” and substituting “shall occur”; and
- (b) by striking out “existing built-up areas” at the end and substituting “existing built-up areas, unless acceptable justification for an alternative location has been provided to the satisfaction of the Township”.

(51) Policy No. 2.3.1.4 is revised by striking out “while recognizing that other Settlement Areas will also require some commercial uses to serve the needs of their residents” at the end and substituting “as well as to locations along Arterial and Collector Roads, while also providing for appropriate commercial uses to serve the needs of residents of Settlement Areas that do not have such locations”.

Subsection 2.3.2 (Intensification & Density)

(52) Policy No. 2.3.2.6 is revised:

- (a) by striking out “so long as Council is satisfied that” at the end of the portion before Clause (a) and substituting “provided that”; and
- (b) by striking out “will have access to a public road that meets the Township’s minimum standards” in Clause (b) and substituting “will have direct access to and from a public road that is maintained on a year-round basis”.

(53) Subsection 2.3.2 is revised by inserting the following policy after Policy No. 2.3.2.6, renumbering any policies appearing thereafter as necessary:

- 7. In recognition of the role they play in intensification, the Township will encourage the creation of additional residential units in accordance with the policies in Section 2.4.2 below and the creation of new residential lots by consent in accordance with the applicable policies in Section 11.9.2.

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- (54) Policy No. 2.3.2.9 (formerly No. 2.3.2.8) is revised by striking out “Council may, at its discretion, permit the entering into of parking exemption agreements or other alternative parking arrangements, in order to facilitate” at the start and substituting “The Township may enter into parking exemption agreements or consider other alternative parking arrangements to facilitate”.
- (55) Policy No. 2.3.2.10 (formerly No. 2.3.2.9) is revised by striking out “municipal sewage services” in Clause (a) and substituting “municipal wastewater services”.
- (56) Policy No. 2.3.2.11 (formerly No. 2.3.2.10) is revised:
- (a) by striking out “where Council is satisfied that” at the end of the portion before Clause (a) and substituting “where the Township is satisfied that”; and
 - (b) by striking out “will have access to a public road that meets the Township’s minimum standards” in Clause (b) and substituting “will have direct primary access to and from a public road that is maintained on a year-round basis”.
- (57) Policy No. 2.3.2.12 (formerly No. 2.3.2.11) is revised:
- (a) by striking out “provided that Council is satisfied” and substituting “provided that the Township is satisfied”; and
 - (b) by inserting “for residents” after “on-site parking facilities” at the end.
- (58) Policy No. 2.3.2.15 (formerly No. 2.3.2.14) is revised by striking out “Council may, at its discretion, permit the proponent of a commercial infilling project to enter into a parking exemption agreement or to use other alternative parking arrangements” at the start and substituting “The Township may enter into a parking exemption agreement with the proponent of a commercial infilling project or permit other alternative parking arrangements, such as the use of public parking or shared parking facilities”.

Section 2.4 (Housing)

- (59) The first paragraph of the preamble to Section 2.4 is revised:
- (a) by striking out “as part of its recent municipal comprehensive review, Clearview Township is expected to see demand for a total of 3,680 new dwelling units between 2021 and 2051” at the end of the first sentence and substituting “during the process of preparing the current SCOP, Clearview Township is projected to accommodate a total of 8,280 dwelling units (7,313 of them occupied by usual residents) by 2031, an increase of 1,984 units over the 6,296 total dwellings reported in the 2021 Census”; and
 - (b) by striking out “30% of these new units” in the second sentence and substituting “at least 30% of these new units”.

- (60) The preamble to Section 2.4 is further revised by deleting Table 2.3 and substituting the following table:

Table 2.3 – Target distribution of new dwelling units, 2021-2031

Settlement Area	No. of new dwelling units by 2031
Urban Settlement Areas	1,588
Stayner	1,191
<i>within <u>built boundary</u></i>	447
<i>in <u>designated greenfield area</u></i>	744
Creemore	397
<i>within <u>built boundary</u></i>	149
<i>in <u>designated greenfield area</u></i>	248
Community Settlement Areas	264
New Lowell	106
Nottawa	158
Rural Settlement Areas	79
Lands outside Settlement Areas	53
Total, Clearview Township	1,984

- (61) Table 2.4 is revised:

- (a) by striking out “by 2051” at the end of the heading to the second column and substituting “by 2031”;
- (b) by striking out “2,944” in the second column of the second row (“Urban Settlement Areas”) and substituting “1,588”;
- (c) by striking out “500” in the second column of the third row (“Community Settlement Areas”) and substituting “264”;
- (d) by striking out “148” in the second column of the fourth row (“Rural Settlement Areas”) and substituting “79”; and
- (e) by striking out “88” in the second column of the fifth row (“Lands outside Settlement Areas”) and substituting “53”.

- (62) The second paragraph of the preamble to Section 2.4 (beginning “The other 70%...”) is revised by striking out “Table 2.3 below” at the start of the second sentence and substituting “Table 2.3 above”.

Subsection 2.4.1 (General Housing Policies)

- (63) Policy No. 2.4.1.1 is revised by striking out “an appropriate and adequate mix of dwelling unit types and sizes” and substituting “an appropriate and adequate range and mix of dwelling unit types, sizes, and tenures”.

- (64) Subsection 2.4.1 is revised by inserting the following policy after Policy No. 2.4.1.2, renumbering any policies appearing thereafter as necessary:

3. For the purposes of No. 2.4.1.2 above, “gross hectare” shall refer to the total land area occupied by development minus any area located within one of the “Greenfields” designations or otherwise occupied by significant natural heritage features or by hazardous lands.

- (65) Subsection 2.4.1 is further revised by striking out Policy No. 2.4.1.5 (formerly No. 2.4.1.4) and substituting the following, renumbering any policies appearing thereafter as necessary:

5. The Township will monitor the density and mix of unit types of new residential development on a regular on-going basis to assess whether the targets set out in Table 2.3 and Table 2.4 are being met, and:
 - (a) will report to Council on an annual basis regarding the issuance of residential building permits with reference to those targets; and,
 - (b) where required, will report the results of such monitoring to Simcoe County or to higher levels of government.
6. Although the targets set out in Table 2.4 are generally meant to be measured across all new residential development occurring in each Settlement Area type, the Township may establish requirements for individual development proposals regarding the mix of unit types and densities where such requirements are considered necessary to implement the targets in Table 2.4.

- (66) Policy No. 2.4.1.7 (formerly No. 2.4.1.5) is revised:

- (a) by striking out “duplex dwellings” in Clause (a) and substituting “and duplex dwellings”; and
- (b) by inserting “and” after the semicolon at the end of Clause (b).

- (67) Policy No. 2.4.1.10 (formerly No. 2.4.1.8) is revised by inserting the following clause after Clause (b), renumbering any clauses appearing thereafter as necessary:

- (c) implement the policies for additional residential units set out in Section 2.4.2 below;

- (68) Policy No. 2.4.1.12 (formerly No. 2.4.1.10) is revised by inserting a comma after “of approved additional residential units” at the end, followed by “and where required will report the results of such monitoring to Simcoe County or to higher levels of government”.

Subsection 2.4.2 (Additional Residential Units)

- (69) Policy No. 2.4.2.1 is revised by striking out “municipal sewage services” in Clause (c) and substituting “municipal wastewater services”.

- (70) Policy No. 2.4.2.2 is revised:

- (a) by striking out “where the criteria set out in Policy No. 2.4.2.1 are not met” in the portion before Clause (a) and substituting “where the criterion in Clause 2.4.2.1(c) is not met”;
- (b) by striking out “with water and sewage services” in Clause (a) and substituting “with water and wastewater services”; and
- (c) by striking out “in existing water and sewage systems” in Clause (b) and substituting “in existing water and wastewater systems”.

- (71) Policy No. 2.4.2.3 is revised by striking out “municipal sewage services” and substituting “municipal wastewater services”.

- (72) Subsection 2.4.2 is revised by inserting the following policy after Policy No. 2.4.2.3, renumbering any policies appearing thereafter as necessary:

- 4. Notwithstanding Clause 2.4.2.1(d) above, the creation of an additional residential unit as the fourth dwelling unit on a property in an Urban Settlement Area may be permitted through an amendment to the Zoning By-law, provided that:
 - (a) all dwelling units on the property will be provided with municipal water services and municipal wastewater services;
 - (b) there will, following the creation of the additional residential unit, be no more than two dwelling units in all buildings and structures ancillary to the principal dwelling; and
 - (c) Council is fully satisfied that the creation of the additional residential unit is appropriate for the property and for the surrounding area and will not generate any adverse impacts on neighbouring uses.

- (73) Policy No. 2.4.2.5 (formerly No. 2.4.2.4) is revised:

- (a) by striking out “where the criteria set out in Policy No. 2.4.2.1 are not met” in the portion before Clause (a) and substituting “where the criterion in Clause 2.4.2.1(c) is not met”; and
- (b) by striking out “on abutting properties” in Clause (d) and substituting “on neighbouring uses or on the surrounding area”.

(74) Subsection 2.4.2 is further revised by inserting the following policy after Policy No. 2.4.2.5 (formerly No. 2.4.2.4), renumbering any policies appearing thereafter as necessary:

6. Notwithstanding Clause 2.4.2.5(b) above, the creation of an additional residential unit as the third dwelling unit on a property in a Community Settlement Area may be permitted through an amendment to the Zoning By-law, provided that:
 - (a) Council is fully satisfied that the proposed additional residential unit fulfills all of the criteria in No. 2.4.2.5, except for the criterion specified in Clause 2.4.2.5(b); and
 - (b) the creation of the additional residential unit will not result in there being more than one detached additional residential unit on the property.

(75) Policy No. 2.4.2.7 (formerly No. 2.4.2.5) is revised:

- (a) by striking out “The creation of an attached additional residential unit” at the start of the portion before Clause (a) and substituting “The creation of one additional residential unit, either as an attached additional residential unit or as a detached additional residential unit (including a garden suite), on a property”;
- (b) by inserting “through an amendment to the Zoning By-law” after “may be permitted” in the portion before Clause (a);
- (c) by striking out “and” at the end of Clause (a); and
- (d) by striking out Clause (b) and substituting the following:
 - (b) there will, following the creation of the additional residential unit, be no more than two dwelling units on the property; and
 - (c) Council is fully satisfied that the creation of the additional residential unit is appropriate for the property and will not generate adverse impacts for neighbouring uses or the surrounding area.

(76) Subsection 2.4.2 is further revised by striking out “municipal sewage services” in Note 7 and substituting “municipal wastewater services”.

(77) Policy No. 2.4.2.8 (formerly No. 2.4.2.6) is revised by striking out “A detached additional residential unit, including a garden suite, may be permitted in the ‘Rural’ and ‘Agricultural’ designations” at the start and substituting “The creation of one additional residential unit, either as an attached additional residential unit or as a detached additional residential unit (including a garden suite), may be permitted in the ‘Rural’ or ‘Agricultural’ designation through an amendment to the Zoning By-law”.

(78) Subsection 2.4.2 is further revised by inserting the following policy after Policy No. 2.4.2.8 (formerly No. 2.4.2.6), renumbering any policies appearing thereafter as necessary:

9. The creation of an additional residential unit or a garden suite in any of the “Greenlands” designations shall not be permitted.

Subsection 2.4.3 (Affordable Housing)

- (79) The first paragraph of the preamble to Subsection 2.4.3 is revised:
- (a) by striking out “which uses December 2016 prices” in the second sentence and substituting “which currently uses December 2016 prices”; and
 - (b) by striking out “from 88.4 in December 2012 to 127.3 in December 2022” at the end of the second sentence and substituting “from 89.4 in December 2013 to 125.1 in December 2023 (meaning that a new house that cost \$250,000 in December 2013 would have cost just under \$350,000 in December 2023 – \$349,832.21, to be exact)”.
- (80) Policy No. 2.4.3.2 is revised by striking out “Council” at the start and substituting “The Township”.
- (81) Policy No. 2.4.3.3 is revised by striking out “Council may” and substituting “the Township may”.
- (82) Subsection 2.4.3 is revised by inserting the following policy after Policy No. 2.4.3.3, renumbering any policies appearing thereafter as necessary:
- 4. Where the Township has not specified a specific income or income range under No. 2.4.3.3 above, the benchmark income used to determine whether a unit is considered a unit of affordable housing will be 80% of the median total household income in the Township of Clearview Census Subdivision, as most recently reported by Statistics Canada.
- (83) Policy No. 2.4.3.6 (formerly No. 2.4.3.5) is revised by striking out “Council” at the start and substituting “The Township”.
- (84) Policy No. 2.4.3.7 (formerly No. 2.4.3.6) is revised:
- (a) by striking out “Council” at the start of the portion before Clause (a) and substituting “The Township”; and
 - (b) by striking out “municipal sewage services” in Clause (d) and substituting “municipal wastewater services”.
- (85) Subsection 2.4.3 is further revised by inserting the following policy after Policy No. 2.4.3.9 (formerly No. 2.4.3.8), renumbering any policies appearing thereafter as necessary:
- 10. The Township will continue to explore, adopt, and implement progressive policies that support and encourage the provision of more affordable housing.
- (86) Policy No. 2.4.3.12 (formerly No. 2.4.3.10) is revised by striking out Clauses (c) and (d) and substituting the following:
- (c) relief from development charges associated with affordable units, beyond such relief as may already be provided for under the *Development Charges Act, 1997*;
 - (d) reduced or waived requirements for parkland dedication, beyond such reductions as may be prescribed in the *Planning Act*; and

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(87) Subsection 2.4.3 is further revised by inserting the following policy after Policy No. 2.4.3.12 (formerly No. 2.4.3.10), renumbering any policies appearing thereafter as necessary:

13. The Township may establish one or more community improvement plans, as described in Section 11.6 of this Official Plan, for the purpose of incentivizing the provision of affordable housing.

(88) Subsection 2.4.3 is further revised by inserting the following policy after Policy No. 2.4.3.14 (formerly No. 2.4.3.11), renumbering any policies appearing thereafter as necessary:

15. The Township will consider opportunities for the use of surplus lands to provide not-for-profit housing and other forms of non-market affordable housing.

(89) Policy No. 2.4.3.18 (formerly No. 2.4.3.14) is revised:

- (a) by striking out “work with the private sector, with public agencies, and with other levels of government” at the start of Clause (a) and substituting “work with public agencies, with other levels of government, and where possible with the private sector”; and
- (b) by striking out “to coordinate with, community organizations” in Clause (d) and substituting “to coordinate and collaborate with, organizations that provide not-for-profit housing and other forms of non-market affordable housing, as well as community organizations”.

Subsection 2.4.4 (Congregate Housing)

(90) The preamble to Subsection 2.4.4 is revised by inserting “student housing,” after “long-term care facilities,” in the first sentence.

(91) Subsection 2.4.4 is further revised by striking out Policy No. 2.4.4.1 and Policy No. 2.4.4.2 and substituting the following:

1. The Township will support and encourage the provision of a sufficient supply of congregate housing to address the needs of the community and will work with public agencies and private developers in pursuit of the goal of ensuring that people of all ages and all abilities have acceptable and affordable housing options.
2. The Township will explore, adopt, and implement progressive policies regarding the provision of congregate housing.

(92) Policy No. 2.4.4.3 is revised:

- (a) by striking out “Council shall” at the start of the portion before Clause (a) and substituting “The Township will”; and
- (b) by striking out “municipal sewage services” at the end of Clause (a) and substituting “municipal wastewater services”.

(93) Policy No. 2.4.4.4 is revised by striking out “Council may permit appropriately scaled forms of congregate housing” at the start and substituting “Appropriately scaled forms of congregate housing may be permitted”.

- (94) Policy No. 2.4.4.6 is revised by striking out “Council” at the start and substituting “The Township”.
- (95) Subsection 2.4.4 is revised by striking out Policy No. 2.4.4.9 and substituting the following:
 - 9. The Township may offer incentives, including reduced parking requirements or other measures implemented through a Community Improvement Plan, to encourage the provision of congregate housing.

Article 3: Revisions to Section 3 (Rural & Agricultural Lands)

Section 3.1 (Goals & Principles)

- (1) Section 3.1 is revised by striking out “an important component” in Goal No. 3.1.1 and substituting “the core component”.
- (2) Section 3.1 is further revised by striking out “the full range of scales” in Goal No. 3.1.4 and substituting “a full range of sizes and scales”.

Subsection 3.2.1 (Minimum Distance Separation)

- (3) Subsection 3.2.1 is revised by inserting the following policy after Policy No. 3.2.1.3, renumbering any policies appearing thereafter as necessary:
 - 4. Where the application of MDS formulae to the proposed development of an agriculture-related use, an on-farm diversified use, or a non-agricultural use poses a potential conflict with an agricultural use, the ability of the agricultural use to continue operating normally shall be given priority.

Subsection 3.2.2 (Nutrient Management Plans)

- (4) Policy No. 3.2.2.5 is revised by striking out “approved” in Clause (c) and substituting “accepted”.
- (5) Policy No. 3.2.2.6 is revised by striking out “for site plan approval” at the end and substituting “for development approval or otherwise established under the provisions of the *Planning Act*”.

Subsection 3.2.3 (Development Near Settlement Areas)

- (6) Section 3.2 is revised by inserting the following subsection after Subsection 3.2.2:

3.2.3 Development Near Settlement Areas

The policies of this Official Plan are meant to provide for the Township’s orderly and efficient growth over the long term, with the majority of growth and development being directed to the Urban Settlement Areas of Stayner and Creemore. With this in mind, this Plan recognizes the very real possibility that, at some point, the need will arise for additional land to accommodate growth in one (or both) of the Township’s Urban Settlement Areas. In a similar vein, this Official Plan recognizes that growth in neighbouring municipalities, particularly in the Town of Collingwood and the Town of Wasaga Beach, could also necessitate the future expansion of settlement areas adjacent to the Township’s current municipal boundaries.

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Furthermore, Policy No. 1.1.1.d in the PPS (2020) calls on municipalities to avoid “development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas.” Therefore, in recognition of the need to plan for long-term growth, as well as in the spirit of intermunicipal cooperation, this section of the Official Plan sets out policies whose principal objective is to discourage forms of development that could hinder or preclude the eventual expansion of settlement areas or that could introduce inefficient land use patterns in the vicinity of existing settlement areas (both those within the Township and those in neighbouring municipalities).

The areas to which the policies in this section apply are shown on Schedule A to this Official Plan.

1. Subject to Policy No. 3.2.3.10 below, the policies in this section of the Official Plan shall apply to any “land near a settlement area,” which for the purposes of this section shall refer to any land designated “Rural” or “Agricultural” that is located:
 - (a) within one kilometre of the boundary of an Urban Settlement Area in the Township of Clearview, as identified on Schedule A to this Plan;
 - (b) within one kilometre of:
 - (i) the municipal boundary of the Town of Collingwood; or
 - (ii) the municipal boundary of the Town of Wasaga Beach; or
 - (c) within 500 metres of:
 - (i) the settlement area boundary of the Community of Angus, as identified in the Official Plan of the Township of Essa; or
 - (ii) the settlement area boundary of the Hamlet of Glencairn, as identified in the Official Plan of the Township of Adjala-Tosorontio.
2. Notwithstanding the designations shown on Schedule B to this Official Plan, any land near a settlement area (as defined in No. 3.2.3.1 above) shall be subject to the policies that apply to the “Agricultural” designation, except insofar as those policies conflict with the policies in this section of the Plan, in which case the policies in this section shall prevail.
3. Notwithstanding anything to the contrary in this Official Plan, the permitted uses of any land near a settlement area shall be strictly limited to:
 - (a) agricultural uses in accordance with the policies in Section 3.3.1 of this Official Plan;
 - (b) on-farm diversified uses in accordance with the policies in Section 3.3.3 of this Plan;
 - (c) agriculture-related uses, subject to Policy No. 3.2.3.4 and No. 3.2.3.5 below; and
 - (d) non-agricultural uses in accordance with the policies in Section 3.3.4, subject to No. 3.2.3.6, No. 3.2.3.7, and No. 3.2.3.8 below.

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4. Notwithstanding anything to the contrary in Section 3.3.2 or elsewhere in this Official Plan, the establishment of a new agriculture-related use on land near a settlement area shall only be permitted through an amendment to the Zoning By-law.
5. No amendment to the Zoning By-law that permits an agriculture-related use on land near a settlement area shall be approved unless the Township is fully satisfied that:
 - (a) the proposed use fulfills the criteria set out in Policy No. 3.3.2.10;
 - (b) there are no reasonable alternative locations for the proposed use that avoid the areas described in No. 3.2.3.1 above; and
 - (c) the establishment of the proposed use will not hinder, preclude, or interfere with the potential future expansion of the nearby settlement area.
6. Notwithstanding anything to the contrary in Section 3.3.4 or elsewhere in this Official Plan, the establishment of a new non-agricultural use on land near a settlement area:
 - (a) shall only be permitted through an amendment to the Zoning By-law; and
 - (b) shall only be permitted where the proposed use is one that is identified in Policy No. 3.3.4.1 or in No. 3.3.4.3 as a non-agricultural use that may be permitted in the "Agricultural" designation.
7. Where the proposed non-agricultural use is one that is identified in Policy No. 3.3.4.1, no amendment to the Zoning By-law that permits the proposed use on land near a settlement area shall be approved unless the Township is fully satisfied that:
 - (a) the proposed use will comply with the requirements set out in Policy No. 3.3.4.5;
 - (b) there are no reasonable alternative locations for the proposed use that avoid the areas described in No. 3.2.3.1 above; and
 - (c) the establishment of the proposed use will not hinder, preclude, or interfere with the potential future expansion of the nearby settlement area.
8. Where the proposed non-agricultural use is one that is identified or described in Policy No. 3.3.4.3, the establishment of that proposed use shall be subject to the applicable policies of this Plan based on the land use designations shown on Schedule B, notwithstanding No. 3.2.3.2 above.
9. Notwithstanding the land use designations shown on Schedule B to this Official Plan, the creation of a new lot in any of the areas described in No. 3.2.3.1 above shall only be permitted in accordance with the policies in Section 11.9.8 of this Plan, except that:
 - (a) the creation of a new lot for an agriculture-related use shall not be permitted;
 - (b) the creation of a new lot for a surplus dwelling shall not be permitted; and
 - (c) the creation of a new lot for a non-agricultural use shall not be permitted, unless:
 - (i) the situation is one in which Policy No. 11.9.1.7 applies; or

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- (ii) the proposed non-agricultural use is one that is identified or described in Policy No. 3.3.4.3, in which case the creation of a new lot may be permitted through an amendment to this Official Plan.
- 10. The Township may enter into an agreement in respect of a specific development proposal, which agreement may provide that the policies in this section of the Official Plan do not apply to the specific development proposed.
- 11. Where the lands that are the subject of a specific development proposal are in an area described in No. 3.2.3.1(b) or No. 3.2.3.1(c), the parties to the agreement referred to in No. 3.2.3.10 above shall include the appropriate neighbouring municipality.

Section 3.3 ("Agricultural" Designation)

- (7) The preamble to Section 3.3 is revised by striking out the third paragraph ("Prime agricultural areas ... in Part 2.8 of the NEP").

Subsection 3.3.1 ("Agricultural" Designation – Agricultural Uses)

- (8) The preamble to Subsection 3.3.1 is revised by striking out "it considers the growing of cannabis crops an agricultural use as well" at the end and substituting "it also considers the growing of cannabis crops (both outdoors and in greenhouses or other structures used for growing plants) to be an agricultural use".
- (9) Policy No. 3.3.1.2 is revised by striking out "on-farm buildings and structures" and substituting "accessory buildings and structures".
- (10) Policy No. 3.3.1.3 is revised by striking out Clause (a) and substituting the following:
 - (a) greenhouses, subject to No. 3.3.1.4 and No. 3.3.1.5 below;
- (11) Policy No. 3.3.1.3 is further revised by inserting the following clause after Clause (e), renumbering any clauses appearing thereafter as necessary:
 - (f) an accessory machine shop, buggy barn, accessory sawmill, or power room (provided that the use in question is accessory to the primary agricultural use);
- (12) Subsection 3.3.1 is revised by inserting the following policies after Policy No. 3.3.1.3, renumbering any policies appearing thereafter as necessary:
 - 4. Although recognized as an agricultural use, greenhouses:
 - (a) will generally be discouraged from locating on prime agricultural lands (meaning Canada Land Inventory ("CLI") Class 1, 2, or 3 lands or lands in an area designated as a specialty crop area using guidelines developed by the Province); and
 - (b) will be encouraged as an agriculture-related use on CLI Class 4-7 lands in the "Agricultural" designation or on any lands in the "Rural" designation.

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5. Further to Policy No. 3.3.1.4, the implementing Zoning By-law may distinguish between “agricultural greenhouses” and “agriculture-related greenhouses” and may establish less restrictive requirements for the latter regarding matters such as lot coverage and maximum floor area.

- (13) Policy No. 3.3.1.16 (formerly No. 3.3.1.14) is revised by striking out “to implement measures to mitigate odour or other nuisance effects” at the end and substituting “to enter into an agreement, as a condition of development approval, regarding matters such as mitigation measures for nuisance effects or any other matters that the Township considers it appropriate or advisable to address through such an agreement”.

Subsection 3.3.2 (“Agricultural” Designation – Agriculture-Related Uses)

- (14) Subsection 3.3.2 is revised by inserting the following policies after Policy No. 3.3.2.2, renumbering any policies appearing thereafter as necessary:

3. Greenhouses shall be permitted as an agriculture-related use in the “Agricultural” designation, subject to the applicable provisions of the implementing Zoning By-law and, at the Township’s discretion, subject to site plan control.
4. Any of the following may be permitted as an agriculture-related use in the “Agricultural” designation, subject to the provisions of the implementing Zoning By-law:
 - (a) farmers’ markets or stalls that primarily sell products grown in the area;
 - (b) livestock assembly yards and stock yards that primarily support livestock operations in the area;
 - (c) value-retaining facilities for agricultural products grown in the area; and
 - (d) suppliers of farm inputs (such as seeds, feed, or fertilizer).
5. Any use listed in No. 3.3.2.4 above may be subject to site plan control.
6. The Township may require that the proponent of any use identified in No. 3.3.2.4 above demonstrate that the proposed use will meet the criteria set out in Policy No. 3.3.2.7 below.

- (15) Policy No. 3.3.2.7 (formerly No. 3.3.2.3) is revised by striking out Clause (a), Clause (c), Clause (d), and Clause (f), renumbering the other clauses of the policy as necessary.

- (16) Policy No. 3.3.2.11 (formerly No. 3.3.2.7) is revised by striking out “wedding venues” at the end of Clause (c) and substituting “event venues”.

- (17) Policy No. 3.3.2.13 (formerly No. 3.3.2.9) is revised by striking out “be encouraged to” at the start of Clause (a).

- (18) Policy No. 3.3.2.16 (formerly No. 3.3.2.12) is revised by striking out “the appropriate water and sewage services” at the end and substituting “the appropriate water and wastewater services”.

Subsection 3.3.3 ("Agricultural" Designation – On-Farm Diversified Uses)

- (19) The preamble to Subsection 3.3.3 is revised:
- (a) by striking out "located on a farm, often providing an additional source of income for the farm owner or operator" at the end of the first sentence and substituting "located on a farm and that support the primary agricultural use of the property, generally by providing an additional source of income for the owner or operator of that primary use"; and
 - (b) by striking out "limited in area and clearly secondary" in the second sentence and substituting "limited in area and scale, with minimal impacts on neighbouring uses, and clearly secondary".
- (20) Policy No. 3.3.3.1 is revised:
- (a) by striking out Clause (c), renumbering any clauses appearing thereafter as necessary;
 - (b) by striking out "and" at the end of Clause (d) (formerly Clause (e)); and
 - (c) by inserting the following clauses after Clause (d) (formerly Clause (e)), renumbering any clauses appearing thereafter as necessary:
 - (e) uses that produce value-added agricultural products;
 - (f) uses that directly relate to the primary agricultural use of the property;
 - (g) small-scale woodworking, metalworking, or plastic fabrication operations, subject to No. 3.3.3.5 below; and
- (21) Subsection 3.3.3 is further revised by inserting the following policies after Policy No. 3.3.3.1, renumbering any policies appearing thereafter as necessary:
- 2. A home business that takes place entirely within an existing dwelling:
 - (a) shall be permitted in the "Agricultural" designation; and
 - (b) shall not be considered an on-farm diversified use for the purposes of the implementing Zoning By-law, provided that the home business takes place entirely within the dwelling.
 - 3. A home business that does not take place entirely within an existing dwelling may be permitted as an on-farm diversified use in the "Agricultural" designation, subject to the policies in this section of the Official Plan that apply to the specific use in question.
- (22) Subsection 3.3.3 is further revised by inserting the following policy after Policy No. 3.3.3.4 (formerly No. 3.3.3.2), renumbering any policies appearing thereafter as necessary:
- 5. For the purposes of No. 3.3.3.1(g) above, a small-scale woodworking, metalworking, or plastic fabrication operation may be permitted as an on-farm diversified use without requiring an amendment to the Zoning By-law if:
 - (a) operations associated with the use in question take place entirely within fully enclosed buildings or structures;
 - (b) the use in question occupies no more than 2% of the total lot area; and

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- (c) an agreement is entered into, as a condition of site plan approval, for the purpose of establishing limits on the number of customers or other members of the public visiting the site and on the hours of operation.
- (23) Policy No. 3.3.3.6 (formerly No. 3.3.3.3) is revised:
- (a) by striking out Clauses (a), (b), and (c), renumbering any clauses appearing thereafter as necessary;
 - (b) by striking out Clause (f) (formerly Clause (i)) and substituting the following:
 - (f) a small-scale woodworking, metalworking, or plastic fabrication operation that does not take place entirely within fully enclosed buildings or structures, provided that the use meets the requirements set out in Clauses 3.3.3.5(b) and 3.3.3.5(c) above.
- (24) Policy No. 3.3.3.8 (formerly No. 3.3.3.5) is revised by inserting the following clause before Clause (a), renumbering any clauses appearing thereafter as necessary:
- (a) a small-scale micro-brewery, micro-distillery, winery, cidery, or meadery, subject to No. 3.3.3.10(i) below;
- (25) Policy No. 3.3.3.8 (formerly No. 3.3.3.5) is further revised by striking out “wedding venues” at the start of Clause (c) (formerly Clause (b)) and substituting “event venues”.
- (26) Policy No. 3.3.3.9 (formerly No. 3.3.3.6) is revised:
- (a) by striking out “A wedding venue” at the start of the portion before Clause (a) and substituting “An event venue”; and
 - (b) by striking out “Council is satisfied that” at the start of Clause (a); and
 - (c) by inserting the following clause after Clause (b), renumbering any clauses appearing thereafter as necessary:
 - (c) the event venue complies with the MDS I setback requirement for a “Type B” land use, to be measured as the shortest distance between the area proposed to be rezoned to permit the event venue and the surrounding livestock-occupied portions of livestock barns, manure storages, or anaerobic digesters (as the case may be); and
- (27) Policy No. 3.3.3.9 (formerly No. 3.3.3.6) is further revised by striking out “as a condition of site plan approval” in Clause (d) (formerly Clause (c)) and substituting “as a condition of development approval”.
- (28) Policy No. 3.3.3.10 (formerly No. 3.3.3.7) is revised by striking out Clause (g) and substituting the following:
- (g) assembly halls that do not fit the definition of an event venue;

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- (29) Policy No. 3.3.3.10 (formerly No. 3.3.3.7) is further revised by striking out “uses whose water and sewage servicing needs” at the start of Clause (i) and substituting “uses whose water or wastewater servicing needs”.
- (30) Policy No. 3.3.3.14 (formerly No. 3.3.3.10) is revised by striking out “the water and sewage services available on the site” at the end of Clause (a) and substituting “the water and wastewater services available on the site”.

Subsection 3.3.6 (“Agricultural” Designation – Lot Creation)

- (31) Policy No. 3.3.6.1 is revised by striking out “Section 11.8 of this Official Plan” at the end and substituting “Section 11.9 of this Official Plan”.

Subsection 3.4.1 (“Rural” Designation – General Policies)

- (32) Policy No. 3.4.1.3 is revised by striking out “appropriate to the water and sewage services available on-site” at the end and substituting “appropriate to the water and wastewater services available on-site”.

Subsection 3.4.2 (“Rural” Designation – Lands Near Neighbouring Municipalities)

- (33) Section 3.4 is revised by striking out Subsection 3.4.2 in its entirety, renumbering any subsections appearing thereafter as necessary.

Subsection 3.4.2, formerly Subsection 3.4.3 (“Rural” Designation – Agricultural & Agriculture-Related Uses)

- (34) Policy No. 3.4.2.1 (formerly No. 3.4.3.1) is revised:
 - (a) by inserting “and” at the end of Clause (a);
 - (b) by striking out “as defined in Section 3.3.2; and” at the end of Clause (b) and substituting “as defined in Section 3.3.2, subject to No. 3.4.2.3 below.”; and
 - (c) by striking out Clause (c).
- (35) Subsection 3.4.2 (formerly Subsection 3.4.3) is revised by striking out Policy Nos. 3.4.2.2-4 (formerly Nos. 3.4.3.2-4) and substituting the following policies, renumbering any policies appearing thereafter as necessary:
 - 2. Further to No. 3.4.2.1 above, any use that may be permitted as an on-farm diversified use in accordance with Section 3.3.3 of this Official Plan:
 - (a) may be permitted as an on-farm diversified use that is secondary to an agricultural use in the “Rural” designation;
 - (b) may be permitted as a stand-alone agriculture-related use in the “Rural” designation, provided that the use in question meets the criteria for an agriculture-related use set out in Section 3.3.2 above, subject to and in accordance with the policies in this section of the Plan; or

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- (c) may be permitted as a stand-alone non-agricultural use in the “Rural” designation, subject to and in accordance with the policies in Section 3.4.3 below.
 - 3. An agricultural training and research centre may be permitted as an agriculture-related use in the “Rural” designation through an amendment to the Zoning By-law, but only if the use does not provide on-site accommodations.
 - 4. A home business that takes place entirely within an existing dwelling shall be permitted in the “Rural” designation.
 - 5. A home business that does not take place entirely within an existing dwelling may be permitted in the “Rural” designation, provided that:
 - (a) the proposed use is not identified in Policy No. 3.3.3.9 as a use that would not be permitted as an on-farm diversified use;
 - (b) the proposed use will be clearly secondary to the primary residential use of the property; and
 - (c) the proposed use will be compatible with existing surrounding uses.
- (36) Subsection 3.4.2 (formerly Subsection 3.4.3) is further revised by striking out Policy No. 3.4.2.7 (formerly No. 3.4.3.6) and substituting the following:
- 7. Agriculture-related uses and on-farm diversified uses in the “Rural” designation may be required to implement measures to mitigate potential impacts on existing agricultural uses or on nearby sensitive uses, particularly when located adjacent to a Settlement Area.
- (37) Subsection 3.4.2 (formerly Subsection 3.4.3) is further revised by striking out Policy No. 3.4.2.10 (formerly No. 3.4.3.9) and substituting the following:
- 10. For the purposes of No. 3.4.2.9 above, “reasonable distance” should be interpreted as meaning a distance corresponding to a five-minute travel time by automobile, and generally not exceeding a distance of five kilometres.

Subsection 3.4.3, formerly Subsection 3.4.4 (“Rural” Designation – Non-Agricultural Uses)

- (38) Policy No. 3.4.3.1 (formerly No. 3.4.4.1) is revised by striking out Clause (c), renumbering any clauses appearing thereafter as necessary.
- (39) Subsection 3.4.3 (formerly Subsection 3.4.4) is revised by inserting the following policy after Policy No. 3.4.3.1, renumbering any policies appearing thereafter as necessary:
- 2. An ~~event venue~~ may be permitted as a primary use in the “Rural” designation through an amendment to the Zoning By-law, but only if:
 - (a) Council is satisfied that the use will be adequately separated from neighbouring uses and will not generate any adverse effects for nearby residences or farms;

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- (b) the proposed method of providing services for the use is acceptable to, and approved by, the Township; and
 - (c) an agreement is entered into, as a condition of development approval, regarding the hours of operation of the use, the maximum number of events hosted in any given week or in any given season, the provision of on-site kitchen and washroom facilities, the provision of on-site parking facilities, and other such matters to ensure that the use does not have an adverse impact on adjacent and nearby uses.
- (40) Policy No. 3.4.3.5 (formerly No. 3.4.4.4) is revised:
- (a) by striking out “if Council is satisfied” and substituting “if the Township is satisfied”; and
 - (b) by striking out the comma after “and spills containment”.
- (41) Policy No. 3.4.3.6 (formerly No. 3.4.4.5) is revised:
- (a) by striking out “unless Council is fully satisfied” in the portion before Clause (a) and substituting “unless the Township is fully satisfied”; and
 - (b) by inserting the following clause after Clause (b), renumbering any clauses appearing thereafter as necessary:
 - (c) the proposed use can be satisfactorily supported using individual on-site water services and individual on-site wastewater services, and the manner of providing such services will be adequate and appropriate for the site on which the use will be located;
- (42) Policy No. 3.4.3.6 (formerly No. 3.4.4.5) is further revised by inserting “and its associated individual on-site services” at the end of Clause (d) (formerly Clause (c)).
- (43) Subsection 3.4.3 (formerly Subsection 3.4.4) is further revised by inserting the following policy after Policy No. 3.4.3.6 (formerly No. 3.4.4.5), renumbering any policies appearing thereafter as necessary:
- 7. Further to No. 3.4.3.6(c), any commercial use, industrial use, or “in-between” use that cannot be satisfactorily supported using individual on-site water services and individual on-site wastewater services shall be directed to locate on a site on which the appropriate water and wastewater services (generally meaning full municipal services) are available.
- (44) Policy No. 3.4.3.16 (formerly No. 3.4.4.14) is revised:
- (a) by striking out “if Council is fully satisfied” in the portion before Clause (a) and substituting “if the Township is fully satisfied”; and

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- (b) by inserting the following clause after Clause (b), renumbering any clauses appearing thereafter as necessary:
 - (c) will provide ample landscaping and screening to ensure there will be no visual impacts on adjacent uses;
 - (45) Policy No. 3.4.3.18 (formerly No. 3.4.4.16) is revised by striking out “may be required to incorporate” and substituting “to be determined at the discretion of the Township, shall be required to incorporate”.
 - (46) Policy No. 3.4.3.19 (formerly No. 3.4.4.17) is revised by striking out “as Council deems necessary” and substituting “as the Township deems necessary”.
 - (47) Policy No. 3.4.3.21 (formerly No. 3.4.4.19) is revised by striking out Clause (c) and substituting the following:
 - (c) outdoor public swimming pools and public swimming areas;
 - (48) Policy No. 3.4.3.23 (formerly No. 3.4.4.21) is revised by striking out “provided with water and sewage services” in Clause (d) and substituting “provided with water and wastewater services”.
- Subsection 3.4.4, formerly Subsection 3.4.5 (“Rural” Designation – Lot Creation)**
- (49) Policy No. 3.4.4.1 (formerly No. 3.4.5.1) is revised by striking out “Section 11.8 of this Official Plan” at the end and substituting “Section 11.9 of this Official Plan”.

Article 4: Revisions to Section 4 (Land Use Designations)

- (1) The subtitle to Section 4 is revised:
 - (a) by striking out “ZONING” and substituting “DEVELOPMENT PRINCIPLES”; and
 - (b) by striking out “LOT CREATION” and substituting “ZONING”.

Section 4.1 (Goals & Principles)

- (2) Section 4.1 is revised by striking out “of appropriate water and sewage services” in Clause (b) of Goal No. 4.1.1 and substituting “of appropriate water and wastewater services”.

Section 4.2 (Residential Designations)

- (3) The preamble to Section 4.2 is revised by striking out “the overall residential landscape” in the second sentence and substituting “the residential landscape”.

Subsection 4.2.1 (“Residential” Designation)

- (4) The second paragraph of the preamble to Subsection 4.2.1 is revised by striking out “policies for home occupations” in the first sentence and substituting “policies for home businesses”.

- (5) Subsection 4.2.1 is further revised by striking out Policy No. 4.2.1.3 and substituting the following:
3. Home businesses may be permitted in the "Residential" designation, provided that the home business use in question:
 - (a) is clearly secondary to the primary residential use of the property; and
 - (b) generally maintains the residential character of the property and of the neighbourhood.
- (6) Policy No. 4.2.1.4 is revised by striking out "Home occupations" at the start and substituting "Home businesses".
- (7) Policy No. 4.2.1.7 is revised by striking out "Home occupations" at the start and substituting "Home businesses".
- (8) Policy No. 4.2.1.8 is revised by striking out "for home occupations" and substituting "for home businesses".
- (9) Policy No. 4.2.1.9 is revised by striking out "the establishment will be provided with water and sewage services" at the start of Clause (e) and substituting "the establishment will be provided with water and wastewater services".
- (10) Subsection 4.2.1 is further revised by inserting the following policy after Policy No. 4.2.1.9, renumbering any policies appearing thereafter as necessary:
10. A bed-and-breakfast establishment whose owner or operator is temporarily absent from the site shall not be considered a short-term rental accommodation, as that term is defined in No. 4.2.1.11 below, so long as it can be demonstrated that the establishment fulfills the criteria in Clauses 4.2.1.9(b) and 4.2.1.9(c).
- (11) Policy No. 4.2.1.11 (formerly No. 4.2.1.10) is revised by striking out "No dwelling shall be used as a short-term rental accommodation, by which term is meant a building or structure" at the start and substituting "For the purposes of Policy No. 4.2.1.12 and Policy No. 4.2.1.13 below, the term 'short-term rental accommodation' (or 'STRA') shall refer to a dwelling".
- (12) Subsection 4.2.1 is revised by inserting the following after Policy No. 4.2.1.11 (formerly No. 4.2.1.10), renumbering any policies appearing thereafter as necessary:
12. No dwelling shall be used as a short-term rental accommodation ("STRA") unless:
 - (a) the implementing Zoning By-law identifies an STRA as a permitted use on the property on which the dwelling is located;
 - (b) there is a by-law in force and effect in the Township that establishes a system of licences with respect to the use of a dwelling as an STRA, such as that authorized under Part IV of the *Municipal Act, 2001*; and
 - (c) the owner of the dwelling has obtained a licence issued under the by-law referred to in Clause 4.2.1.12(b) above.

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13. Without limiting the powers of the Township or its Council in any way, a by-law described in Clause 4.2.1.12(b) above may:
- (a) establish a system of licences that, among other things, distinguishes between the use of an entire dwelling as an STRA, on the one hand, and the use of one or more rooms within a dwelling as one or more STRAs, on the other;
 - (b) provide that the issuance of a licence for an STRA requires the establishment of a Property Management Plan to ensure on-going compliance with the Township's Property Standards By-law, Noise By-law, Open Air Burning By-law, or any other applicable by-law of the Township;
 - (c) require that the holder of a licence issued under the licencing by-law renew that licence on an annual basis; and
 - (d) establish the circumstances under which an inspection of a dwelling being used as an STRA may be undertaken pursuant to Part XIV of the *Municipal Act, 2001*.
- (13) Policy No. 4.2.1.14 (formerly No. 4.2.1.11) is revised by striking out "~~Institutional-residential uses~~" at the start and substituting "Institutional uses".
- (14) Policy No. 4.2.1.19 (formerly No. 4.2.1.16) is revised by striking out "provided that the water and sewage services available" and substituting "provided that the water and wastewater services available".
- (15) Policy No. 4.2.1.34 (formerly No. 4.2.1.31) is revised:
- (a) by striking out "at Council's discretion" and substituting "at the Township's discretion";
 - (b) by striking out "the availability or provision of water and sewage services" and substituting "the availability or provision of water and wastewater services"; and
 - (c) by striking out "that Council considers appropriate" at the end and substituting "that the Township considers appropriate".
- (16) Subsection 4.2.1 is further revised by inserting the following policy after Policy No. 4.2.1.38 (formerly No. 4.2.1.35), renumbering any policies appearing thereafter as necessary:
38. The creation of a new lot in the "Residential" designation shall only be permitted in accordance with the general consent policies in Section 11.9.1 and with the applicable policies in Section 11.9.2.

Subsection 4.2.2 ("Estate Residential" Designation)

- (17) Policy No. 4.2.2.4 is revised by striking out "home occupations" in Clause (c) and substituting "home businesses".
- (18) Policy No. 4.2.2.5 is revised by striking out "the existing on-site water and sewage services" at the start of Clause (c) and substituting "the existing on-site water and wastewater services".

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(19) Subsection 4.2.2 is revised by inserting the following policy after Policy No. 4.2.2.5, renumbering any policies appearing thereafter as necessary:

6. Home businesses in the "Estate Residential" designation shall be subject to the same policies as apply to home businesses in the "Residential" designation.

(20) Policy No. 4.2.2.10 (formerly No. 4.2.2.9) is revised by striking out "for the water and sewage services that are available" and substituting "for the water and wastewater services that are available".

(21) Subsection 4.2.2 is further revised by inserting the following policy after Policy No. 4.2.2.10 (formerly No. 4.2.2.9), renumbering any policies appearing thereafter as necessary:

11. The creation of a new lot in the "Estate Residential" designation shall only be permitted in accordance with the general consent policies in Section 11.9.1 and with the applicable policies in Section 11.9.2.

Subsection 4.2.3 ("Future Development" Designation)

(22) Policy No. 4.2.3.2 is revised by striking out "No development shall be permitted" at the start and substituting "Subject to No. 4.2.3.3 below, no development shall be permitted".

(23) Subsection 4.2.3 is revised by inserting the following policy after Policy No. 4.2.3.2, renumbering any policies appearing thereafter as necessary:

3. Notwithstanding anything to the contrary in this section, no development shall be permitted in the "Future Development" designation until this Official Plan has been amended through an Official Plan Review process as described in Section 1.2.3 of this Plan.

(24) Policy No. 4.2.3.4 (formerly No. 4.2.3.3) is revised by striking out "efficient use of municipal water and sewage infrastructure" in Clause (c) and substituting "efficient use of municipal water and wastewater infrastructure".

(25) Policy No. 4.2.3.6 (formerly No. 4.2.3.5) is revised by striking out "on individual lots" and substituting "on existing individual lots of record".

(26) Subsection 4.2.3 is further revised by striking out Policy No. 4.2.3.7 (formerly No. 4.2.3.6) and substituting the following:

7. Any development that involves the creation of a new lot in the "Future Development" designation shall be subject to the applicable policies in Section 11.9.2 and, except as provided for in that section, shall be subject to the requirement stipulated in No. 4.2.3.2 above.

(27) Policy No. 4.2.3.8 (formerly No. 4.2.3.7) is revised by striking out "that" at the start of Clause (b).

(28) Policy No. 4.2.3.9 (formerly No. 4.2.3.8) is revised by striking out "Under no circumstances shall new intensive agricultural operations or a new agriculture-related use be permitted in the 'Future Development' designation, nor shall any amendment to this Official Plan be adopted" at the start and

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substituting “No new intensive agricultural operation and no new agriculture-related use shall be permitted in the ‘Future Development’ designation, and, subject to No. 4.2.3.10 below, no amendment to this Official Plan shall be adopted”.

- (29) Subsection 4.2.3 is further revised by inserting the following policy after Policy No. 4.2.3.9 (formerly No. 4.2.3.8), renumbering any policies appearing thereafter as necessary:

10. Policy No. 4.2.3.9 does not apply to an amendment to this Official Plan that alters or adjusts the boundaries of a Settlement Area or to a by-law that implements such an amendment.

Subsection 4.3.1 (“Commercial” Designation)

- (30) Policy No. 4.3.1.1 is revised:

- (a) by striking out “and commercial recreation uses” and substituting “commercial recreation uses, and event venues”; and
- (b) by inserting “and to the provisions of the implementing Zoning By-law” at the end.

- (31) Policy No. 4.3.1.7 is revised by striking out “municipal sewage services” at the end and substituting “municipal wastewater services”.

- (32) Policy No. 4.3.1.10 is revised by striking out “Council shall ensure” and substituting “the Township will ensure”.

- (33) Policy No. 4.3.1.11 is revised:

- (a) by striking out “Council shall be satisfied that” at the end of the portion before Clause (a) and substituting “the Township shall be satisfied that”; and
- (b) by striking out “adequately provided with water and sewage services” in Clause (b) and substituting “adequately provided with water and wastewater services”.

- (34) Subsection 4.3.1 is revised by inserting the following policy after Policy No. 4.3.1.13, renumbering any policies appearing thereafter as necessary:

14. The creation of a new lot in the “Commercial” designation shall only be permitted in accordance with the general consent policies in Section 11.9.1 and with the applicable policies in Section 11.9.3.

Subsection 4.3.2 (“Transition Corridor” Designation)

- (35) Policy No. 4.3.2.1 is revised:

- (a) by striking out “and business and professional offices” at the end of Clause (a) and substituting “business offices and professional services, and similar uses that are compatible with the existing built environment”; and
- (b) by striking out Clause (f) and substituting the following:

- (f) home businesses.

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- (36) Subsection 4.3.2 is revised by inserting the following policy after Policy No. 4.3.2.1, renumbering any policies appearing thereafter as necessary:
2. The conversion and adaptive re-use of an existing dwelling for a permitted commercial use will be encouraged, provided that any alterations made maintain the appearance and overall character of the property.
- (37) Policy No. 4.3.2.5 (formerly No. 4.3.2.4) is revised by striking out “Home occupations within existing residential uses” at the start and substituting “Home businesses taking place within existing dwellings”.
- (38) Policy No. 4.3.2.9 (formerly No. 4.3.2.8) is revised by striking out “Council shall ensure” and substituting “the Township shall ensure”.
- (39) Subsection 4.3.2 is further revised by inserting the following policies after Policy No. 4.3.2.9 (formerly No. 4.3.2.8), renumbering any policies appearing thereafter as necessary:
10. The development of new commercial uses in the “Transition Corridor” designation should proceed with minimal impacts on existing adjacent residential uses, and preference will be given to development proposals that represent a natural extension of established commercial areas.
 11. The Township will encourage the provision of residential units on the upper floors of commercial buildings in the “Transition Corridor” designation, especially within walking distance (approximately 800 metres) of Community Hubs.
- (40) Policy No. 4.3.2.12 (formerly No. 4.3.2.9) is revised by striking out “Council intends” at the start and substituting “The Township intends”.
- (41) Subsection 4.3.2 is further revised by inserting the following policy after Policy No. 4.3.2.16 (formerly No. 4.3.2.13), renumbering any policies appearing thereafter as necessary:
17. The creation of a new lot in the “Transition Corridor” designation shall only be permitted in accordance with the general consent policies in Section 11.9.1 and with the applicable policies in Section 11.9.3.
- (42) Policy No. 4.3.2.19 (formerly No. 4.3.2.15) is revised by inserting the following clause after Clause (b), renumbering any clauses appearing thereafter as necessary:
- (c) allowing for the provision of residential units on the upper floors of commercial buildings;

Subsection 4.4.1 (“Institutional” Designation)

- (43) Policy No. 4.4.1.1 is revised by striking out “and for new major institutional uses” and substituting “to accommodate new major institutional uses”.
- (44) Policy No. 4.4.1.6 is revised by striking out “water and sewage services” at the end and substituting “water and wastewater services”.

(45) Subsection 4.4.1 is revised by inserting the following policy after Policy No. 4.4.1.11, renumbering any policies appearing thereafter as necessary:

12. The creation of a new lot in the "Institutional" designation shall only be permitted in accordance with the general consent policies in Section 11.9.1 and with the applicable policies in Section 11.9.4.

Subsection 4.4.2 (Institutional Uses in Other Designations)

(46) Policy No. 4.4.2.3 is revised by striking out "adequately provided with water and sewage services" in Clause (d) and substituting "adequately provided with water and wastewater services".

(47) Subsection 4.4.2 is revised by striking out Policy No. 4.4.2.4 and substituting the following:

4. Subject to No. 4.4.2.5 below, the following may be permitted in the "Residential" designation:
 - (a) day-care facilities, without requiring an amendment to the implementing Zoning By-law or the passing of a minor by-law;
 - (b) public service facilities and institutional uses that complement residential uses, such as libraries, places of worship, and small health care clinics, and including institutional-residential uses that accommodate five or fewer residents, through the passing of a minor by-law; and
 - (c) schools and institutional-residential uses that accommodate more than five residents, through an amendment to the Zoning By-law.

(48) Policy No. 4.4.2.5 is revised by striking out "provided with appropriate water services and sewage services" in Clause (b) and substituting "provided with appropriate water and wastewater services".

Section 4.5 (Industrial & Employment Designations)

(49) The second paragraph of the preamble to Section 4.5 is revised by striking out "to sites provided with water and sewage services" in list item "(2)" and substituting "to sites provided with water and wastewater services".

(50) The third paragraph of the preamble to Section 4.5 (beginning "Amendments to this Official Plan...") is revised by striking out "through a comprehensive review of this Plan and only where" and substituting "through a comprehensive review of this Plan, which includes an Official Plan Review process as described in Section 1.2.3, and only where".

Subsection 4.5.1 ("Industrial" Designation)

(51) Policy No. 4.5.1.6 is revised by striking out Clause (a), renumbering any clauses appearing thereafter as necessary.

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(52) Subsection 4.5.1 is revised by inserting the following policy after Policy No. 4.5.1.6, renumbering any policies appearing thereafter as necessary:

7. The cultivation of cannabis may be permitted in the "Industrial" designation, either in association with a cannabis processing facility permitted under No. 4.5.1.6 above or as a standalone use, provided that all cultivation activities take place entirely within fully enclosed buildings or structures.

(53) Policy No. 4.5.1.13 (formerly No. 4.5.1.12) is revised by striking out "the proposed method of providing water and sewage services" and substituting "the proposed method of providing water and wastewater services".

(54) Policy No. 4.5.1.14 (formerly No. 4.5.1.13) is revised by striking out "municipal sewage services" wherever it appears and, in each case, substituting "municipal wastewater services".

(55) Subsection 4.5.1 is further revised by striking out Policy No. 4.5.1.15 (formerly No. 4.5.1.14) and substituting the following:

15. No industrial use or employment use shall be permitted to locate on a County Road, a Township Arterial Road, or a Collector Road where such a location would, or would be likely to, generate a traffic hazard.

(56) Subsection 4.5.1 is further revised by inserting the following policy after Policy No. 4.5.1.20 (formerly No. 4.5.1.19), renumbering any policies appearing thereafter as necessary:

20. The creation of a new lot in the "Industrial" designation shall only be permitted in accordance with the general consent policies in Section 11.9.1 and with the applicable policies in Section 11.9.5.

(57) Policy No. 4.5.1.23 (formerly No. 4.5.1.21) is revised by striking out "municipal sewage services" and substituting "municipal wastewater services".

Subsection 4.5.2 ("Waste Management Industrial" Designation)

(58) Policy No. 4.5.2.8 is revised by striking out "Council shall ensure" at the start and substituting "The Township shall ensure".

(59) Subsection 4.5.2 is revised by inserting the following policy after Policy No. 4.5.2.10, renumbering any policies appearing thereafter as necessary:

11. The creation of a new lot in the "Waste Management Industrial" designation shall only be permitted in accordance with the general consent policies in Section 11.9.1 and with the applicable policies in Section 11.9.5.

(60) Subsection 4.5.2 is further revised by inserting the following policies after Policy No. 4.5.2.12 (formerly No. 4.5.2.11):

13. The implementing Zoning By-law may:

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- (a) establish one or more zoning categories for lands located in any area that is identified as a D-4 Assessment Area on Schedule F to this Official Plan;
- (b) stipulate that any development in an identified D-4 Assessment Area will require an amendment to the Zoning By-law; and
- (c) apply appropriate holding provisions to any lands located in an identified D-4 Assessment Area.

14. The zoning categories referred to in No. 4.5.2.13(a) above may, among other things, differentiate between the D-4 Assessment Areas of operating waste management sites and the D-4 Assessment Areas of non-operating waste management sites.

Subsection 4.5.3 ("D-4 Assessment Area" Overlay Designation)

- (61) Section 4.5 is revised by striking out Subsection 4.5.3 in its entirety, renumbering any subsections appearing thereafter as necessary.

Subsection 4.5.3, formerly Subsection 4.5.4 ("Airport-Related Employment" Designation)

- (62) Policy No. 4.5.3.2 (formerly No. 4.5.4.2) is revised by striking out "shall be provided with water and sewage services" at the start of Clause (c) and substituting "shall be provided with water and wastewater services".
- (63) Policy No. 4.5.3.7 (formerly No. 4.5.4.7) is revised by striking out "water and sewage services, or stormwater management systems" and substituting "water and wastewater services, or stormwater management systems".
- (64) Policy No. 4.5.3.9 (formerly No. 4.5.4.9) is revised:
- (a) by striking out "Council shall be satisfied that" at the end of the portion before Clause (a) and substituting "the Township shall be satisfied that"; and
 - (b) by striking out "appropriate arrangements for water and sewage services" at the start of Clause (a) and substituting "appropriate arrangements for water and wastewater services".
- (65) Subsection 4.5.3 (formerly Subsection 4.5.4) is revised by inserting the following policy after Policy No. 4.5.3.13 (formerly No. 4.5.4.13), renumbering any policies appearing thereafter as necessary:
14. The creation of a new lot in the "Airport-Related Employment" designation shall only be permitted in accordance with the general consent policies in Section 11.9.1 and with the applicable policies in Section 11.9.5.

Subsection 4.6.1 ("Mineral Aggregate Resource" Designation)

- (66) Subsection 4.6.1 is revised by inserting the following policy after Policy No. 4.6.1.5, renumbering any policies appearing thereafter as necessary:
6. The creation of a new lot in the "Mineral Aggregate Resource" designation shall only be permitted in accordance with the general consent policies in Section 11.9.1 and with the applicable policies in Section 11.9.5.

Subsection 4.6.2 ("Extractive Industrial" Overlay Designation)

- (67) Policy No. 4.6.2.6 is revised by striking out "Any amendment to this Official Plan" at the start and substituting "Subject to the policies in this section, any amendment to this Official Plan".
- (68) Policy No. 4.6.2.8 is revised by striking out Clause (a) and substituting the following:
- (a) Any portion of the proposed site that is designated "Agricultural" or is otherwise located in a prime agricultural area shall be deemed and referred to as an "Agricultural Exception" area, and the only after-designation permitted for such an area shall be "Agricultural".
- (69) Policy No. 4.6.2.8 is further revised by striking out "the Natural Heritage System" in Clause (b) and substituting "the natural heritage system".
- (70) Policy No. 4.6.2.11 is revised by striking out "Notwithstanding Policy No. 4.6.2.10" at the start and substituting "Notwithstanding Policy No. 4.6.2.10, but subject to No. 4.6.2.8(a)".
- (71) Policy No. 4.6.2.12 is revised by striking out "Where the licence for a mineral aggregate operation" at the start and substituting "Subject to Clause 4.6.2.8(a), where the licence for a mineral aggregate operation".
- (72) Policy No. 4.6.2.14 is revised by striking out "The establishment of a new mineral aggregate operation in the 'Extractive Industrial overlay designation" at the start and substituting "The establishment of a new mineral aggregate operation, or the expansion of an existing mineral aggregate operation into an area not already within the 'Extractive Industrial' overlay designation,".
- (73) Policy No. 4.6.2.15 is revised:
- (a) by inserting "or to permit the expansion of an existing operation" after "to permit a new mineral aggregate operation" in the portion before Clause (a); and
 - (b) by striking out "Section 5.4 of this Official Plan" in Clause (c) and substituting "Section 5.4 of this Official Plan, where the Township has determined that the preparation of an EIS is necessary or advisable".
- (74) Policy No. 4.6.2.16 is revised by striking out "To clarify, the public notification and consultation" at the start and substituting "The public notification and consultation".
- (75) Subsection 4.6.2 is further revised by inserting the following policy after Policy No. 4.6.2.16, renumbering any policies appearing thereafter as necessary:
- 17. Notwithstanding No. 4.6.2.16 above, the Township may, during pre-submission consultation, agree to combining the procedures for public notification and consultation required under the *Planning Act* and under the *Aggregate Resources Act*, provided that the requirements under each Act are fully satisfied.
- (76) Policy No. 4.6.2.18 (formerly No. 4.6.2.17) is revised by striking out "to permit a new mineral aggregate operation" in the portion before Clause (a) and substituting "to permit a new mineral aggregate operation or to permit the expansion of an existing operation".

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- (77) Policy No. 4.6.2.19 (formerly No. 4.6.2.18) is revised by striking out “to permit a new mineral aggregate operation” in the portion before Clause (a) and substituting “to permit a new mineral aggregate operation or to permit the expansion of an existing operation”.
- (78) Policy No. 4.6.2.20 (formerly No. 4.6.2.19) is revised by striking out “Council may reduce or waive” in the portion before Clause (a) and substituting “the Township may reduce or waive”.
- (79) Policy No. 4.6.2.21 (formerly No. 4.6.2.20) is revised by striking out “When Council deems it necessary, the Township may enter into an agreement” at the start and substituting “The Township may enter into any agreements as it considers necessary or advisable”.
- (80) Subsection 4.6.2 is further revised by inserting the following policy after Policy No. 4.6.2.21 (formerly No. 4.6.2.20), renumbering any policies appearing thereafter as necessary:
22. The creation of a new lot in the “Extractive Industrial” overlay designation shall only be permitted in accordance with the general consent policies in Section 11.9.1 and with the applicable policies in Section 11.9.5.
- (81) Policy No. 4.6.2.23 (formerly No. 4.6.2.21) is revised by striking out “Council shall be satisfied” in the portion before Clause (a) and substituting “the Township shall be satisfied”.

Subsection 4.7.1 (“Open Space” Designation)

- (82) Policy No. 4.7.1.1 is revised by inserting the following clause after Clause (b), renumbering any clauses appearing thereafter as necessary:
- (c) trails and facilities for motorized vehicles of a recreational nature, subject to No. 4.7.1.3 and No. 4.7.1.4 below;
- (83) Subsection 4.7.1 is revised by inserting the following policies after Policy No. 4.7.1.2, renumbering any policies appearing thereafter as necessary:
3. Trails and facilities for motorized vehicles of a recreational nature shall only be permitted in the “Open Space” designation in circumstances where the Township is fully satisfied that:
- (a) the proposed trails and facilities, and any use thereof, will have no negative impacts on natural heritage features;
 - (b) the proposed trails and facilities, and any use thereof, will have no adverse impacts on agricultural operations in the surrounding area;
 - (c) the use of motorized vehicles in connection with the proposed trails and facilities will not create a hazard or aggravate an existing hazard for people in the area; and
 - (d) the use of motorized vehicles in connection with the proposed trails and facilities will not generate adverse impacts for nearby uses due to noise, odour, or other nuisance factors.

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4. The Township may require that the proponent of any trail or facility intended for motorized vehicles of a recreational nature enter into one or more agreement with the Township as a condition of development approval, to ensure that the matters referred to in No. 4.7.1.3 above, and any other matters that the Township has determined should be addressed in the circumstances, regarding the proposed trails and facilities and any use thereof are fully and adequately addressed.

(84) Subsection 4.7.1 is further revised by inserting the following policy after Policy No. 4.7.1.13 (formerly No. 4.7.1.11), renumbering any policies appearing thereafter as necessary:

14. The creation of a new lot in the "Open Space" designation shall only be permitted in accordance with the general consent policies in Section 11.9.1 and with the applicable policies in Section 11.9.6.

Subsection 4.8.1 ("Rural" Designation)

(85) Policy No. 4.8.1.1 is revised by striking out "as defined in Section 3.3.2" at the end of Clause (b) and substituting "as defined in Section 3.3.2, subject to Policy No. 3.4.2.3".

(86) Policy No. 4.8.1.1 is further revised by striking out Clause (c) and substituting the following:

- (c) on-farm diversified uses, in accordance with Policy No. 3.4.2.2;

(87) Policy No. 4.8.1.1 is further revised by striking out Clause (g) and substituting the following:

- (g) home businesses;

(88) Policy No. 4.8.1.3 is revised by striking out Clause (c) and substituting the following:

- (c) event venues;

(89) Policy No. 4.8.1.5 is revised by striking out "Development in the 'Rural' designation shall only be permitted" and substituting "Development in the 'Rural' designation, including the creation of a new lot, shall only be permitted".

Subsection 4.8.2 ("Agricultural" Designation)

(90) Subsection 4.8.2 is revised by inserting the following policy after Policy No. 4.8.2.2, renumbering any policies appearing thereafter as necessary:

3. Home businesses may be permitted in the "Agricultural" designation, subject to the applicable policies in Section 3.3.3 of this Official Plan.

(91) Policy No. 4.8.2.4 (formerly No. 4.8.2.3) is revised by striking out Clause (c), renumbering any clauses appearing thereafter as necessary.

(92) Policy No. 4.8.2.6 (formerly No. 4.8.2.5) is revised:

- (a) by striking out "No. 4(a) above" in Clause (b) and substituting "No. 4.8.2.5 above"; and

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- (b) by striking out "~~wedding venues~~" in Subclause (ii) of Clause (c) and substituting "~~event venues~~".
- (93) Policy No. 4.8.2.7 (formerly No. 4.8.2.6) is revised by inserting "and deeming the subject lands an 'Agricultural Exception' area in accordance with Clause 4.6.2.8(a)" at the end.
- (94) Subsection 4.8.2 is further revised by striking out "Development" in the heading that appears before Policy No. 4.8.2.8 (formerly No. 4.8.2.7) and substituting "~~Development~~".
- (95) Policy No. 4.8.2.8 (formerly No. 4.8.2.7) is revised by striking out "Any decision made by Council" at the start of the portion before Clause (a) and substituting "Any decision made by the Township or by Council".
- (96) Policy No. 4.8.2.9 (formerly No. 4.8.2.8) is revised by striking out "~~Development in the 'Agricultural' designation shall only be permitted~~" and substituting "~~Development in the 'Agricultural' designation, including the creation of a new lot, shall only be permitted~~".

Subsection 4.9.1 (General Policies for "Greenlands" Designations)

- (97) Policy No. 4.9.1.4 is revised by striking out "Minor adjustments" at the start and substituting "Notwithstanding No. 4.9.1.3 above, minor adjustments".
- (98) Policy No. 4.9.1.8 is revised by striking out "designation" at the end of the portion before Clause (a) and substituting "designations".
- (99) Subsection 4.9.1 is revised by inserting the following policy after Policy No. 4.9.1.9, renumbering any policies appearing thereafter as necessary:

- 10. The creation of a new lot in any of the "Greenlands" designations shall only be permitted in accordance with the general consent policies in Section 11.9.1 and with the policies in Section 11.9.9.

Subsection 4.9.2 ("Greenlands – Natural Heritage Area" Designation)

- (100) Policy No. 4.9.2.1 is revised by striking out "home occupations and home industries" at the start of Clause (c) and substituting "home businesses".
- (101) Policy No. 4.9.2.4 is revised by striking out "where the lot is of sufficient area and has frontage on a public road" at the end and substituting "where the lot has frontage on a public road and is of sufficient size to accommodate the proposed dwelling without having a negative impact on natural heritage features or their functions".

Subsection 4.9.3 ("Greenlands – Hazard Lands Area" Designation)

- (102) The first paragraph of the preamble to Subsection 4.9.3 is revised:
 - (a) by striking out "based on floodplain and regulation mapping" in the third sentence and substituting "~~based on floodplain and regulation mapping~~"; and
 - (b) by striking out "the extent of the regulatory floodplain" in the fourth sentence and substituting "~~the extent of the regulatory floodplain~~".

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- (103) The second paragraph of the preamble to Subsection 4.9.3 is revised:
- (a) by striking out “defining the extent of floodplains” at the end of the first sentence and substituting “defining the extent of floodplains”;
 - (b) by striking out “the entire floodplain, as defined by the regulatory flood standard” in the second sentence and substituting “the entire floodplain, as defined by the regulatory flood standard”;
 - (c) by striking out “all development within the floodplain” in the second sentence and substituting “all development within the floodplain”; and
 - (d) by striking out “except for certain Special Policy Areas described in Section 13” at the end of the third sentence and substituting “except as provided for in Section 13.1.1 and Section 13.2.1 of this Official Plan”.
- (104) Policy No. 4.9.3.2 is revised:
- (a) by striking out “where Council has not required” in Clause (a) and substituting “where the Township has not required”; and
 - (b) by striking out “an identified floodplain” in Clause (b) and substituting “an identified floodplain”.
- (105) Policy No. 4.9.3.8 is revised by striking out “impacted by flooding hazards or erosion hazards” in Clause (b) and substituting “impacted by flooding hazards or erosion hazards”.
- (106) Policy No. 4.9.3.11 is revised:
- (a) by striking out “to the satisfaction of Council” in the portion before Clause (a) and substituting “to the satisfaction of the Township”; and
 - (b) by striking out the semicolon at the end of Subclause (i) of Clause (f) and substituting a comma, followed by “which for the purposes of this policy shall include any land use where there would be a threat to the safe evacuation of vulnerable populations during a flooding event, an erosion event, or any other emergency event occurring due to natural hazards or due to the failure of protection works or protective measures;”.
- (107) Policy No. 4.9.3.16 is revised by striking out “detailed floodplain mapping” and substituting “detailed floodplain mapping”.

Subsection 4.9.4 (“Greenlands – Wetlands Area” Designation)

- (108) The preamble to Subsection 4.9.4 is revised by striking out “significant wetlands” and substituting “provincially significant wetlands, as well as other wetlands that have been determined to be locally significant”.

Subsection 4.10.1 (Policies for NEP Designations)

- (109) Section 4.10.1 is revised by inserting the following policies after Policy No. 4.10.1.2:
- 3. No amendment to this Official Plan that has the effect of changing any of the land use designations identified in Policy No. 4.10.1.2 above shall be approved unless and until

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the proposed amendment has been approved as an amendment to the Niagara Escarpment Plan under the *Niagara Escarpment Planning and Development Act*.

4. Where an amendment to the Niagara Escarpment Plan that affects the land use designations shown on Schedule B to this Official Plan has been approved:
 - (a) Council shall initiate the process of amending this Official Plan to conform with the Niagara Escarpment Plan, as amended;
 - (b) no by-law that is in conflict with the Niagara Escarpment Plan, as amended, shall be passed; and
 - (c) no ~~development application~~ that is in conflict with the Niagara Escarpment Plan, as amended, shall be approved.
5. An amendment to this Official Plan that has the effect of changing a land use designation within the Rural Settlement Areas of Dunedin, Glen Huron, or Singhampton may be approved, provided that:
 - (a) the proposed amendment does not involve any of the land use designations identified in Policy No. 4.10.1.2; and
 - (b) the proposed amendment does not conflict with the Objectives set out in Part 1.6.1 of the NEP or with the Development and Growth Objectives set out in Part 1.6.8 of the NEP.

Article 5: Revisions to Section 5 (Natural Heritage)

- (1) The title of Section 5 is revised by inserting “& Climate Change” after “Natural Heritage”.

Section 5.1 (Goals & Principles)

- (2) Section 5.1 is revised by striking out Goal No. 5.1.5 and substituting the following:
 5. Promote community resilience by making the reality of climate change a central consideration of all land use planning decisions.

Subsection 5.2.1 (Natural Heritage Features)

- (3) Policy No. 5.2.1.4 is revised by striking out “~~development and site alteration shall not be permitted~~” at the end of the portion before Clause (a) and substituting “no ~~development~~ or site alteration shall be permitted”.
- (4) Clause (a) of Policy No. 5.2.1.6 is revised by striking out Subclause (i) and substituting the following:
 - (i) a significant woodland;

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(5) Clause (a) of Policy No. 5.2.1.6 is further revised by striking out Subclause (iii) and substituting the following:

(iii) a provincially significant wetland, a wetland that has been identified as locally significant based on the criteria established in No. 5.2.3.8 below, or a wetland that measures 2 hectares or more in area;

(6) Policy No. 5.2.1.8 is revised by striking out “the sensitivity of a specific feature and” and substituting “the sensitivity of a specific feature or”.

(7) Policy No. 5.2.1.10 is revised by striking out “whether it can be considered ‘significant’” and substituting “whether it can be considered significant”.

(8) Policy No. 5.2.1.15 is revised by striking out “Council” at the start and substituting “The Township”.

(9) Policy No. 5.2.1.19 is revised by striking out “Council” at the start and substituting “The Township”.

Subsection 5.2.2 (Woodlands & Tree Preservation)

(10) Policy No. 5.2.2.2 is revised by striking out the portion before Clause (a) and substituting “A woodland should be identified as significant if:”.

(11) Subsection 5.2.2 is revised by striking out Policy No. 5.2.2.8 and Policy No. 5.2.2.9 and substituting the following:

8. The Township will encourage forestry management practices that sustain the viability of woodlots and the harvest of woodland projects, as well as measures taken in accordance with the policies of this Plan to increase the overall woodland cover of Clearview Township.

Subsection 5.2.3 (Wetlands)

(12) Policy No. 5.2.3.3 is revised by striking out “Development and site alteration shall only be permitted on lands adjacent to a provincially significant wetland” and substituting “No development or site alteration shall be permitted on lands adjacent to a provincially significant wetland except”.

(13) Policy No. 5.2.3.6 is revised by striking out “from any required setback” at the end and substituting “from any setback as may be required under the Zoning By-law or as may be otherwise required”.

(14) Policy No. 5.2.3.12 is revised by striking out “Council” at the start and substituting “The Township”.

Subsection 5.3.1 (Hydrologic Features & Surface Water Features)

(15) Policy No. 5.3.1.15 is revised by striking out Clause (e) and substituting the following:

(e) the presence of flooding hazards or erosion hazards; and

Subsection 5.3.2 (Groundwater Management & Source Protection)

- (16) The preamble to Subsection 5.3.2 is revised by inserting the following paragraphs after the second paragraph (beginning "Source protection concentrates on identifying and assessing threats..."):

Highly Vulnerable Aquifers ("HVAs") are aquifers – highly saturated underground areas whose water can be drawn for human use – that are particularly susceptible to contamination, either because of their proximity to the surface or because of the characteristics of the materials underground that make up and surround the aquifer. HVAs in the Township are shown on Schedule D-1 to this Official Plan.

Significant Groundwater Recharge Areas ("SGRAs") are areas where the land is characterized by porous soils that allow water to seep easily into the ground and subsequently flow to an aquifer. The term "significant" indicates that the recharge area helps maintain water levels in an aquifer that supplies drinking water for a community. SGRAs in the Township are shown on Schedule D-2 to this Plan.

- (17) The fifth paragraph of the preamble to Subsection 5.3.2 (beginning "Wellhead Protection Areas ('WHPAs') are land areas...", formerly the third paragraph of the preamble) is revised by inserting "WHPAs in the Township are shown on Schedules D-3 to D-7." at the end.
- (18) The preamble to Subsection 5.3.2 is further revised by striking out the sixth paragraph (beginning "Highly Vulnerable Aquifers ('HVAs') are aquifers...", formerly the fourth paragraph of the preamble) and the seventh paragraph (beginning "Significant Groundwater Recharge Areas ('SGRAs') are areas...", formerly the fifth paragraph of the preamble).
- (19) Policy No. 5.3.2.1 is revised by striking out "an on-site sewage system" at the start of Clause (b) and substituting "an on-site wastewater system".
- (20) Policy No. 5.3.2.3 is revised by striking out "to all applications under" and substituting "to all applications made under".
- (21) Policy No. 5.3.2.5 is revised by striking out "Where a risk management official" at the start and substituting "Where the risk management official".
- (22) Policy No. 5.3.2.8 is revised by striking out the period at the end and substituting a comma, followed by "unless the Township is satisfied that such matters can be adequately addressed through the preparation of a different study or report."
- (23) Policy No. 5.3.2.9 is revised by striking out "the establishment of small on-site sewage systems" and substituting "the establishment of small on-site wastewater systems".
- (24) Policy No. 5.3.2.10 is revised by striking out "The previous policy" at the start and substituting "Policy No. 5.3.2.9".
- (25) Policy No. 5.3.2.11 is revised by striking out "the establishment of a small on-site sewage system" at the start of Clause (a) and substituting "the establishment of a small on-site wastewater system".

- (26) Policy No. 5.3.2.12 is revised:
- (a) by striking out “development proposal” at the end of Clause (a) and substituting “development proposal”; and
 - (b) by striking out the comma after “the *Niagara Escarpment Planning and Development Act*” in Clause (b).
- (27) Policy No. 5.3.2.15 is revised by striking out “Council may establish incentive programs” at the start and substituting “Council may provide for the establishment of incentive programs”.

Subsection 5.3.3 (Watershed & Subwatershed Planning)

- (28) Policy No. 5.3.3.2 is revised by striking out “In particular, the Township encourages” at the start and substituting “Further to No. 5.3.3.1, the Township will particularly encourage”.
- (29) Policy No. 5.3.3.3 is revised by striking out “Council will ensure” in the portion before Clause (a) and substituting “the Township will ensure”.
- (30) Policy No. 5.3.3.4 is revised:
- (a) by striking out “Council” at the start and substituting “The Township”; and
 - (b) by striking out “to support its consideration” and substituting “to support the consideration and assessment”.

Subsection 5.4.1 (Environmental Impact Studies – Scope & General Requirements)

- (31) The preamble to Subsection 5.4.1 is revised by striking out “as part of a complete application” in the first sentence and substituting “as part of a complete application”.

Subsection 5.4.2 (Submission & Approval of EIS)

- (32) Policy No. 5.4.2.3 is revised by striking out “Council shall not approve a development application regarding which an EIS has been required unless it is satisfied” at the start and substituting “No development application in respect of which an EIS has been required shall be approved unless Council or its delegate, as the case may be, is satisfied”.
- (33) Policy No. 5.4.2.4 is revised by striking out “Council may refuse” at the start and substituting “Council or its delegate, as the case may be, may refuse”.

Subsection 5.5.1 (New Mineral Aggregate Operations)

- (34) Policy No. 5.5.1.7 is revised by striking out “in the Natural Heritage System” in the portion before Clause (a) and substituting “in the natural heritage system”.

Subsection 5.5.3 (Abandoned Pits & Quarries)

- (35) Policy No. 5.5.3.1 is revised by striking out “Where an abandoned pit or quarry has been identified in the Township, Council will investigate” at the start and substituting “Where an abandoned pit or quarry has been identified within its municipal boundaries, the Township will investigate”.

- (36) Policy No. 5.5.3.3 is revised by striking out “Council shall have regard” and substituting “the Township shall have regard”.

Subsection 5.5.4 (Wayside Pits & Quarries)

- (37) Policy No. 5.5.4.3 is revised by striking out “Council” at the start and substituting “The Township”.

Section 5.6 (Climate Change)

- (38) Section 5 is further revised by inserting the following section after Section 5.5:

5.6 Climate Change

The AR6 Synthesis Report prepared by the Intergovernmental Panel on Climate Change (“IPCC”), finalized in March 2023, presents the reality of climate change in no uncertain terms: “Human activities, principally through emissions of greenhouse gases, have unequivocally caused global warming, with global surface temperature reaching 1.1°C above 1850-1900 in 2011-2020.” Climate change, the Synthesis Report further states, “is a consequence of more than a century of net GHG emissions from energy use, land-use and land use change, lifestyle and patterns of consumption, and production.” The effects of human-caused climate change are already being felt: climate change “is already affecting many weather and climate extremes in every region across the globe,” and the extent and magnitude of its impacts are “larger than estimated in previous assessments.”

According to information from ClimateData.ca, the effects of climate change on Clearview Township will include higher temperatures and greater amounts of precipitation. Historical data available through ClimateData.ca indicate that the median annual daily temperature in Clearview rose by over 1.5°C between 1984 and 2014, from 5.9°C in the former to 7.6°C in the latter. (These are the median values for the mean daily temperatures over each given year, where “mean daily temperature” means the average of the daily minimum and daily maximum temperatures for each day in the period in question.) Over the same period, total annual precipitation increased from 865 mm in 1984 to 923 mm in 2014, an increase of about 6.7% over thirty years. Climate projections indicate that, by 2031, annual mean temperatures in Clearview will be around 8.5-8.8°C, while total annual precipitation is anticipated to be in the range of 920-940 mm.

ClimateData.ca provides climate projections based on three different “emissions” scenarios: a “low emission scenario,” in which emissions continue increasing until mid-century before declining significantly (referred to as a “peak and decline” scenario by the IPCC); a “moderate emission scenario,” in which emissions continue to increase to mid-century and then stabilize to the end of the century (described by the IPCC as a “stabilization pathway”); and a “high emission scenario,” in which greenhouse gas concentrations continue increasing at present-day rates, resulting in severe impacts. As would be expected, the projected impacts of climate change on Clearview Township vary across these different scenarios. Under the low emission scenario, mean daily temperatures peak at about 9.5-9.7°C mid-century before stabilizing around 9.0-9.2°C by 2100, while under the high emission scenario, mean daily temperatures rise dramatically to reach

over 14°C by the end of the century. Total precipitation in the low emission scenario tends to stabilize in the range of 950-960 mm per year, whereas the high emission scenario sees total precipitation of over 1,020 mm per year by the end of the century.

Clearview Township and its residents understand that urgent action is required between now and mid-century in order to avoid the most disastrous and devastating effects of climate change. The policies in this section of the Official Plan are meant to provide direction to ensure that all future development will be mindful of this urgency and incorporate measures to mitigate the worst effects of climate change while adapting to those that are already unavoidable.

- (39) Section 5.6, as added by Subsection (38) of Article 5 above, is revised by inserting the following footnote after “According to information from ClimateData.ca,” at the start of the second paragraph, renumbering any footnotes appearing thereafter as necessary:

- 14 ClimateData.ca is an online data portal that provides future climate projections and historical data openly and freely to all Canadians. ClimateData.ca was created through a collaboration between the Pacific Climate Impacts Consortium (PCIC), Ouranos Inc., the Prairie Climate Centre (PCC), Environment and Climate Change Canada (ECCC), Centre de Recherche Informatique de Montréal (CRIM), and Habitat7.

- (40) Section 5.6, as added by Subsection (38) of Article 5 above, is further revised by inserting the following subsection at the end of the section:

5.6.1 Climate Change Mitigation & Adaptation

The community vision and priorities presented in Section 1.1.3 of this Official Plan recognize that climate change must become a central factor in all decisions regarding land use planning and development in Clearview Township. The purpose of the policies below is to establish the expectations for all future applications proposing development in the Township, with a focus on assessing potential climate-related impacts and identifying ways in which all new development and redevelopment can contribute towards mitigation and adaptation:

Mitigation refers to measures that seek to limit climate change, primarily by reducing the emission of greenhouse gases (“GHGs”) and by stabilizing GHG levels in the atmosphere.

Adaptation refers to measures that help prepare for the unavoidable effects of climate change that has already occurred. (The quality of being well-adapted and well-prepared is usually referred to as “resilience” or “resiliency”.)

Major forms of development (such as commercial, industrial, and multiple-lot residential development) will generally be expected to incorporate both mitigation and adaptation measures, with specific measures to be determined based on the context and circumstances of the proposed development. Smaller forms of development (such as development applications that apply to a single residential property) will be strongly encouraged to incorporate such measures. Services and infrastructure will be expected to address vulnerabilities and increased

risks associated with climate-influenced hazards, in accordance with the policies in Section 7.2 of this Official Plan.

1. Any request for pre-submission consultation with the Township regarding any of the following shall be required to include a Preliminary Climate Change Mitigation & Adaptation Statement ("Preliminary Statement") as part of that request:
 - (a) an amendment to the Official Plan;
 - (b) an amendment to the Zoning By-law; or
 - (c) approval of a plan of subdivision or description of condominium.
2. A Preliminary Statement will generally be required to provide the following:
 - (a) a brief characterization of the nature and scale of the proposed development;
 - (b) examples of mitigation measures that will be considered for integration into the proposed development (such as clean energy sources, green building design, or carbon sequestration);
 - (c) a preliminary description of the climate-related hazards that could affect the proposed development over its lifespan, along with a preliminary assessment of the level of risk associated with each hazard, or, alternatively, a brief statement explaining and justifying why no such hazards have been identified;
 - (d) a list of the climate change data tools and resources (such as ClimateData.ca, the Climate Atlas of Canada, the Canadian Centre for Climate Services, or the Platform for the Analysis and Visualization of Climate Science) used to arrive at the determination made under Clause 5.6.1.2(c) above; and
 - (e) examples of adaptation strategies and risk mitigation measures that will be considered to address any risks identified under Clause 5.6.1.2(c), preferably with reference to standards and guidelines such as those listed on Infrastructure Canada's "Codes, Standards and Guidelines for Climate Resilience" webpage.
3. The Township may update its General Pre-consultation Request Form, or develop new forms, to assist proponents in providing a complete Preliminary Statement, and, in doing so, the Township may require that proponents provide other relevant information that is not specifically identified in Policy No. 5.6.1.2 above.
4. Any development application in respect of which a Preliminary Statement was required during pre-submission consultation will be required to include a Climate Change Mitigation & Adaptation Statement ("CCMAS") as part of a complete application, subject to the policies in this section of the Official Plan.
5. The following matters, among other things, will be addressed during the pre-submission consultation process for a development application that will require a CCMAS:

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- (a) the baseline or “business-as-usual” scenario that will be used to assess the performance of the proposed development in terms of GHG emission reductions or other mitigation measures;
 - (b) the appropriate standards, guidelines, or other resources that the applicant will consult in order to assess GHG emissions and emission reductions (such as the ISO 14064 Series, the “Guidebook on Quantifying Greenhouse Gas Reductions at the Project Levels” published by the Federation of Canadian Municipalities, or the World Resources Institute’s GHG Protocol);
 - (c) the appropriate methodology or methodologies to be used in assessing future climate change-related risks (such as ISO 31000, the Public Infrastructure Engineering Vulnerability Committee Protocol, or others identified on Infrastructure Canada’s “Standards and guidance: hazards” webpage); and
 - (d) the standards, guidelines, or other resources that the applicant will consult in order to incorporate appropriate adaptation strategies and risk mitigation measures into the proposed development.
6. Where a Preliminary Statement has not been required as part of a request for pre-submission consultation (for instance, regarding an application for site plan approval), the Township may nevertheless require that a CCMAS be included as part of a complete application, in which case the pre-submission consultation process will address the matters identified in No. 5.6.1.5 above, among other things.
7. An application proposing intensification, infilling, or redevelopment may use the development of the same proposed building, structure, or use on a vacant site as the baseline for comparison for the purposes of assessing emissions reductions or other mitigation measures.
8. Subject to any specific requirements or terms of reference as may be established during pre-submission consultation, a CCMAS should include the following sections:
- (a) a **Project Overview** section, which should:
 - (i) identify and briefly describe the subject lands, including an overview of existing conditions;
 - (ii) briefly characterize the nature and scale of the proposed development; and
 - (iii) provide an overview of the major on-site activities associated with the proposed development (including those that are expected to occur during and after the development process).
 - (b) a **Mitigation** section, which should:
 - (i) establish and describe the baseline scenario (as determined during pre-submission consultation);

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- (ii) describe the mitigation measures and strategies that will be incorporated into the proposed development; and
 - (iii) provide a reasonably accurate estimate of the typical annual GHG emissions reductions expected as a result of the proposed development, as compared to the baseline scenario, with specific reference to any standards, guidelines, or other resources consulted; and
 - (c) an **Adaptation & Resilience** section, which should:
 - (i) identify the current and future climate-related hazards that could affect the proposed development over its entire lifespan;
 - (ii) provide a risk assessment for each climate-related hazard identified, based on the severity of the climate-related hazard and the likelihood of the hazard impacting the proposed development, which should include a justification for the assessment regarding each hazard;
 - (iii) identify the methodology or methodologies used in preparing the risk assessment; and
 - (iv) describe the risk mitigation measures and other adaptation strategies that will be implemented in the proposed development, with specific reference to any standards, guidelines, or other resources consulted.
- 9. The requirements for a CCMAS may be scoped, at the Township's discretion, based on the nature and scale of the proposed development.
- 10. Further to No. 5.6.1.9, the Township may determine that the requirements for a CCMAS will be minimal in circumstances where the Township is satisfied that mitigation or adaptation measures will be integral components of the proposed development (for instance, where the express purpose of a project is to reduce GHG emissions).
- 11. Council or its delegate, as the case may be, may refuse to approve a development application if it is of the opinion that:
 - (a) the mitigation and adaptation measures proposed in the CCMAS are insufficient or unsatisfactory, considering the nature, scale, and anticipated impacts of the proposed development;
 - (b) one or more of the measures proposed in the CCMAS is impractical, unrealistic, or in any other way unlikely to be effective; or
 - (c) one or more of the measures proposed in the CCMAS is likely to conflict with another objective or policy of this Official Plan.
- 12. The measures proposed in a CCMAS may be incorporated into a development agreement between the Township and the proponent to ensure that those measures will be implemented as proposed.

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13. A development agreement between the Township and the proponent of development may incorporate provisions that relate to monitoring, follow-up assessments, or other forms of verification undertaken to ensure that the measures proposed in the CCMAS have been, or are being, implemented as proposed.
 14. The Township will seek out and take advantage of opportunities to reduce GHG emissions associated with Township operations, subject to the sufficiency of the Township's financial resources.
 15. The Township will, in consultation with the County of Simcoe and with other municipal partners, prepare a Climate Change Action Plan, Climate Strategy, or similar document, subject to the sufficiency of the Township's financial and staffing resources.
 16. The Township will update its building and development standards to promote, and where appropriate to require, sustainable development and sustainable practices.
- (41) Subsection 5.6.1, as added by Subsection (40) of Article 5 above, is revised by inserting the following footnote at the end of Clause 5.6.1.2(e), renumbering any footnotes appearing thereafter as necessary:
- 15 See <https://www.infrastructure.gc.ca/climate-resilience-climatique/codes-standards-normes-guidances-eng.html>. With respect to climate change-related hazards, see <https://www.infrastructure.gc.ca/climate-resilience-climatique/hazards-dangers-eng.html>.

Article 6: Revisions to Section 6 (Community Health, Safety & Well-Being)

- (1) The subtitle to Section 6 is revised:
 - (a) by striking out "SOCIAL EQUITY" and substituting "HAZARD LANDS"; and
 - (b) by striking out "MENTAL HEALTH" and substituting "SOCIAL EQUITY".
- (2) The third paragraph of the preamble to Section 6 (beginning "Section 6.2 focuses on...") is revised by striking out "such as flooding or erosion" in the first sentence and substituting "such as flooding hazards or erosion hazards".

Section 6.1 (Goals & Principles)

- (3) Section 6.1 is revised by inserting "in pursuit of this Plan's community health, safety, and well-being goals" at the end of Goal No. 6.1.4.

Subsection 6.2.1 (Natural Hazards)

- (4) Subsection 6.2.1 is revised by inserting the following policy after Policy No. 6.2.1.2, renumbering any policies appearing thereafter as necessary:
 3. Development proposed in an area where watercourses or other surface water features exist may be required to incorporate mitigation measures or to employ alternative

approaches to development in order to ensure that such features and their hydrologic functions will be protected, restored, or improved.

- (5) Policy No. 6.2.1.5 (formerly No. 6.2.1.4) is revised by striking out “to undertake a floodplain analysis to precisely delineate the regulatory flood-line” and substituting “to undertake an analysis to determine the precise extent of the flooding hazard area”.
- (6) Policy No. 6.2.1.6 (formerly No. 6.2.1.5) is revised by striking out “more detailed mapping of floodplains or of erosion hazard areas” and substituting “more detailed mapping of hazardous lands or of hazardous sites in the Township”.
- (7) Subsection 6.2.1 is further revised by inserting the following policy after Policy No. 6.2.1.6 (formerly No. 6.2.1.5), renumbering any policies appearing thereafter as necessary:
 7. The precise boundaries of all hazardous lands and hazardous sites, and any associated setbacks, shall be established to the satisfaction of the Township, in consultation with the NVCA or other applicable conservation authority, through appropriate studies as part of the review process for specific development applications.
- (8) Subsection 6.2.1 is further revised by inserting the following policies after Policy No. 6.2.1.8 (formerly No. 6.2.1.6), renumbering any policies appearing thereafter as necessary:
 9. The boundaries of hazardous lands and hazardous sites may be redefined or otherwise modified through the completion of appropriate studies at the request of, and to the satisfaction of, the NVCA or other applicable conservation authority.
- (9) Policy No. 6.2.1.10 (formerly No. 6.2.1.7) is revised by inserting “or any other project whose principal purpose is to help manage hazards associated with hazardous lands or hazardous sites” at the end.
- (10) Policy No. 6.2.1.11 (formerly No. 6.2.1.8) is revised by striking out “within the defined floodplain” at the start of Clause (b) and substituting “within the defined floodplain”.
- (11) Policy No. 6.2.1.12 (formerly No. 6.2.1.9) is revised:
 - (a) by striking out “an area that is subject to flooding hazards” in the portion before Clause (a) and substituting “an area that is subject to flooding hazards”; and
 - (b) by striking out “the designation of a Special Policy Area” at the start of Clause (a) and substituting “the designation of a Special Policy Area”.
- (12) Policy No. 6.2.1.13 (formerly No. 6.2.1.10) is revised by striking out the semicolon at the end of Clause (a) and substituting a comma, followed by “which for the purposes of this policy shall include any land use where there would be a threat to the safe evacuation of vulnerable populations during a flooding event, an erosion event, or any other emergency event occurring due to natural hazards or due to the failure of protection works or protective measures;”.
- (13) Subsection 6.2.1 is further revised by striking out “Floodplain” in the heading that appears before Policy No. 6.2.1.14 (formerly No. 6.2.1.11) and substituting “Floodplain”.

(14) Policy No. 6.2.1.14 (formerly No. 6.2.1.11) is revised by striking out “Floodplain management and control” at the start and substituting “Floodplain management and control”.

(15) Subsection 6.2.1 is further revised by striking out Policy No. 6.2.1.15 (formerly No. 6.2.1.12) and substituting the following:

15. The one-zone floodplain management concept, wherein the floodway is considered to be the entire contiguous floodplain, shall be used within the Township, except as provided for in Section 13.1.1 and Section 13.2.1 of this Plan, and the application of the two-zone concept to any lands other than as provided for in those sections of this Plan shall require:

- (a) the establishment of a Special Policy Area through the approval of site-specific policies by the Minister of Natural Resources and the Minister of Municipal Affairs and Housing, according to criteria and procedures established by the Province of Ontario;
- (b) the written approval of any conservation authority having jurisdiction in the area; and
- (c) an amendment to this Official Plan, which shall not be adopted until a Special Policy Area has been established under Clause 6.2.1.16(a) above.

(16) Policy No. 6.2.1.16 (formerly No. 6.2.1.13) is revised by striking out “in the regulatory floodplain” at the end and substituting “in the regulatory floodplain”.

(17) Policy No. 6.2.1.17 (formerly No. 6.2.1.14) is revised by striking out “in the floodplain” wherever it appears and, in each case, substituting “in the floodplain”.

Subsection 6.2.2 (Human-Made Hazards)

(18) Policy No. 6.2.2.5 is revised by striking out “Council will be particularly mindful” and substituting “the Township will be particularly mindful”.

Subsection 6.3.1 (Public Service Facilities – Location & Development Criteria)

(19) Policy No. 6.3.1.12 is revised by striking out “municipal sewage services” and substituting “municipal wastewater services”.

(20) Policy No. 6.3.1.13 is revised:

- (a) by striking out “municipal sewage services” and substituting “municipal wastewater services”; and
- (b) by striking out “private communal sewage services” and substituting “private communal wastewater services”.

(21) Policy No. 6.3.1.14 is revised:

- (a) by striking out “individual on-site sewage services” and substituting “individual on-site wastewater services”; and

- (b) by striking out “the proposed method of sewage treatment” and substituting “the proposed method of wastewater treatment”.

Section 6.4 (Community Design)

- (22) The first paragraph of the preamble to Section 6.4 is revised by striking out “to apply the Community Safety and Well-Being Plan’s principles of equity, diversity, and inclusion” and substituting “to apply the principles of equity, accessibility, diversity and inclusion”.
- (23) The preamble to Section 6.4 is further revised by striking out the second paragraph (beginning “Equity in design...”) and substituting the following:

Equity in design means that places and processes are designed to ensure everyone is treated fairly and justly; it means making sure everyone is represented and has an opportunity to participate in decision-making processes.

Accessibility in design means eliminating all barriers that would prevent any resident from fully participating in activities and enjoying life in the community; it means designing spaces and services in a way that will match the needs of all individuals.

Subsection 6.4.1 (Community Design Policies)

- (24) Policy No. 6.4.1.1 is revised by striking out “Council” at the beginning and substituting “The Township”.
- (25) Policy No. 6.4.1.2 is revised by striking out “Council” at the beginning and substituting “The Township”.
- (26) Policy No. 6.4.1.3 is revised by striking out “to meet or exceed the accessibility standards set by the Province” at the end and substituting “in accordance with the Township’s Facility Accessibility Design Standards (FADS), with the goal of meeting or exceeding the accessibility standards set by the Province”.
- (27) Policy No. 6.4.1.4 is revised by striking out “Council” at the beginning and substituting “The Township”.
- (28) Policy No. 6.4.1.5 is revised by striking out “Council” at the beginning and substituting “The Township”.

Article 7: Revisions to Section 7 (Infrastructure & Municipal Services)

Section 7.1 (Goals & Principles)

- (1) The first paragraph of the preamble to Section 7.1 is revised by striking out the second sentence (“These policies address ... active modes of transportation.”) and substituting “These policies address the provision of water and wastewater services, as well as developing transportation infrastructure that will support the use of public transit and active transportation.”

- (2) Section 7.1 is further revised by inserting the following item after Goal No. 7.1.2, renumbering any items appearing thereafter as necessary:
3. Ensure that infrastructure projects address risks and vulnerabilities associated with climate-influenced hazards and incorporate strategies for reducing emissions.

Section 7.2 (Water & Sewage Services)

- (3) Section 7.2 is revised by striking out “Water & Sewage Services” in the section heading and substituting “Water & Wastewater Services”.
- (4) The first paragraph of the preamble to Section 7.2 is revised:
- (a) by striking out “the Official Plan’s approach to providing water and sewage services” in the first sentence and substituting “the Official Plan’s approach to providing water and wastewater services”; and
 - (b) by striking out “municipal sewage services” in the second sentence and substituting “municipal wastewater services”.
- (5) The second paragraph of the preamble to Section 7.2 is revised:
- (a) by striking out “a hierarchy for providing water and sewage services” in the first sentence and substituting “a hierarchy for providing water and wastewater services”;
 - (b) by striking out “municipal water services and municipal sewage services, generally meaning water and sewage services” at the start of list item “(1)” and substituting “municipal water services and municipal wastewater services, generally meaning water and wastewater services”;
 - (c) by striking out “private communal sewage services” in list item “(2)” and substituting “private communal wastewater services”; and
 - (d) by striking out “individual on-site sewage services” in list item “(3)” and substituting “individual on-site wastewater services”.
- (6) The fourth paragraph of the preamble to Section 7.2 (beginning “Existing systems in the Township...”) is revised by striking out “municipal sewage services” wherever it appears and, in each case, substituting “municipal wastewater services”.

Subsection 7.2.1 (Overall Servicing Strategy)

- (7) The preamble to Subsection 7.2.1 is revised by striking out “the provision of water and sewage services” and substituting “the provision of water and wastewater services”.
- (8) Policy No. 7.2.1.1 is revised by striking out “the proposed method of providing water services and sewage services” and substituting “the proposed method of providing water and wastewater services”.
- (9) Policy No. 7.2.1.2 is revised by striking out “municipal sewage services” and substituting “municipal wastewater services”.

Article 7: Revisions to Section 7 (Infrastructure & Municipal Services)

- (10) Policy No. 7.2.1.3 is revised by striking out “the term ‘municipal sewage services’ shall not refer to any services provided by private sanitary sewer systems” at the start of Clause (b) and substituting “the term ‘municipal wastewater services’ shall not refer to any services provided by private wastewater systems”.
- (11) Policy No. 7.2.1.4 is revised:
- (a) by striking out “municipal sewage services” and substituting “municipal wastewater services”; and
 - (b) by striking out “private communal sewage services” and substituting “private communal wastewater services”.
- (12) Policy No. 7.2.1.5 is revised:
- (a) by striking out “private communal sewage services” in the portion before Clause (a) and substituting “private communal wastewater services”;
 - (b) by striking out “if Council is of the opinion” in the portion before Clause (a) and substituting “if Council or its delegate, as the case may be, is of the opinion”; and
 - (c) by inserting the following clause after Clause (a), renumbering any clauses appearing thereafter as necessary:
 - (b) would not be provided in a manner that adequately addresses vulnerabilities and risks associated with climate-influenced hazards;
- (13) Policy No. 7.2.1.6 is revised:
- (a) by striking out “individual on-site sewage services” in the portion before Clause (a) and substituting “individual on-site wastewater services”; and
 - (b) by striking out “municipal sewage services” in Clause (a) and substituting “municipal wastewater services”.
- (14) Clause (b) of Policy No. 7.2.1.6 is revised:
- (a) by striking out “Council has determined” at the start and substituting “Council or its delegate, as the case may be, has determined”; and
 - (b) by striking out “private communal sewage services” and substituting “private communal wastewater services”.
- (15) Clause (c) of Policy No. 7.2.1.6 is revised:
- (a) by striking out “Council is satisfied” at the start of the portion before Subclause (i) and substituting “Council or its delegate, as the case may be, is satisfied”;
 - (b) by striking out “individual on-site sewage services” in Subclause (i) and substituting “individual on-site wastewater services”;
 - (c) by striking out “and” at the end of Subclause (ii); and

(d) by inserting the following subclause after Subclause (ii), renumbering any subclauses appearing thereafter as necessary:

- (iii) the proposed services will be provided in a manner that adequately addresses vulnerabilities and risks associated with climate-influenced hazards; and

(16) Policy No. 7.2.1.8 is revised:

- (a) by striking out “All new sewage systems and infrastructure” at the start and substituting “All new wastewater systems and infrastructure”; and
- (b) by striking out “individual on-site sewage services” and substituting “individual on-site wastewater services”.

(17) Policy No. 7.2.1.9 is revised by striking out “on municipal water and sewage systems” at the end of Clause (a) and substituting “on municipal water and wastewater systems”.

(18) Policy No. 7.2.1.11 is revised by striking out “individual on-site sewage services” and substituting “individual on-site wastewater services”.

(19) Policy No. 7.2.1.12 is revised:

- (a) by striking out “Council” at the start of the portion before Clause (a) and substituting “The Township”;
- (b) by striking out “and” at the end of Clause (a); and
- (c) by inserting the following clauses after Clause (a), renumbering any clauses appearing thereafter as necessary:
 - (b) adequately addresses vulnerabilities and risks associated with climate-influenced hazards;
 - (c) incorporates appropriate strategies for reducing emissions and mitigating climate-related impacts; and

(20) Policy No. 7.2.1.13 is revised by striking out “municipal sewage services” and substituting “municipal wastewater services”.

(21) Policy No. 7.2.1.14 is revised by striking out “municipal sewage services” and substituting “municipal wastewater services”.

Subsection 7.2.2 (Servicing in Urban Settlement Areas)

(22) The preamble to Subsection 7.2.2 is revised by striking out “municipal sewage services” and substituting “municipal wastewater services”.

(23) Policy No. 7.2.2.1 is revised by striking out “municipal sewage services” at the end and substituting “municipal wastewater services”.

- (24) Policy No. 7.2.2.2 is revised:
- (a) by striking out “municipal sewage services” and substituting “municipal wastewater services”; and
 - (b) by striking out “Council may use holding provisions” and substituting “the implementing Zoning By-law may apply holding provisions”.
- (25) Policy No. 7.2.2.3 is revised by striking out “private communal sewage systems” and substituting “private communal wastewater systems”.
- (26) Policy No. 7.2.2.4 is revised:
- (a) by striking out “individual on-site sewage services” in the portion before Clause (a) and substituting “individual on-site wastewater services”;
 - (b) by striking out “municipal sewage services” in Clause (b) and substituting “municipal wastewater services”; and
 - (c) by striking out Clause (d) and substituting the following:
 - (d) Council or its delegate, as the case may be, is fully satisfied that:
 - (i) the proposed services will be provided in a manner that adequately addresses vulnerabilities and risks associated with climate-influenced hazards; and
 - (ii) site conditions are suitable for the long-term provision of individual on-site water services and individual on-site wastewater services with no negative impacts.
- (27) Policy No. 7.2.2.5 is revised by striking out the portion before Clause (a) and substituting the following:
- 5. Notwithstanding No. 7.2.2.1 above, the establishment of a new industrial use or a new “in-between” use using individual on-site water services and individual on-site wastewater services may be permitted, provided that:
- (28) Policy No. 7.2.2.5 is further revised:
- (a) by striking out “municipal sewage services” at the end of Clause (a) and substituting “municipal wastewater services”;
 - (b) by striking out “municipal sewage services” in Clause (c) and substituting “municipal wastewater services”; and
 - (c) by striking out Clause (e) and substituting the following:
 - (e) Council or its delegate, as the case may be, is fully satisfied that:
 - (i) the proposed services will be provided in a manner that adequately addresses vulnerabilities and risks associated with climate-influenced hazards; and

- (ii) site conditions are suitable for the long-term provision of individual on-site water services and individual on-site wastewater services with no negative impacts.

(29) Policy No. 7.2.2.6 is revised:

- (a) by striking out "individual on-site sewage services" in Clause (a) and substituting "individual on-site wastewater services"; and
- (b) by striking out "municipal sewage services" in Clause (b) and substituting "municipal wastewater services".

Subsection 7.2.3 (Servicing in Community Settlement Areas)

(30) The preamble to Subsection 7.2.3 is revised by striking out "municipal sewage services" in the second sentence and substituting "municipal wastewater services".

(31) Policy No. 7.2.3.1 is revised by striking out "municipal sewage services" and substituting "municipal wastewater services".

(32) Policy No. 7.2.3.2 is revised:

- (a) by striking out "private communal sewage services" wherever it appears and, in each case, substituting "private communal wastewater services"; and
- (b) by striking out "municipal sewage services" in Clause (a) and substituting "municipal wastewater services".

(33) Policy No. 7.2.3.3 is revised:

- (a) by striking out "private communal sewage services" wherever it appears and, in each case, substituting "private communal wastewater services"; and
- (b) by striking out "and sufficient reserve sewage system capacity, as those terms are defined in the PPS (2020)" in Clause (b) and substituting "and sufficient reserve wastewater system capacity, meaning designed or planned capacity in a centralized water or wastewater treatment facility that has not yet been committed to existing or approved development, or reserve capacity that is otherwise considered sufficient for the purposes of Policy No. 1.6.6.6 in the PPS (2020)".

(34) Policy No. 7.2.3.4 is revised:

- (a) by striking out "individual on-site sewage services" in the portion before Clause (a) and substituting "individual on-site wastewater services";
- (b) by striking out "municipal sewage services" in Clause (b) and substituting "municipal wastewater services";
- (c) by striking out "private communal sewage services" in Clause (c) and substituting "private communal wastewater services"; and

(d) by striking out Clause (d) and substituting the following:

(d) Council or its delegate, as the case may be, is fully satisfied that:

- (i) the proposed services will be provided in a manner that adequately addresses vulnerabilities and risks associated with climate-influenced hazards; and
- (ii) site conditions are suitable for the long-term provision of individual on-site water services and individual on-site wastewater services with no negative impacts; and,

(35) Policy No. 7.2.3.5 is revised:

- (a) by striking out "individual on-site sewage services" in Clause (a) and substituting "individual on-site wastewater services";
- (b) by striking out "either a combination of municipal water services and individual on-site sewage services or a combination of individual on-site water services and municipal sewage services" at the end of Subclause (i) of Clause (b) and substituting "either a combination of municipal water services and individual on-site wastewater services or a combination of individual on-site water services and municipal wastewater services";
- (c) by striking out "Council" at the start of Subclause (iii) of Clause (b) and substituting "the Township"; and
- (d) by striking out "with water and sewage services" in Subclause (iii) of Clause (b) and substituting "with water and wastewater services".

(36) Policy No. 7.2.3.6 is revised by striking out "a combination of private communal water services and private communal sewage services or to a combination of individual on-site water services and individual on-site sewage services" at the end and substituting "a combination of private communal water services and private communal wastewater services or to a combination of individual on-site water services and individual on-site wastewater services".

(37) Policy No. 7.2.3.11 is revised by striking out "municipal sewage services" at the end and substituting "municipal wastewater services".

Subsection 7.2.4 (Servicing in Rural Settlement Areas)

(38) The preamble to Subsection 7.2.4 is revised:

- (a) by striking out "and Singhampton" at the end of the first sentence and substituting "Singhampton, and Sunnidale Corners"; and
- (b) by striking out "municipal sewage services" in the second sentence and substituting "municipal wastewater services".

(39) Policy No. 7.2.4.1 is revised by striking out "private communal sewage services" and substituting "private communal wastewater services".

(40) Policy No. 7.2.4.2 is revised:

- (a) by striking out “individual on-site sewage services” wherever it appears and, in each case, substituting “individual on-site wastewater services”;
- (b) by striking out “Council is satisfied” at the start of the portion of Clause (b) before Subclause (i) and substituting “Council or its delegate, as the case may be, is satisfied”; and
- (c) by inserting the following subclause before Subclause (i) of Clause (b), renumbering any subclauses appearing thereafter as necessary:
 - (i) the proposed services will be provided in a manner that adequately addresses vulnerabilities and risks associated with climate-influenced hazards;

(41) Subsection 7.2.4 is revised by striking out Policy No. 7.2.4.3 and substituting the following:

- 3. Partial services shall only be permitted in a Rural Settlement Area where they are necessary to address failed individual on-site water services or failed individual on-site wastewater services (as the case may be), or for the purposes of infilling or the rounding out of existing development, and only if they use existing private communal water services or existing private communal wastewater services (as the case may be) without requiring the extension of such existing private communal services.

(42) Subsection 7.2.4 is further revised by inserting the following footnote at the end of Policy No. 7.2.4.3, renumbering any footnotes appearing thereafter as necessary:

- 18 This policy refers to existing private communal services because (i) partial services, by definition, use some form of municipal services or private communal services; (ii) municipal services are not available or planned in Rural Settlement Areas; and (iii) this Official Plan does not contemplate the installation of new private communal services in a Rural Settlement Area.

Subsection 7.2.5 (Servicing Outside Settlement Areas)

(43) The preamble to Subsection 7.2.5 is revised:

- (a) by striking out “municipal sewage services” in the second sentence and substituting “municipal wastewater services”; and
- (b) by striking out “private communal sewage services” in the second sentence and substituting “private communal wastewater services”.

(44) Policy No. 7.2.5.1 is revised:

- (a) by striking out “using individual on-site water services and individual on-site sewage services, provided that Council” in the portion before Clause (a) and substituting “using individual on-site water services and individual on-site wastewater services, provided that the Township”;
- (b) by striking out “and” at the end of Clause (a); and

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- (c) by inserting the following clause after Clause (a), renumbering any clauses appearing thereafter as necessary:
 - (b) the proposed services will be provided in a manner that adequately addresses vulnerabilities and risks associated with climate-influenced hazards; and
- (45) Policy No. 7.2.5.2 is revised:
 - (a) by striking out "individual on-site sewage services" and substituting "individual on-site wastewater services"; and
 - (b) by striking out "private communal sewage services" and substituting "private communal wastewater services".
- (46) Policy No. 7.2.5.3 is revised by striking out "provided with water and sewage services" and substituting "provided with water and wastewater services".

Subsection 7.2.6 (Servicing Studies & Reports)

- (47) The first paragraph of the preamble to Subsection 7.2.6 is revised by striking out "will be provided with adequate water and sewage services" in the second sentence and substituting "will be provided with adequate water and wastewater services".
- (48) The second paragraph of the preamble to Subsection 7.2.6 (beginning "Master Environmental Servicing Plans...") is revised by striking out "regarding matters such as water and sewage services" in the first sentence and substituting "regarding matters such as water and wastewater services".
- (49) The third paragraph of the preamble to Subsection 7.2.6 (beginning "Servicing Capability Studies...") is revised by striking out "development using individual on-site water and sewage services" in the first sentence and substituting "development using individual on-site water and wastewater services".
- (50) The sixth paragraph of the preamble to Subsection 7.2.6 (beginning "Site Servicing Options Reports...") is revised by striking out "something other than full municipal water and sewage services" at the end of the first sentence and substituting "something other than full municipal water and wastewater services".
- (51) Policy No. 7.2.6.1 is revised by striking out "with water and sewage services" at the end and substituting "with water and wastewater services".
- (52) Policy No. 7.2.6.7 is revised by striking out "individual on-site sewage services" and substituting "individual on-site wastewater services".
- (53) Policy No. 7.2.6.14 is revised:
 - (a) by striking out "providing development with water and sewage services" in Clause (b) and substituting "providing development with water and wastewater services"; and

- (b) by inserting the following clause after Clause (b), renumbering any clauses appearing thereafter as necessary:
- (c) an assessment of the vulnerabilities and risks associated with climate-influenced hazards that could affect the proposed method of providing services and proposed infrastructure, along with a description of the risk reduction measures or strategies that development will need to incorporate to address those risks and vulnerabilities;
- (54) Policy No. 7.2.6.16 is revised by striking out "municipal sewage services" and substituting "municipal wastewater services".
- (55) Subsection 7.2.6 is revised by inserting the following policy after No. 7.2.6.16, renumbering any policies appearing thereafter as necessary:
- 17. Notwithstanding No. 7.2.6.16 above, the Township may waive the requirement for a Servicing Capability Study where it is of the opinion that the matters that would normally be addressed in such a study can be satisfactorily addressed through the preparation of a Servicing Feasibility Study or of a Site Servicing Options Report.
- (56) Policy No. 7.2.6.20 (formerly No. 7.2.6.19) is revised by inserting the following clause after Clause (b), renumbering any clauses appearing thereafter as necessary:
- (c) identify and discuss the vulnerabilities and risks associated with climate-influenced hazards that will likely affect development in the study area or, if no such vulnerabilities and risks are identified, provide a justification for that finding;
- (57) Clause (e) of Policy No. 7.2.6.20 (formerly Clause (d) of No. 7.2.6.19) is revised:
- (a) by striking out "and" at the end of Subclause (i); and
 - (b) by inserting the following subclause after Subclause (i), renumbering any subclauses appearing thereafter as necessary:
 - (ii) any vulnerabilities and risks identified under Clause 7.2.6.20(c) will be adequately addressed; and
- (58) Policy No. 7.2.6.21 (formerly No. 7.2.6.20) is revised by striking out "municipal sewage services" and substituting "municipal wastewater services".
- (59) Policy No. 7.2.6.22 (formerly No. 7.2.6.21) is revised:
- (a) by striking out "private communal sewage services" wherever it appears and, in each case, substituting "private communal wastewater services"; and
 - (b) by striking out "municipal sewage services" in Clause (b) and substituting "municipal wastewater services".

- (60) Policy No. 7.2.6.24 (formerly No. 7.2.6.23) is revised:
- (a) by striking out “a sanitary sewer servicing plan” at the start of Clause (f) and substituting “a wastewater servicing plan”;
 - (b) by striking out “the proposed sanitary sewage system” in Clause (f) and substituting “the proposed wastewater system”;
 - (c) by striking out “and” at the end of Clause (g); and
 - (d) by inserting the following clause after Clause (g), renumbering any clauses appearing thereafter as necessary:
 - (h) a discussion of the vulnerabilities and risks associated with climate-influenced hazards that could affect the proposed method of providing services and proposed infrastructure, including an explanation of how the proposed development has been designed to address such vulnerabilities and risks; and
- (61) Policy No. 7.2.6.26 (formerly No. 7.2.6.25) is revised by striking out “municipal sewage services” and substituting “municipal wastewater services”.
- (62) Policy No. 7.2.6.29 (formerly No. 7.2.6.28) is revised by striking out “individual on-site sewage services” and substituting “individual on-site wastewater services”.
- (63) Policy No. 7.2.6.30 (formerly No. 7.2.6.29) is revised:
- (a) by striking out “the provision of water and sewage services” at the end of Clause (b) and substituting “the provision of water and wastewater services”;
 - (b) by striking out “the expected demand for water and sewage services” in Clause (d) and substituting “the expected demand for water and wastewater services”;
 - (c) by inserting the following clause after Clause (f), renumbering any clauses appearing thereafter as necessary:
 - (g) identify and describe the vulnerabilities and risks associated with climate-influenced hazards that could affect services and infrastructure associated with the proposed development;
 - (d) by striking out “full municipal water and sewage services” in Clause (h) (formerly Clause (g)) and substituting “full municipal water and wastewater services”; and
 - (e) by striking out the period at the end of Clause (i) (formerly Clause (h)) and substituting a comma, followed by “including an explanation of how the proposed services and infrastructure have been designed to address vulnerabilities and risks associated with climate-influenced hazards.”
- (64) Policy No. 7.2.6.32 (formerly No. 7.2.6.31) is revised by striking out “municipal sewage services” and substituting “municipal wastewater services”.

(65) Policy No. 7.2.6.34 (formerly No. 7.2.6.33) is revised:

- (a) by striking out “the provision of water and sewage services” at the end of Clause (b) and substituting “the provision of water and wastewater services”;
- (b) by striking out “the expected demand for water and sewage services” at the end of Clause (c) and substituting “the expected demand for water and wastewater services”;
- (c) by striking out “the provision of water and sewage services” at the end of Clause (e) and substituting “the provision of water and wastewater services”;
- (d) by inserting the following clause after Clause (e), renumbering any clauses appearing thereafter as necessary:
 - (f) identify the vulnerabilities and risks associated with climate-influenced hazards that could affect the servicing options considered;
- (e) by striking out “municipal sewage services” in Clause (g) (formerly Clause (f)) and substituting “municipal wastewater services”; and
- (f) by striking out the period at the end of Clause (i) (formerly Clause (h)) and substituting a comma, followed by “including an explanation of how the proposed servicing option addresses vulnerabilities and risks associated with climate-influenced hazards.”

Subsection 7.3.1 (Stormwater Management Facilities)

(66) Policy No. 7.3.1.7 is revised by striking out the portion before Clause (a) and substituting the following:

- 7. Notwithstanding Policy No. 7.3.1.6, an application proposing development that requires the construction of new stormwater management facilities outside the Township’s Settlement Areas may be approved, provided that the Township is fully satisfied that the proposed facilities:

(67) Policy No. 7.3.1.7 is further revised by inserting the following clause after Clause (a), renumbering any clauses appearing thereafter as necessary:

- (b) will be designed to adequately address vulnerabilities and risks associated with climate-influenced hazards;

(68) Policy No. 7.3.1.7 is further revised:

- (a) by striking out “and” at the end of Clause (d) (formerly Clause (c));
- (b) by striking out the period at the end of Clause (e) (formerly Clause (d)) and substituting a semicolon, followed by “and”; and

- (c) by inserting the following clause after Clause (e) (formerly Clause (d)):
- (f) will be designed in a manner that minimizes long-term maintenance requirements and that ensures the facility will be well integrated into the neighbourhood.
- (69) Policy No. 7.3.1.9 is revised:
- (a) by striking out “the erosion hazard limit” at the start of Clause (c) and substituting “the erosion hazard limit”; and
 - (b) by striking out “the regulatory floodplain” wherever it appears in Clause (d) and, in each case, substituting “the regulatory floodplain”.
- (70) Policy No. 7.3.1.20 is revised by striking out “Council may require a proponent to enter into agreements” and substituting “a proponent may be required to enter into one or more agreements with the Township”.

Subsection 7.3.3 (Stormwater Management Reports)

- (71) Policy No. 7.3.3.7 is revised by inserting the following clause after Clause (c), renumbering any clauses appearing thereafter as necessary:
- (d) identify vulnerabilities and risks associated with climate-influenced hazards that could affect stormwater management facilities associated with the proposed development;
- (72) Clause (e) of Policy No. 7.3.3.7 (formerly Clause (d)) is revised:
- (a) by striking out “and” at the end of Subclause (iii);
 - (b) by inserting “and” at the end of Subclause (iv); and
 - (c) by inserting the following subclause after Subclause (iv):
 - (v) addressing the vulnerabilities and risks identified under No. 7.3.3.7(d) above;

Subsection 7.4.1 (Waste Management Sites)

- (73) The preamble to Subsection 7.4.1 is revised by striking out “shown on Schedule F to this Plan” in the second sentence and substituting “identified on Schedule F to this Plan”.
- (74) Policy No. 7.4.1.1 is revised by striking out the comma after “for the purposes of landfilling”.

Subsection 7.4.2 (D-4 Assessment Areas)

- (75) Subsection 7.4.2 is revised by striking out the preamble in its entirety and substituting the following, renumbering any policies appearing thereafter as necessary:

The D-4 Assessment Area associated with a waste management site (either active or closed) represents the area within which landfill-related impacts are most likely to occur. The following

policies apply to any lands located within the “D-4 Assessment Area” overlay shown on Schedule F to this Official Plan, irrespective of the designations shown on Schedule B.

1. Any alteration to the boundary of a D-4 Assessment Area identified on Schedule F shall require an amendment to this Official Plan, which shall be accompanied by a D-4 Study prepared by a person qualified under the *Environmental Protection Act* and its regulations in consultation with the Ministry of the Environment and peer-reviewed as determined necessary by the D-4 approval authority.
2. Notwithstanding Policy No. 7.4.2.1, the extent of a D-4 Assessment Area associated with a closed waste management site may be reduced in consultation with the Ministry of the Environment without requiring a D-4 Study where current information exists to demonstrate there are no landfill-related impacts associated with the closed site, but such a reduction shall still require an amendment to this Official Plan.

(76) Subsection 7.4.2 is further revised by inserting the following policies after No. 7.4.2.3 (formerly No. 7.4.2.1), renumbering any policies appearing thereafter as necessary:

4. Any of the following uses may be permitted in an identified D-4 Assessment Area, irrespective of whether the waste management site with which the D-4 Assessment Area is associated is operating or non-operating, and irrespective of whether the associated waste management site is being used, or has been used, for landfilling purposes:
 - (a) mineral aggregate operations;
 - (b) wayside pits and quarries;
 - (c) utilities, infrastructure, and above-grade transportation infrastructure, but not major highways; or
 - (d) any other land use where:
 - (i) public health or safety would not be threatened by hazards associated with the waste management site; and
 - (ii) the use would not be impaired by noise, odour, or any other nuisance effect generated by the waste management site.
5. Subject to No. 7.4.2.6 below, none of the following shall be permitted in an identified D-4 Assessment Area, regardless of any policies that might apply to the designation of the subject lands shown on Schedule B to this Plan:
 - (a) residential uses;
 - (b) the use of agricultural land for pasturing livestock;
 - (c) permanent structures used in animal husbandry; or
 - (d) cemeteries.
6. Any of the uses, buildings, or structures referred to in Policy No. 7.4.2.5 above may be permitted in the D-4 Assessment Area associated with a non-operating waste

management site where the waste management use has ceased, but any such development shall be required to complete D-4 Studies to the satisfaction of the D-4 approval authority, the Ministry of the Environment, and any other agency or public body having jurisdiction.

- (77) Policy No. 7.4.2.14 (formerly No. 7.4.2.9) is revised by striking out “located in Stayner, shown on Schedule B-12 to this Official Plan, unless” and substituting “associated with County of Simcoe Site #34, identified on Schedule F to this Official Plan, unless”.

Subsection 7.5.2 (General Transportation Policies)

- (78) Subsection 7.5.2 is revised by inserting the following policy after Policy No. 7.5.2.4, renumbering any policies appearing thereafter as necessary:

5. Further to No. 7.5.2.4, any application proposing development within or adjacent to a Potential Future Highway 26 By-pass Corridor identified on Schedule G to this Plan shall be subject to review by MTO.

- (79) Policy No. 7.5.2.9 (formerly No. 7.5.2.8) is revised by striking out “Council” at the start and substituting “The Township”.

Subsection 7.5.3 (Road Network)

- (80) Policy No. 7.5.3.3 is revised by striking out “It shall be a policy of Council to encourage” at the start and substituting “The Township will strongly encourage”.

- (81) Policy No. 7.5.3.4 is revised by striking out “New plans of subdivision” at the start and substituting “Further to No. 7.5.3.3, new development proceeding by plan of subdivision”.

- (82) Policy No. 7.5.3.6 is revised:

- (a) by striking out “and” at the end of Clause (e);
- (b) by striking out the period at the end of Clause (f) and substituting a semicolon followed by “and”; and
- (c) by inserting the following clause after Clause (f):

- (g) **Laneways**, whose function is to provide secondary access to abutting properties and to serve as corridors for municipal services and infrastructure.

- (83) The seventh row (“County Road 91”) in Table 7.1 is revised by striking out “(Full length)” in the second column and substituting “Highway 26 to 100 metres west of County Road 124”.

- (84) Policy No. 7.5.3.9 is revised:

- (a) by striking out “and” at the end of Clause (b);
- (b) by striking out the period at the end of Clause (c) and substituting a semicolon followed by “and”; and

- (c) by inserting the following clause after Clause (c):
- (d) Laneways, which generally have no set number of lanes for vehicular traffic, shall have a right-of-way width from a minimum of 5 metres up to 20 metres.
- (85) Subsection 7.5.3 is further revised by inserting the following policy after Policy No. 7.5.3.9, renumbering any policies appearing thereafter as necessary:
- 10. Notwithstanding Clause 7.5.3.9(c), the Township may, at its discretion, specify a minimum right-of-way width for a Local Road that is less than 20 metres.
- (86) Policy No. 7.5.3.11 (formerly No. 7.5.3.10) is revised by striking out “interpreted as guidelines and” and substituting “interpreted as guidelines, in accordance with Section 12.2 of this Plan, and”.
- (87) Subsection 7.5.3 is further revised by inserting the following policies after Policy No. 7.5.3.14 (formerly No. 7.5.3.13), renumbering any policies appearing thereafter as necessary:
- 15. Laneways should be designed in a way that reflects their secondary function by discouraging vehicular traffic and prioritizing pedestrian safety.
 - 16. The Township may, at its discretion, re-classify a Laneway shown on Schedule G to this Plan as a Local Road:
 - (a) without requiring an amendment to this Official Plan, where the alignment of the re-classified Local Road will be the same as the alignment of the Laneway shown on Schedule G; and
 - (b) through an amendment to this Official Plan, where the alignment of the re-classified Local Road will differ from the alignment of the Laneway shown on Schedule G.
- (88) Subsection 7.5.3 is further revised by inserting the following policy after Policy No. 7.5.3.19 (formerly No. 7.5.3.16), renumbering any policies appearing thereafter as necessary:
- 20. Notwithstanding the classification of Laneways as public roads, all properties shall have at least one access point to and from a road whose classification in No. 7.5.3.6 above is “Local Road” or higher, and no property shall be permitted to have its primary access point to and from an abutting Laneway.
- (89) Subsection 7.5.3 is further revised by inserting the following policy after Policy No. 7.5.3.21 (formerly No. 7.5.3.17), renumbering any policies appearing thereafter as necessary:
- 22. Access points to new residential development shall be provided in accordance with the policies in Section 8.2.2 of this Plan.
- (90) Subsection 7.5.3 is further revised by inserting the heading “Improvements” before Policy No. 7.5.3.29 (formerly No. 7.5.3.23).

- (91) Subsection 7.5.3 is further revised by inserting the heading "Complete Streets" before Policy No. 7.5.3.31 (formerly No. 7.5.3.25).
- (92) Subsection 7.5.3 is further revised by striking out Policy No. 7.5.3.32 (formerly No. 7.5.3.26) and substituting the following, renumbering any policies appearing thereafter as necessary:
- 32. ~~Development applications~~ proposing one or more new public roads will generally be required to adopt a "complete streets" approach to designing those roads, especially where the application proposes ~~development~~ in an Urban Settlement Area or in a Community Settlement Area, which among other things should consider the following matters:
 - (a) the provision of transportation facilities and infrastructure to support multiple modes of travel and reduce emphasis and reliance on the private automobile;
 - (b) the incorporation of measures to reduce the travel speeds of motorized vehicles, such as narrower travel lanes or frequent intersections;
 - (c) the incorporation of spaces for the potential future provision of public transit service;
 - (d) the use of physical separation to help ensure the safety and comfort of pedestrians, cyclists, and other users of active transportation; and
 - (e) the use of design elements that enhance the streetscape and the public realm.
 - 33. The Township will adopt a "complete streets" approach to the design of all new or improved public roads, which among other things will take into consideration those matters listed in No. 7.3.5.31 above.

Subsection 7.5.4 (Parking & Loading Facilities)

- (93) Policy No. 7.5.4.2 is revised:
- (a) by striking out "Council may permit" and substituting "the Township may permit"; and
 - (b) by striking out "of housing for senior citizens" and substituting "of congregate housing".
- (94) Policy No. 7.5.4.3 is revised by striking out "Council" at the start and substituting "The Township".
- (95) Policy No. 7.5.4.7 is revised:
- (a) by striking out "its Cash in Lieu of Parking By-law (No. 00-37)" and substituting "the Township's Cash in Lieu of Parking By-law (No. 00-37)"; and
 - (b) by striking out "by which Council enters into parking exemption agreements" at the end and substituting "by which the Township enters into parking exemption agreements".
- (96) Policy No. 7.5.4.8 is revised:
- (a) by striking out "Council may enter into a one or more parking exemption agreements" and substituting "the Township may enter into one or more parking exemption agreements"; and

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(b) by striking out “regardless of whether it has passed” and substituting “regardless of whether Council has passed”.

(97) Policy No. 7.5.4.11 is revised by striking out “as requiring Council” and substituting “as requiring the Township”.

Subsection 7.5.5 (Public Transit)

(98) Policy No. 7.5.5.8 is revised by striking out “Council” at the start and substituting “The Township”.

Subsection 7.5.6 (Active Transportation)

(99) Policy No. 7.5.6.1 is revised by striking out “Council supports the continued development of the Township’s active transportation network” at the start and substituting “The Township supports the continued development of its active transportation network”.

(100) Policy No. 7.5.6.4 is revised by striking out “Council” at the start and substituting “The Township”.

(101) Policy No. 7.5.6.6 is revised by striking out “Council” at the start and substituting “The Township”.

(102) Policy No. 7.5.6.7 is revised by striking out “Council may pursue” and substituting “the Township may pursue”.

Subsection 7.6.1 (Energy Generation Facilities)

(103) Policy No. 7.6.1.1 is revised by striking out “Council” at the start and substituting “The Township”.

(104) Policy No. 7.6.1.3 is revised by striking out “Council shall only permit the undertaking” and substituting “the undertaking shall only be permitted”.

(105) Subsection 7.6.1 is revised by striking out Policy No. 7.6.1.7 and substituting the following:

7. Free-standing solar panels will generally be permitted as an accessory structure, although the implementing Zoning By-law may regulate or prohibit multi-structure solar panel installations on certain lands, such as in prime agricultural areas.

Subsection 7.7.1 (Antenna Towers)

(106) Subsection 7.7.1 is revised by striking out Policy No. 7.7.1.1 and substituting the following:

1. For the purposes of Section 7.7 of this Official Plan:
 - (a) the term “antenna tower” shall refer to a system that consists of an antenna, including any integral mast, and a supporting structure constructed for the purpose of mounting that antenna;
 - (b) the term “preferred location” shall refer to any location that:
 - (i) satisfies the general principles in Policy No. 7.7.1.5;
 - (ii) is identified in No. 7.7.1.6 or in Clause 7.7.1.9(a); or
 - (iii) is identified in Clause 7.7.1.9(b) and meets the associated proviso or requirements;

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- (c) the term “proponent” shall refer to any person, company, or organization proposing to install or modify an antenna tower in the Township of Clearview; and
- (d) the term “Township Protocol” shall refer to the Township of Clearview’s Telecommunication Tower Projects Process Protocol, as may be revised from time to time, or any successor document thereto.

(107) Subsection 7.7.1 is further revised by striking out Policy No. 7.7.1.3 and substituting the following:

- 3. Notwithstanding No. 7.7.1.2 above, where the construction of a new antenna tower is preferred over the sharing of an existing tower, the Township may require the construction of a new antenna tower, in accordance with ISED Procedures.

(108) Policy No. 7.7.1.4 is revised by striking out “The Township” at the start and substituting “Further to No. 7.7.1.3, the Township”.

(109) Subsection 7.7.1 is further revised by striking out Policy No. 7.7.1.5 and Policy No. 7.7.1.6 and substituting the following, renumbering any policies appearing thereafter as necessary:

- 5. The following shall serve as guiding principles with regard to the preferred location for a new antenna tower:
 - (a) the location should maximize the antenna tower’s distance from residential areas;
 - (b) the location should minimize impacts on view corridors and public vistas of important natural or human-made features; and
 - (c) the location should avoid any impacts on natural heritage features, on cultural heritage resources, or on other sensitive areas or locations, including such areas as may be defined as “Community Sensitive Locations” pursuant to No. 7.7.1.8 below.
- 6. Where the construction of a new antenna tower is necessary, the following should be considered preferred locations wherever technically feasible:
 - (a) existing built-up non-residential areas (outside of Community Hubs in Urban Settlement Areas and outside of the “Community Cores” of Community Settlement Areas, as that term is defined in the preamble to Section 2.2.2 of this Plan);
 - (b) transportation and utility corridors; or
 - (c) locations that are as close as possible to similarly scaled structures.
- 7. In all cases, the construction of a new antenna tower must avoid the following locations to the fullest feasible extent:
 - (a) environmentally sensitive areas;
 - (b) hazardous lands and hazardous sites;

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- (c) sites of topographical prominence;
 - (d) any location identified as a Community Sensitive Location in the Zoning By-law pursuant to No. 7.7.1.8 below; and
 - (e) any location that would adversely impact a residential area or a cultural heritage resource.
8. Notwithstanding anything to the contrary in this section of the Official Plan, the implementing Zoning By-law may identify any land on which the installation of a new antenna tower is to be avoided as a "Community Sensitive Location."
9. In terms of the land use designations shown on Schedule B to this Official Plan:
- (a) the following will be encouraged as the location for a new antenna tower:
 - (i) lands in the "Commercial" designation that are located outside of Community Hubs and outside of the "Community Cores" of Community Settlement Areas, as that term is defined in the preamble to Section 2.2.2 of this Plan;
 - (ii) lands in the "Industrial" designation; and
 - (iii) lands in the "Rural" designation, so long as potential adverse impacts, including visual impacts, can be satisfactorily addressed;
 - (b) the following may be considered as the location for a new antenna tower:
 - (i) lands in the "Institutional" designation, provided that the location is appropriate for the proposed antenna tower;
 - (ii) lands in the "Waste Management Industrial" designation that are associated with a closed waste management site, provided that appropriate measures are in place for dealing with any potential hazards and provided that the proposed antenna tower will not interfere with the rehabilitation of the site;
 - (iii) lands in the "Mineral Aggregate Resource" or "Extractive Industrial" designations, provided that the proposed antenna tower will not interfere with existing aggregate operations, will not hinder future extraction, and will not interfere with rehabilitation measures;
 - (iv) lands in the "Open Space" designation, provided that the proposed antenna tower will not detract from the area's open space character or interfere with the public enjoyment of the open space; and
 - (v) lands in the "Agricultural" designation, provided that the proposed antenna tower will not interfere with nearby agricultural operations and will minimize the amount of land removed from agricultural production;
 - (c) the following should be avoided as the location for a new antenna tower:
 - (i) lands in the "Future Development" designation, as these areas are planned for future residential uses;

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- (ii) lands in the “Commercial” designation that are located within a Community Hub or within the “Community Core” of a Community Settlement Area (as that term is defined in the preamble to Section 2.2.2), unless the proposed antenna tower can be made fully compatible with the existing built environment with no adverse impacts;
 - (iii) lands in the “Transition Corridor” designation, especially within Community Hubs, due to the proximity of such lands to residential uses; and
 - (iv) lands in the “Waste Management Industrial” designation that are associated with an active waste management site, due to the presence of an operating landfill; and
 - (d) the following should not be used as the location for a new antenna tower:
 - (i) lands in the “Residential” or “Estate Residential” designation, due to the presence of residential uses;
 - (ii) lands in the “Airport-Related Employment” designation, due to the presence of flight paths and concerns regarding aeronautical safety;
 - (iii) lands in the “Greenlands - Natural Heritage Area” or “Greenlands - Wetland Area” designations, due to the presence of sensitive natural heritage features; and
 - (iv) lands in the “Greenlands - Hazard Lands Area” designation, due to the presence of natural hazards.
10. All reasonable steps should be taken to avoid locating a new antenna tower within the NEP Area, and, where such a location cannot be avoided:
- (a) proposals to locate a new antenna tower within an area designated as an Area of Development Control shall be subject to the NEC’s Consultation Protocol; and
 - (b) proposals to locate a new antenna tower in a location that is not within an area designated as an Area of Development Control shall be subject to the Township Protocol.
11. The Township will update or revise the Township Protocol as necessary to conform with the policies in this section of the Official Plan, which will include references to such Community Sensitive Locations as may be defined in the implementing Zoning By-law as discouraged locations.
12. Where the Township has updated or revised the Township Protocol, any application regarding the installation or modification of an antenna tower shall be subject to the Township Protocol as it read on the day the application was made, and any reference made in the Township Protocol to the Zoning By-law or any other document shall similarly be understood as referring to the Zoning By-law or other document as it read on the day the application was made.

13. As part of a complete application, the proponent shall, at a minimum, be required to provide the Township with a report providing justification for the proposed undertaking, which shall:
 - (a) explain why it is not possible for the proposed antenna to use an existing antenna tower or to share an existing system (or state that the Township prefers the construction of a new antenna tower, if such is the case);
 - (b) justify the proposed location for the new antenna tower with respect to the general principles in No. 7.7.1.5, the preferred locations identified in No. 7.7.1.6, and the considerations set out in No. 7.7.1.9;
 - (c) where the proposed location is not a preferred location, identify alternative preferred locations that were considered and explain why those locations are not suitable for the proposed undertaking;
 - (d) indicate how the proposed location for the new antenna tower relates to existing nearby antenna towers (including antenna towers located outside Clearview Township);
 - (e) include an assessment of the potential visual impacts of the proposed antenna tower, including a Digital Visibility Map identifying all points on the landscape within a 10-km radius from which the proposed tower will be visible;
 - (f) describe the measures that will be taken to ensure that the proposed antenna tower will not be accessible to the general public; and
 - (g) identify all reasonable steps that the proponent is taking with regard to the requirements under the *Impact Assessment Act* (Canada), Health Canada guidelines, and other general and technical requirements established by ISED.
14. The site plan for a new antenna tower must incorporate:
 - (a) appropriate setbacks from natural heritage features and areas, from hazardous lands and hazardous sites, and from cultural heritage resources;
 - (b) such site-specific mitigation measures as may be necessary to reduce or avoid impacts and to enhance compatibility with surrounding land uses; and
 - (c) design elements that will ensure that the proposed antenna tower and any associated facilities or equipment will be as compatible as possible with the surrounding natural and human-made landscapes.
15. The creation of a new lot for an antenna tower shall not be permitted.

Article 8: Revisions to Section 8 (Community Design & Placemaking)

Subsection 8.2 (Neighbourhood Design)

- (1) The second paragraph of the preamble to Section 8.2 is revised by striking out “The Township and Council will use the full range of tools at their disposal” at the start and substituting “The Township will use the full range of tools at its disposal”.

Subsection 8.2.1 (Streetscapes & Public Spaces)

- (2) Policy No. 8.2.1.3 is revised by striking out “Council” at the start and substituting “The Township”.
- (3) Policy No. 8.2.1.10 is revised by striking out “Council shall ensure” at the start and substituting “The Township will ensure”.

Subsection 8.2.2 (Subdivision Design)

- (4) Subsection 8.2.2 is revised by inserting the following text at the end of the preamble:

(Where the term “development” appears in this section of the Official Plan without being underlined in green, it should be understood according to the definition used in Section 41 of the *Planning Act*, which differs from the definition provided in Section 12.6 of this Official Plan.)
- (5) Policy No. 8.2.2.1 is revised:
 - (a) by striking out “new development” in the portion before Clause (a) and substituting “new development”; and
 - (b) by striking out “of the development” at the end of Clause (b) and substituting “of the development”.
- (6) Policy No. 8.2.2.3 is revised by striking out “new development” and substituting “new development”.
- (7) Policy No. 8.2.2.4 is revised by striking out “unless Council is of the opinion” and substituting “unless the Township is of the opinion”.
- (8) Policy No. 8.2.2.5 is revised by striking out “unless Council is of the opinion” and substituting “unless the Township is of the opinion”.
- (9) Subsection 8.2.2 is further revised by inserting the following heading and policies after Policy No. 8.2.2.7:

Access Points for New Development

8. In order to ensure safe access for vehicles and for emergency vehicles, new residential development shall be designed to meet the following standards, subject to Policy No. 8.2.2.10 below:
 - (a) New development containing 85 or fewer dwelling units shall provide at least one full access point.

Article 8: Revisions to Section 8 (Community Design & Placemaking)

- (b) New development containing more than 85 dwelling units but no more than 150 dwelling units shall provide at least two access points, one of which may be an emergency access point but one of which shall be a full access point.
 - (c) New development containing more than 150 dwelling units shall provide at least two full access points.
9. For the purposes of Policy No. 8.2.2.8 above:
- (a) "full access point" shall mean a point that provides access to the development from a public road for all vehicles on a year-round basis; and
 - (b) "emergency access point" shall mean a point that provides access to the development from a public road that is intended and designed to be used on a year-round basis only by emergency vehicles during an emergency.
10. Where new development proceeds in phases, the number of access points provided may similarly be phased, according to the standards in No. 8.2.2.8 and based on the total number of dwelling units in the development after each phase is complete.
11. Where the standards in No. 8.2.2.8 cannot be met, no development approval shall be given unless it has been demonstrated, to the satisfaction of the appropriate road authority and of emergency services, that suitable and safe access to the development will be provided.
12. In all cases, any and all public and private access points providing access to and from a Provincial Highway shall adhere to MTO access management policies.

Subsection 8.2.3 (Landscape Design)

- (10) The preamble to Subsection 8.2.3 is revised by striking out the second sentence and substituting the following:
- This Official Plan intends for new development and redevelopment to retain as much of the natural landscape as possible and to incorporate landscaping that is designed to respect and exist in harmony with the natural environment.
- (11) Subsection 8.2.3 is further revised by striking out Policy No. 8.2.3.1 and substituting the following:
- 1. New development and redevelopment shall take all reasonable steps to preserve the natural landscape and to retain as much existing vegetation as is feasible.
- (12) Policy No. 8.2.3.2 is revised by striking out "to maintain or restore existing topography and grading" and substituting "to maintain existing topography, or to restore post-development topography to its pre-development state,".

Subsection 8.2.4 (Public Art)

- (13) Policy No. 8.2.4.1 is revised by striking out "Council" at the start and substituting "The Township."

(14) Policy No. 8.2.4.5 is revised:

- (a) by striking out “Council shall ensure” at the start and substituting “The Township will ensure”;
and
- (b) by striking out “for the Township” at the end and substituting “for itself”.

Subsection 8.3.1 (Design Principles for New Development & Redevelopment)

(15) Subsection 8.3.1 is revised by inserting the following policies after Policy No. 8.3.1.1, renumbering any policies appearing thereafter as necessary:

- 2. The Township may prepare Green Building Standards for all new building and development projects, and Council may adopt and implement those standards by passing a by-law under Section 97.1 of the *Municipal Act, 2001*.
- 3. The Township may prepare and adopt Green Development Standards and apply those standards to all new development and redevelopment.

(16) Policy No. 8.3.1.7 (formerly No. 8.3.1.5) is revised by striking out “and may use architectural control to require” and substituting “and may use architectural control, where authorized under the *Planning Act*, to require”.

Subsection 8.3.2 (Design Principles for Residential & Commercial Infilling)

(17) Policy No. 8.3.2.3 is revised by striking out “that meet the definition of ‘development’ in Section 41 of the *Planning Act* shall be subject to site plan control” at the end and substituting “shall be subject to site plan control, where authorized under the *Planning Act* and where required by the Township’s Site Plan Control By-law”.

(18) Policy No. 8.3.2.6 is revised by striking out “Council should ensure that the implementing Zoning By-law regulates such matters” in the portion before Clause (a) and substituting “the implementing Zoning By-law should regulate such matters”.

Section 8.4 (Parks, Recreation & Culture)

(19) The preamble to Section 8.4 is revised by striking out “Council will be guided” in the last sentence of the second paragraph and substituting “the Township will be guided”.

Subsection 8.4.1 (Public Parks)

(20) The preamble to Subsection 8.4.1 is revised by inserting the following footnote at the end of the first sentence of the first paragraph, renumbering any footnotes appearing thereafter as necessary:

- 20 National parks and federal public lands are administered under the *Canada National Parks Act* (S.C. 2000, c. 32) and are not subject to the powers exercised by local governing bodies, except as may be provided for under that Act.

Article 8: Revisions to Section 8 (Community Design & Placemaking)

(21) Subsection 8.4.1 is revised by striking out Policy No. 8.4.1.5 and substituting the following:

5. The Township shall review the PRCMP from time to time and update it as needed to ensure that the classifications and standards for public parks are suitable and to ensure that public parks are appropriately classified, located, sized, and outfitted.

(22) Policy No. 8.4.1.6 is revised by striking out Clause (c) and substituting the following:

- (c) The use of any public park or portion thereof located in the “Greenlands – Wetlands Area” designation shall be limited to passive recreation uses only.

(23) Policy No. 8.4.1.10 is revised by striking out “and Council will seek out strategic opportunities” and substituting “including strategic opportunities”.

Subsection 8.4.2 (Recreational Facilities)

(24) Policy No. 8.4.2.1 is revised by striking out “Council encourages” at the start and substituting “The Township will encourage”.

(25) Policy No. 8.4.2.3 is revised by striking out “Council” at the start and substituting “The Township”.

(26) Policy No. 8.4.2.4 is revised by striking out “Council” at the start and substituting “The Township”.

(27) Policy No. 8.4.2.9 is revised by striking out “Council” at the start and substituting “The Township”.

(28) Policy No. 8.4.2.10 is revised by striking out “Council” at the start and substituting “The Township”.

(29) Policy No. 8.4.2.12 is revised by striking out “Council will seek” and substituting “the Township will seek”.

Subsection 8.4.3 (Cultural Facilities)

(30) The second paragraph of the preamble to Subsection 8.4.3 is revised by striking out “All cultural facilities are considered institutional uses” at the start and substituting “All cultural facilities are considered public service facilities”.

(31) Policy No. 8.4.3.1 is revised by striking out “Council will endeavour” and substituting “the Township will endeavour”.

(32) Policy No. 8.4.3.2 is revised by striking out “Council” at the start and substituting “The Township”.

(33) Policy No. 8.4.3.3 is revised by striking out “Council will encourage” and substituting “the Township will encourage”.

Subsection 8.4.4 (“Small Halls”)

(34) Policy No. 8.4.4.1 is revised:

- (a) by striking out “Council” at the start and substituting “The Township”; and
- (b) by striking out “of the Township’s ‘small halls’” and substituting “of its ‘small halls’”.

Article 8: Revisions to Section 8 (Community Design & Placemaking)

- (35) Policy No. 8.4.4.2 is revised:
 - (a) by striking out “Council” at the start and substituting “The Township”; and
 - (b) by striking out “that the Township’s ‘small halls’ will play” and substituting “that ‘small halls’ will play”.
- (36) Policy No. 8.4.4.3 is revised by striking out “Council” at the start and substituting “The Township”.
- (37) Policy No. 8.4.4.4 is revised by striking out “Council” at the start and substituting “The Township”.
- (38) Subsection 8.4.4 is revised by striking out Policy No. 8.4.4.6.

Article 9: Revisions to Section 9 (Cultural Heritage)

Subsection 9.2.1 (Identification & Designation of Cultural Heritage Resources)

- (1) Policy No. 9.2.1.1 is revised by striking out “a designating by-law under Section 29 of the *Ontario Heritage Act* in accordance with the process set out in that section” at the end and substituting “a designating by-law pursuant to Section 29 of the *Ontario Heritage Act*”.
- (2) Policy No. 9.2.1.6 is revised:
 - (a) by striking out “Council” at the start and substituting “The Township”; and
 - (b) by striking out “in the Township” at the end.
- (3) Policy No. 9.2.1.9 is revised by striking out “Council” at the start of the portion before Clause (a) and substituting “The Township”.

Subsection 9.2.2 (Conservation of Heritage Resources)

- (4) Policy No. 9.2.2.3 is revised by striking out “unless Council is satisfied” and substituting “unless Council or its delegate, as the case may be, is satisfied”.
- (5) Policy No. 9.2.2.4 is revised by striking out “unless Council is satisfied” and substituting “unless Council or its delegate, as the case may be, is satisfied”.
- (6) Policy No. 9.2.2.9 is revised by striking out “Council” at the start and substituting “The Township”.
- (7) Policy No. 9.2.2.11 is revised by striking out “Council” at the start of the portion before Clause (a) and substituting “The Township”.
- (8) Policy No. 9.2.2.12 is revised by striking out “Council” at the start and substituting “The Township”.

Subsection 9.2.3 (Heritage Impact Statements)

- (9) Policy No. 9.2.3.1 is revised by striking out “shall be required” and substituting “will generally be required”.
- (10) Policy No. 9.2.3.2 is revised by striking out “Council” at the start and substituting “The Township”.

Section 9.3 (Archaeological Conservation)

- (11) The preamble to Section 9.3 is revised by striking out “Ontario Regulation 170/04, under the *Ontario Heritage Act*, defines” at the start of Note 20 (at the end of the second paragraph) and substituting “Ontario Regulation 170/04 under the *Ontario Heritage Act* defines”.
- (12) Policy No. 9.3.1.7 is revised by striking out “Council shall not approve any development or site alteration” and substituting “no development or site alteration shall be approved”.
- (13) Policy No. 9.3.1.9 is revised by striking out “Council may establish a separate zone in the implementing Zoning By-law” at the start and substituting “The implementing Zoning By-law may establish one or more zones or establish regulations”.

Article 10: Revisions to Section 10 (Economic Development)

Subsection 10.2.1 (General Policies)

- (1) Policy No. 10.2.1.3 is revised:
 - (a) by striking out “Council” at the start and substituting “The Township”; and
 - (b) by striking out “to the Township” at the end and substituting “to Clearview”.
- (2) Policy No. 10.2.1.4 is revised by striking out “Council” at the start of the portion before Clause (a) and substituting “The Township”.
- (3) Policy No. 10.2.1.6 is revised:
 - (a) by striking out “Council” at the start and substituting “The Township”; and
 - (b) by striking out “small businesses and home occupations” at the end and substituting “small businesses, including home businesses”.
- (4) Policy No. 10.2.1.7 is revised by striking out “Council” at the start and substituting “The Township”.
- (5) Policy No. 10.2.1.8 is revised:
 - (a) by striking out “Council” at the start and substituting “The Township”; and
 - (b) by striking out “in the Township and in neighbouring municipalities” at the end and substituting “in Clearview Township or in neighbouring municipalities”.

Subsection 10.2.2 (Community Hubs)

- (6) Policy No. 10.2.2.1 is revised by striking out “Council encourages” at the start and substituting “The Township will encourage”.
- (7) Policy No. 10.2.2.3 is revised by striking out “Council” at the start and substituting “The Township”.
- (8) Policy No. 10.2.2.4 is revised by striking out “Council will encourage commercial uses in Community Hubs to located” at the start and substituting “The Township will encourage commercial uses in Community Hubs to be located”.

- (9) Policy No. 10.2.2.6 is revised by striking out “Council” at the start and substituting “The Township”.

Subsection 10.2.3 (Agricultural Economy)

- (10) Policy No. 10.2.3.1 is revised:

- (a) by striking out “Council” at the start of the portion before Clause (a) and substituting “The Township”; and
- (b) by striking out “of the Township’s agricultural sector” in the portion before Clause (a) and substituting “of the agricultural sector”.

- (11) Policy No. 10.2.3.5 is revised by striking out “Council” at the start and substituting “The Township”.

- (12) Policy No. 10.2.3.7 is revised by striking out “Council” at the start and substituting “The Township”.

Subsection 10.2.4 (Tourism & Agri-tourism)

- (13) Policy No. 10.2.4.1 is revised:

- (a) by striking out “Council” at the start and substituting “The Township”; and
- (b) by striking out “in the Township” at the end.

- (14) Policy No. 10.2.4.2 is revised by striking out “Council” at the start and substituting “The Township”.

- (15) Policy No. 10.2.4.4 is revised by striking out “Council supports and encourages” at the start and substituting “The Township will support and encourage”.

- (16) Policy No. 10.2.4.5 is revised:

- (a) by striking out “Council will generally encourage bed-and-breakfast establishments” at the start and substituting “Bed-and-breakfast establishments will generally be encouraged”.
- (b) by striking out “for visitors to the Township, especially in smaller communities and outside Settlement Areas” at the end and substituting “for visitors in Rural Settlement Areas and outside Settlement Areas”.

- (17) Subsection 10.2.4 is revised by inserting the following policies after Policy No. 10.2.4.5, renumbering any policies appearing thereafter as necessary:

6. Notwithstanding Policy No. 10.2.4.5, but subject to No. 10.2.4.7 below:

- (a) the implementing Zoning By-law may permit small-scale accommodation uses on lands in Rural Settlement Areas that are designated “Commercial”; and
- (b) Council may permit the establishment of small-scale accommodation uses through an amendment to the Zoning By-law:
 - (i) as an on-farm diversified use in the “Agricultural” designation, as described in Clause 3.3.3.7(c) above and subject to the policies in that section of the Official Plan; or
 - (ii) as a commercial use in the “Rural” designation, as described in Policy No. 3.4.3.11 above and subject to the policies in that section of the Plan.

Article 10: Revisions to Section 10 (Economic Development)

7. For the purposes of No. 10.2.4.6 above, the term “small-scale accommodation use” does not include the use of a dwelling as a short-term rental accommodation, as that term is defined in Policy No. 4.2.1.11.
- (18) Policy No. 10.2.4.8 (formerly No. 10.2.4.6) is revised by striking out “Council” at the start and substituting “The Township”.
 - (19) Policy No. 10.2.4.9 (formerly No. 10.2.4.7) is revised by striking out “Council” at the start and substituting “The Township”.

Article 11: Revisions to Section 11 (Implementation)

- (1) The first paragraph of the preamble to Section 11 is revised by striking out “provided by various provincial statutes” at the end of the second sentence and substituting “authorized under various Provincial Acts”.

Subsection 11.1.1 (Amendments to the Official Plan)

- (2) Subsection 11.1.1 is revised by inserting the following policy after Policy No. 11.1.1.5, renumbering any policies appearing thereafter as necessary:
 6. The Township may prepare and adopt style guidelines to direct the drafting of amendments to this Official Plan, including guidelines for the drafting of proposed policies.
- (3) Policy No. 11.1.1.7 (formerly No. 11.1.1.6) is revised by striking out “Council” at the start and substituting “The Township”.

Subsection 11.1.2 (Secondary Plans)

- (4) Policy No. 11.1.2.3 is revised by inserting the following clause after Clause (b), renumbering any clauses appearing thereafter as necessary:
 - (c) the risks associated with climate change impacts, including vulnerabilities to climate-influenced hazards, and the incorporation of strategies to increase the resilience of, and to reduce emissions from, development and infrastructure;
- (5) Policy No. 11.1.2.4 is revised by striking out “Council” at the start and substituting “The Township”.

Subsection 11.1.3 (Monitoring & Reviewing this Plan)

- (6) Subsection 11.1.3 is revised by inserting the following policy after Policy No. 11.1.3.3, renumbering any policies appearing thereafter as necessary:
 4. Township staff will report to Council on an annual basis regarding the implementation of this Official Plan’s policies and their effectiveness in achieving this Plan’s objectives.

- (7) Policy No. 11.1.3.6 (formerly No. 11.1.3.5) is revised by striking out “Council” at the start and substituting “The Township”.

Section 11.2 (Zoning)

- (8) The first paragraph of the preamble to Section 11.2 is revised by striking out “the intended land-use patterns” in the first sentence and substituting “the intended land use patterns”.

Subsection 11.2.1 (Zoning By-law)

- (9) Policy No. 11.2.1.3 is revised by inserting “or from the names used to refer to those zoning categories in this Plan” at the end.

Subsection 11.2.3 (Amendments to the Zoning By-law)

- (10) Policy No. 11.2.3.2 is revised:

(a) by striking out “Council” at the start and substituting “The Township”; and

(b) by striking out “in a format that Council considers satisfactory” at the end and substituting “in an acceptable and satisfactory format”.

- (11) Policy No. 11.2.3.4 is revised by striking out “Amendments to the Zoning By-law” at the start and substituting “Amendments to the Zoning By-law, including those made through the passing of a minor by-law”.

Subsection 11.2.4 (Minor By-laws)

- (12) Subsection 11.2.4 is revised by striking out Policy No. 11.2.4.2, renumbering any policies appearing thereafter as necessary.

- (13) Policy No. 11.2.4.2 (formerly No. 11.2.4.3) is revised:

(a) by striking out the portion before Clause (a) and substituting “Council may delegate its authority to pass any or all of the following types of by-law as a minor by-law”; and

(b) by striking out Clause (d) and substituting the following:

(d) a by-law to permit one of the uses identified in Policy No. 3.3.3.6 as an on-farm diversified use in the “Rural” designation, as described in Policy No. 3.4.2.2(a);

- (14) Policy No. 11.2.4.2 (formerly No. 11.2.4.3) is further revised by striking out Clause (f) and substituting the following:

(f) a by-law to permit a public service facility or institutional use in the “Residential” designation, as described in Policy No. 4.2.2.4(b) and subject to the applicable policies in Section 4.2.2;

(15) Subsection 11.2.4 is further revised by inserting the following policies after Policy No. 11.2.4.2 (formerly No. 11.2.4.3), renumbering any policies appearing thereafter as necessary:

3. A by-law that delegates Council's authority pursuant to Section 39.2 of the *Planning Act* may, at Council's discretion:
 - (a) specify one or more types of by-law (of those listed in Policy No. 11.2.4.2 above) in respect of which the delegation of authority applies; and
 - (b) specify that the authority delegated excludes the authority to pass one or more of the types of by-law listed in Policy No. 11.2.4.2.
4. Nothing in Policy No. 11.2.4.3 shall prevent Council from delegating the authority to pass a type of by-law that had previously been excluded from such delegation under Clause 11.2.4.3(b) above.
5. A by-law that delegates Council's authority pursuant to Section 39.2 of the *Planning Act* may make that delegation subject to such conditions as Council considers to be appropriate or advisable, which at Council's discretion may include:
 - (a) the condition that the minor by-law authority hold a public meeting regarding any request received for the passing of a minor by-law; or
 - (b) the condition that the delegation of Council's authority to pass minor by-laws be subject to the ratification of Council.
6. Where Council has not delegated its authority to pass a type of by-law listed in Policy No. 11.2.4.2, or where Council has excluded a type of by-law from such delegation:
 - (a) the land use, building, structure, or other item that this Official Plan identifies as permissible through the passing of a minor by-law shall only be permitted through an amendment to the Zoning By-law; and
 - (b) the phrase "through the passing of a minor by-law", wherever it appears in this Official Plan in respect of that type of by-law, shall be read as "through an amendment to the Zoning By-law".
7. Council may, by by-law:
 - (a) require that anyone who wishes to request the passing of a minor by-law consult with the Township before submitting that request; or
 - (b) provide that requests for the passing of a minor by-law are not required to undertake such pre-submission consultation, subject to any conditions as Council considers appropriate.
8. Anyone who requests the passing of a minor by-law shall, as part of that request:
 - (a) identify the type of minor by-law being requested, with specific reference to the types of by-law permitted under Policy No. 11.2.4.2;
 - (b) provide the information and material prescribed for the purposes of Subsection 34(10.1) of the *Planning Act*; and

- (c) pay any fee as the Township may require under Section 69 of the *Planning Act*.
9. Within 30 days after the person or public body who requests the passing of a minor by-law pays any fee referred to in No. 11.2.4.8(c), the minor by-law authority shall notify the person or public body that the requirements in No. 11.2.4.8(a) and No. 11.2.4.8(b) have been satisfied, or have not been satisfied, as the case may be.
 10. Where the minor by-law authority is not satisfied that the type of by-law being requested is permitted under Policy No. 11.2.4.2, the negative notice given under No. 11.2.4.9 above shall include a statement to that effect, along with a brief explanation.
 11. An affirmative notice given under No. 11.2.4.9 above shall be sufficient to confirm, with respect to the information and material prescribed for the purposes of Subsection 34 (10.1) of the *Planning Act*, that the application conforms with this Official Plan.
 12. Within seven days of giving an affirmative notice under No. 11.2.4.9, the minor by-law authority shall cause notice of the request for the passing of a minor by-law to be given:
 - (a) by personal service, ordinary mail, or e-mail, to every owner of land within 120 metres of the subject land, subject to Subsections 5 (5) and 5 (6) of O. Reg. 545/06 under the *Planning Act*; and
 - (b) by posting a public notice on the Township's website.
 13. In giving notice of the request for the passing of a minor by-law, the minor by-law authority shall consider whether notice should be given, in the prescribed manner, to the persons and public bodies prescribed for the purposes of Clause 34 (10.7) (a) of the *Planning Act*.
 14. Notice given under Policy No. 11.2.4.12 above shall include:
 - (a) information regarding how members of the public may make written representations to the minor by-law authority in respect of the requested minor by-law, including the period of time within which such representations must be received;
 - (b) information regarding whether a public meeting will be held at which members of the public will have an opportunity to make oral representations; and
 - (c) information regarding who is entitled to appeal the decision made in respect of the minor by-law under Subsections 34 (11) and 34 (19) of the *Planning Act*.
 15. Notwithstanding No. 11.2.4.14(b) above, and subject to No. 11.2.4.5(a), the minor by-law authority may determine that a public meeting in respect of a requested minor by-law should be held (for instance, in circumstances where a large number of written representations have been made regarding the request), even after giving notice under No. 11.2.4.12, in which case notice of the public meeting shall be given in the same manner and to the same persons and public bodies as was given under No. 11.2.4.12 and No. 11.2.4.13 (if applicable).

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16. Any public meeting held under Policy No. 11.2.4.14(b) or No. 11.2.4.15 shall be held no earlier than 14 days after notice of that meeting has been given.
17. The measures described in Policies No. 11.2.4.12-16 above shall be considered "alternative measures" as that term is used in Subsection 34 (14.3) of the *Planning Act*.
18. The decision of the minor by-law authority in respect of any requested minor by-law shall be made no later than 60 days after notice under Policy No. 11.2.4.12 has been given.
19. Prior to each Regular Meeting of Council, the minor by-law authority shall:
 - (a) provide the clerk with a report that:
 - (i) lists all minor by-laws considered since the last such report was provided;
 - (ii) states the purpose of each minor by-law considered;
 - (iii) provides an adequate description of the property that is the subject of each minor by-law considered so that it may be readily ascertained; and
 - (iv) indicates the decision made in respect of each minor by-law considered;or
 - (b) provide the clerk with a report stating that no minor by-laws were considered in the time since the last such report was provided.
20. The clerk shall:
 - (a) where Council has made its ratification a condition of the delegation of its authority to pass minor by-laws, ensure that each minor by-law considered by the minor by-law authority, as reported under No. 11.2.4.19 above, is included on the agenda for the next Regular Meeting of Council; or
 - (b) where Council has not made its ratification a condition of the delegation of its authority to pass minor by-laws, ensure that the report provided by the minor by-law authority under No. 11.2.4.19 above is included as an Information Report to Council on the agenda for the next Regular Meeting of Council.
21. Where Council has made its ratification a condition of the delegation of its authority to pass minor by-laws, as described in No. 11.2.4.5(b) above, Council may:
 - (a) ratify the minor by-law authority's decision to approve or refuse a minor by-law, as the case may be, in which case Council's ratification shall be the final disposition in respect of that by-law for the purposes of Subsection 39.2 (5) of the *Planning Act*; or
 - (b) decline to ratify the minor by-law authority's decision in respect of any minor by-law, in which case Council shall direct the clerk to draft a by-law that withdraws the delegation of Council's authority in respect of the minor by-law in question.

22. Where Council has not made its ratification a condition of the delegation of its authority to pass minor by-laws, the decision of the minor by-law authority in respect of a minor by-law, as reported, shall be the final disposition in respect of that by-law.
23. Where Council has passed a by-law to withdraw the delegation of its authority, as described in No. 11.2.4.20(b) above:
 - (a) Council may approve or refuse the amendment to the Zoning By-law requested through the proposed minor by-law, which shall be the final disposition in respect of that by-law; and
 - (b) the timing of Council's decision in respect of the proposed minor by-law shall be subject to the same requirements and stipulations as apply to an application for an amendment to the Zoning By-law under Section 34 of the *Planning Act*.

Subsection 11.2.5 (Holding Provisions)

- (16) Policy No. 11.2.5.2 is revised by striking out "to specific parcels or properties" and substituting "to individual parcels or properties".

Subsection 11.2.6 (Temporary Uses & Garden Suites)

- (17) Subsection 11.2.6 is revised by striking out Policy No. 11.2.6.2, renumbering any policies appearing thereafter as necessary.
- (18) Policy No. 11.2.6.2 (formerly No. 11.2.6.3) is revised by striking out "Notwithstanding No. 11.2.6.2 above" at the start of the portion before Clause (a) and substituting "Further to No. 11.2.6.1".
- (19) Subsection 11.2.6 is further revised by inserting the following policy after Policy No. 11.2.6.2 (formerly No. 11.2.6.3), renumbering any policies appearing thereafter as necessary:
 3. A temporary use may be authorized through the passing of a minor by-law, subject to the policies in this section of the Official Plan and provided that:
 - (a) the implementing Zoning By-law does not prohibit the temporary use in question in the zone in which that use would be located, as described in Clause 11.2.6.2(a); and
 - (b) the implementing Zoning By-law does not stipulate that the temporary use in question may only be authorized through a by-law that amends the Zoning By-law, as described in Clause 11.2.6.2(c).

- (20) Policy No. 11.2.6.5 is revised by striking out "the water and sewer services available" at the start of Clause (b) and substituting "the water and wastewater services available".

Subsection 11.2.7 (Parking Exemption Agreements)

- (21) The first paragraph of the preamble to Subsection 11.2.7 is revised by striking out "all existing parking regulations" in the fourth sentence and substituting "the parking regulations that are in effect at the time such development or redevelopment takes place".

- (22) Policy No. 11.2.7.1 is revised by striking out “Council” at the start and substituting “The Township”.
- (23) Policy No. 11.2.7.4 is revised by striking out “As a general rule, Council” at the start and substituting “As a general rule, the Township”.
- (24) Policy No. 11.2.7.5 is revised:
- (a) by striking out “Council may” in the portion before Clause (a) and substituting “the Township may”;
 - (b) by striking out “age-friendly or supportive housing” at the end of Clause (b) and substituting “congregate housing”;
 - (c) by striking out “where Council is of the opinion” in Clause (c) and substituting “where the Township is of the opinion”; and
 - (d) by striking out “that Council considers” in Clause (d) and substituting “that the Township considers”.
- (25) Policy No. 11.2.7.6 is revised by striking out “Where Council has determined” at the start and substituting “Where the Township has determined”.
- (26) Policy No. 11.2.7.7 is revised by striking out “Council should consider” and substituting “the Township should consider”.

Subsection 11.3.1 (Community Planning Permits – Policies)

- (27) Policy No. 11.3.1.4 is revised by striking out “and the regulations under that section of the Act apply” and substituting “applies”.

Subsection 11.5.1 (Community Benefits Charges – Policies)

- (28) Policy No. 11.5.1.1 is revised by striking out the comma after “a community benefits charge strategy”.

Subsection 11.6.1 (Community Improvement – Goals)

- (29) Subsection 11.6.1 is revised by inserting the following policy after Policy No. 11.6.1.1, renumbering any policies appearing thereafter as necessary:
- 2. Support and facilitate the Township’s transition to becoming a resilient and sustainable community through development and improvements that reduce emissions and address risks associated with the impacts of climate change.

Subsection 11.6.2 (Community Improvement – Designation & Criteria)

- (30) Policy No. 11.6.2.2 is revised by striking out “such as water and sewer systems” in Clause (a) and substituting “such as water and wastewater systems”.

Subsection 11.6.3 (Community Improvement – Implementation)

- (31) Policy No. 11.6.3.2 is revised by striking out “Council may” at the end of the portion before Clause (a) and substituting “the Township may”.

Subsection 11.8.1 (Plans of Subdivision & Descriptions of Condominium)

- (32) Policy No. 11.8.1.3 is revised by striking out Clause (a) and substituting the following:
- (a) would result in the creation of four or more new lots;
- (33) Policy No. 11.8.1.6 is revised by striking out “irrespective of their designation” where it appears in Clause (b) and in Clause (c) and, in each case, substituting “regardless of their designation”.
- (34) Policy No. 11.8.1.8 is revised:
- (a) by striking out “to the satisfaction of Council” at the end of Clause (b) and substituting “to the satisfaction of the Township”;
 - (b) by striking out “by Council; and” at the end of Clause (d) and substituting a semicolon;
 - (c) by striking out the period at the end of Clause (e) and substituting a semicolon, followed by “and”; and
 - (d) by inserting the following clause after Clause (e):
 - (f) addresses all other matters referred to in Subsection 51 (24) of the Planning Act, to the full satisfaction of the Township.
- (35) Subsection 11.8.1 is revised by inserting the following policy after Policy No. 11.8.1.10, renumbering any policies appearing thereafter as necessary:
- 11. Notwithstanding the use of the phrase “one or more agreements” in No. 11.8.1.10 above, the registration of multiple agreements between the Township and the proponent of development against a parcel of land that is the subject of a plan of subdivision shall be discouraged.
- (36) Subsection 11.8.1 is further revised by inserting the following policies after Policy No. 11.8.1.12 (formerly No. 11.8.1.11), renumbering any policies appearing thereafter as necessary:
- 13. The registration of multiple M-plans in the Land Titles system for a single plan of subdivision shall be discouraged.
- (37) Policy No. 11.8.1.20 (formerly No. 11.8.1.18) is revised by striking out “any parkland, trails, or combination thereof to be included” and substituting “any parkland, trails, schools, or other lots or blocks for public use be included”.
- (38) Subsection 11.8.1 is further revised by inserting the following policy after Policy No. 11.8.1.20 (formerly No. 11.8.1.18):
- 21. Plans for the phasing of development shall be articulated as part of, and implemented through, the development agreement between the Township and the proponent.

Subsection 11.8.2 (Archaic Plans of Subdivision)

- (39) The preamble to Subsection 11.8.2 is revised by striking out “such as lot areas that are too small to accommodate individual on-site water and sewage services, a lack of frontage on an improved public road, or incompatibility with surrounding existing uses” at the end of the second sentence and substituting “such as being composed of lots that are too small to accommodate individual on-site water and wastewater services, not having frontage on an improved public road, or not being compatible with existing nearby uses”.
- (40) Policy No. 11.8.2.5 is revised by striking out “the provision of water and sewage services” in Clause (d) and substituting “the provision of water and wastewater services”.
- (41) Policy No. 11.8.2.6 is revised by inserting “unless such development will comply with all applicable policies in this Plan (including those regarding permitted uses and development in the ‘Rural’, ‘Agricultural’, and ‘Greenlands’ designations, as applicable)” at the end.
- (42) Policy No. 11.8.2.7 is revised by striking out “providing the development with water and sewage services” in Clause (b) and substituting “providing the development with water and wastewater services”.

Subsection 11.9.1 (Consents)

- (43) Policy No. 11.9.1.2 is revised:
 - (a) by striking out “the lot to be created” at the end of Clause (a) and at the end of Clause (b) and, in each case, substituting “the lot (or lots) to be created”; and
 - (b) by striking out “where available private services” in Clause (b) and substituting “available private services”.
- (44) Subsection 11.9.1 is revised by inserting the following policy after Policy No. 11.9.1.2, renumbering any policies appearing thereafter as necessary:
 - 3. Any application proposing the creation of one or more new lots for development using anything other than municipal water services and municipal wastewater services shall be required to include a hydrological study or a hydrogeological study as part of a complete application.

- (45) Subsection 11.9.1 is further revised by striking out Policy No. 11.9.1.9 (formerly No. 11.9.1.8), renumbering any policies appearing thereafter as necessary.

Subsection 11.9.2 (Lot Creation in Residential Designations)

- (46) Policy No. 11.9.2.1 is revised:
 - (a) by striking out “municipal sewage services” in Clause (a) and substituting “municipal wastewater services”; and
 - (b) by striking out “adequate water and sewage services” in Clause (b) and substituting “adequate water and wastewater services”.

(47) Subsection 11.9.2 is revised by inserting the following policy after Policy No. 11.9.2.2, renumbering any policies appearing thereafter as necessary:

3. Where the giving of a consent would result in the creation of a new lot that, in the opinion of the Township, would not be adequate for a new detached dwelling, the Township will encourage, and may facilitate, the creation of one or more additional residential units on the existing residential lot as a reasonable alternative.

(48) Policy No. 11.9.2.4 (formerly No. 11.9.2.3) is revised by striking out “or a home occupation” and substituting “or a home business”.

(49) Policy No. 11.9.2.9 (formerly No. 11.9.2.8) is revised by striking out “or a home occupation” and substituting “or a home business”.

Subsection 11.9.3 (Lot Creation in Commercial Designations)

(50) Policy No. 11.9.3.1 is revised:

- (a) by striking out “municipal sewage services” in Clause (a) and substituting “municipal wastewater services”; and
- (b) by striking out “adequate water and sewage services” in Clause (b) and substituting “adequate water and wastewater services”.

(51) Policy No. 11.9.3.2 is revised by striking out “adequate water and sewage services” in Clause (a) and substituting “adequate water and wastewater services”.

(52) Policy No. 11.9.3.6 is revised by striking out “provided with water and sewage services” in Clause (a) and substituting “provided with water and wastewater services”.

(53) Policy No. 11.9.3.7 is revised by striking out “municipal water services and municipal sewage services” at the end and substituting “municipal water services and municipal wastewater services”.

(54) Policy No. 11.9.3.8 is revised by striking out “the proposed use of the lot” at the start of Clause (a) and substituting “the proposed primary use of the lot”.

Subsection 11.9.5 (Lot Creation in Industrial & Extractive Designations)

(55) Policy No. 11.9.5.1 is revised by striking out “in accordance with the policies in Section 4.5.1 of this Plan, or if the situation is one in which Policy No. 11.9.1.6 applies” and substituting “in accordance with the policies in Section 4.5.1 of this Plan”.

(56) Subsection 11.9.5 is revised by striking out Policy No. 11.9.5.3 and substituting the following:

3. The creation of a new lot in a D-4 Assessment Area identified on Schedule F to this Official Plan shall only be permitted for development that has been approved in accordance with Section 7.4.2 of this Plan and only in accordance with the policies regarding lot creation that apply to the underlying land use designation.

Subsection 11.9.7 (Lot Creation in the "Rural" Designation)

- (57) Policy No. 11.9.7.1 is revised:
- (a) by striking out the portion before Clause (a) and substituting "A consent may be given to create a new lot for a permitted use in the 'Rural' designation, subject to the policies in this section of the Official Plan, and provided that:"; and
 - (b) by striking out "adequately provided with water and sewage services" at the end of Clause (a) and substituting "adequately provided with water and wastewater services".
- (58) Policy No. 11.9.7.6 is revised by striking out "A consent create" at the start of the portion before Clause (a) and substituting "A consent to create".
- (59) Subsection 11.9.7 is revised by inserting the following policy after Policy No. 11.9.7.9, renumbering any policies appearing thereafter as necessary:
- 10. Further to No. 11.9.7.9, no consent to create a new lot shall be given where the creation of the new lot would result in strip development (as defined in No. 11.9.7.11).
- (60) Policy No. 11.9.7.11 (formerly No. 11.9.7.10) is revised:
- (a) by inserting "and No. 11.9.7.10" after "No. 11.9.7.9" in the portion before Clause (a); and
 - (b) by striking out "along the County's grid road system" in Clause (b) and substituting "along one side of any public road located outside of the Township's Settlement Areas".

Subsection 11.9.8 (Lot Creation in the "Agricultural" Designation)

- (61) Policy No. 11.9.8.5 is revised by striking out "on an existing lot of record or in the 'Rural' designation or a Settlement Area" at the end of Clause (b) and substituting "on an existing lot of record, in the 'Rural' designation, or in a Settlement Area".
- (62) Policy No. 11.9.8.8 is revised by striking out "for infrastructure" and substituting "for infrastructure, as defined in the PPS (2020);".
- (63) Subsection 11.9.8 is revised by inserting the following policies after Policy No. 11.9.8.9, renumbering any policies appearing thereafter as necessary:
- 10. The creation of a new lot for a surplus dwelling shall only be permitted if the surplus dwelling will comply with minimum distance separation ("MDS") requirements, in circumstances where:
 - (a) prior to the creation of the new lot, the surplus dwelling was located on the same lot as an existing livestock facility or anaerobic digester; and,
 - (b) following the creation of the new lot, the surplus dwelling and the existing livestock facility or anaerobic digester will be located on separate lots.
 - 11. For the purposes of No. 11.9.8.10 above and No. 11.9.8.14 below:

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- (a) the term “existing livestock facility” includes a facility, or any portion of a facility, for which a building permit has been issued under the *Building Code Act, 1992*; and
- (b) the term “anaerobic digester” includes vessels and components of an anaerobic digester that do not currently operate but that have operated in the past and that continue to be structurally sound and reasonably capable of operating.

(64) Policy No. 11.9.8.12 (formerly No. 11.9.8.10) is revised:

- (a) by striking out “the same farmer or farming corporation has owned the subject lands” at the start of Clause (a) and substituting “the owner of the subject lands has owned or operated an agricultural operation (as that term is defined in the *Farming and Food Production Protection Act, 1998*)”;
- (b) by striking out “no less than five years old” at the end of Clause (b) and substituting “no less than 15 years old”;
- (c) by striking out “with a minimum area of 35 hectares” in Clause (d) and substituting “and in no case will be any less than 30 hectares”;
- (d) by inserting “and” at the end of Subclause (i) of Clause (e); and
- (e) by striking out Subclauses (ii) and (iii) of Clause (e) and substituting the following:
 - (ii) are located within the Township of Clearview and within a reasonable distance of the subject lands.

(65) Subsection 11.9.8 is further revised by inserting the following policies after Policy No. 11.9.8.12 (formerly No. 11.9.8.10), renumbering any policies appearing thereafter as necessary:

- 13. The lot created for a surplus dwelling may be larger than the minimum area referred to in No. 11.9.8.12(c) above in circumstances where creating a larger lot will facilitate the preservation of a cultural heritage resource, will allow for residential amenities or natural heritage features associated with the surplus dwelling to remain on the same lot as the dwelling, or will otherwise support the achievement of this Official Plan’s objectives.
- 14. Policy No. 11.9.8.13 shall not apply to permit the creation of a larger lot to accommodate both a surplus dwelling and an existing livestock facility or anaerobic digester on the same lot for the sole purpose of avoiding the application of MDS requirements to the proposed lot creation.

(66) Subsection 11.9.8 is further revised by striking out Policy No. 11.9.8.15 (formerly No. 11.9.8.11) and substituting the following:

- 15. For the purposes of No. 11.9.8.12(e) above, Council or the Committee of Adjustment, as the case may be, may choose to interpret the term “reasonable distance” as

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referring to any distance that provides for the efficient and effective management of the consolidated farm operation as a unit.

(67) Subsection 11.9.8 is further revised by striking out Policy No. 11.9.8.17 (formerly No. 11.9.8.13) and substituting the following:

17. 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 By-law be approved for the purpose of prohibiting any and all residential uses on the lot retained.

(68) Subsection 11.9.8 is further revised by inserting the following policy after Policy No. 11.9.8.19 (formerly No. 11.9.8.15), renumbering any policies appearing thereafter as necessary:

20. The establishment of any new residential use on the lot created for a surplus dwelling, including the establishment of an additional residential unit or a garden suite, may be permitted but shall require an MDS I setback.

(69) Policy No. 11.9.8.21 (formerly No. 11.9.8.16) is revised by inserting "and is in force and effect" at the end.

(70) Subsection 11.9.8 is further revised by inserting the following policy after Policy No. 11.9.8.22 (formerly No. 11.9.8.17), renumbering any policies appearing thereafter as necessary:

23. Where it has been determined that an existing building or structure is no longer viable for agricultural uses, as described in No. 11.9.8.22(b) above, and where the building or structure in question is, or could potentially be, of cultural heritage value or interest, the condition referred to in No. 11.9.8.22(b) shall require the conversion or preservation of that building or structure to the fullest practical extent.

Subsection 11.9.9 (Lot Creation in the "Greenlands" Designations)

(71) Subsection 11.9.9 is revised by striking out Policy No. 11.9.9.1 and substituting the following, renumbering any policies appearing thereafter as necessary:

1. The creation of new lots in the "Greenlands" designations shall not be permitted, and no consent to create a new lot in any of the "Greenlands" designations shall be given, except as specifically provided for in this section of the Official Plan.
2. For the purposes of this section of the Official Plan, "the creation of a lot in one of the 'Greenlands' designations" refers to a situation in which any portion of a lot line created as the result of a consent falls within any of the "Greenlands" designations, but does not refer to a situation in which the lot line created as the result of a consent is located entirely outside of the "Greenlands" designations.

- (72) Policy No. 11.9.9.4 (formerly No. 11.9.9.3) is revised by striking out “in one of the ‘Greenlands’ designations” in the portion before Clause (a) and substituting “in any of the ‘Greenlands’ designations”.
- (73) Policy No. 11.9.9.5 (formerly No. 11.9.9.4) is revised by striking out “in one of the ‘Greenlands’ designations” and substituting “in any of the ‘Greenlands’ designations”.

Subsection 11.9.10 (Lot Creation in the NEP Area)

- (74) Subsection 11.9.10 is revised by striking out Policy No. 11.9.10.2 and substituting the following:
2. Outside of Settlement Areas, the creation of a new lot in any of the NEP designations shall comply with the applicable policies and criteria in the NEP.

Subsection 11.10.2 (Site Plan Control Areas)

- (75) Subsection 11.10.2 is revised by striking out Policy No. 11.10.2.4 and Policy No. 11.10.2.5 and substituting the following:
4. Notwithstanding Policy No. 11.10.2.1, the Township’s Site Plan Control By-law:
 - (a) may exempt from site plan control the proposed development of an agricultural use on a lot on which such a use is permitted by the implementing Zoning By-law; and
 - (b) may establish criteria according to which such an exemption may be granted.

Subsection 11.10.3 (Site Plan Approval)

- (76) Policy No. 11.10.3.2 is revised by striking out “Council may pass a by-law requiring” and substituting “Further to No. 11.10.3.1, Council shall ensure that there is a by-law in effect that requires”.
- (77) Subsection 11.10.3 is revised by striking out Policy No. 11.10.3.4, renumbering any policies appearing thereafter as necessary.

Section 11.12 (Acquisition of Lands)

- (78) Subsection 11.12.1 is revised by inserting the following policy after Policy No. 11.12.1.2, renumbering any policies appearing thereafter as necessary:
3. Council may pass a Land Sale By-law or similar by-law according to which the acquisition or disposal of land must be undertaken, once such a by-law is in effect.
- (79) Policy No. 11.12.1.4 (formerly No. 11.12.1.3) is revised by striking out “Council shall” at the start of the portion before Clause (a) and substituting “Subject to any by-law passed under No. 11.12.1.3 above, the Township may”.

Section 11.13 (Parkland Dedication)

- (80) Policy No. 11.13.1.5 is revised by striking out “unless Council is satisfied” and substituting “unless the Township is satisfied”.

- (81) Policy No. 11.13.1.9 is revised by striking out Clause (b) and substituting the following:
- (b) land that is subject to flooding hazards, erosion hazards, or other environmental hazards;
- (82) Policy No. 11.13.1.12 is revised by striking out “the installation of water supply and sanitary sewage disposal” and substituting “the installation of water supply and wastewater disposal systems”.
- (83) Policy No. 11.13.1.16 is revised by striking out “Council may require” and substituting “the Township may require”.
- (84) Policy No. 11.13.1.17 is revised by striking out “Council may require” and substituting “the Township may require”.

Section 11.14 (Committee of Adjustment)

- (85) Subsection 11.14.1 is revised by inserting the following policies after Policy No. 11.14.1.3, renumbering any policies appearing thereafter as necessary:
- 4. Where this Official Plan identifies a land use, building, structure, or any other item as something that may be permitted through the passing of a minor by-law, the Committee of Adjustment shall approve no minor variance that would have the effect of permitting that land use, building, structure, or other item without the passing of a minor by-law.
 - 5. The Committee of Adjustment may approve a minor variance from any provision of a minor by-law, and Policy No. 11.14.1.4 above does not prevent the Committee from approving such a variance.
- (86) Policy No. 11.14.1.6 (formerly No. 11.14.1.4) is revised:
- (a) by striking out “and” at the end of Clause (c);
 - (b) by striking out the period at the end of Clause (d) and substituting a semicolon, followed by “and”; and
 - (c) by inserting the following clause after Clause (d):
 - (e) conforms with any criteria that have been prescribed or established by by-law.

Section 11.15 (Planning Advisory Committee)

- (87) Policy No. 11.15.1.4 is revised by striking out the period at the end and substituting a comma, followed by “and the roles so established shall be set out in a formal Terms of Reference for the Planning Advisory Committee.”
- (88) Subsection 11.15.1 is revised by inserting the following policy after Policy No. 11.15.1.4:
- 5. In establishing specific roles for the Planning Advisory Committee, Council may request that such a committee confer with, and provide advice to, the Township on

development-related matters, including housing, climate change, natural heritage, and cultural heritage resources.

Section 11.16 (Development Applications)

(89) Subsection 11.16.1 is revised by inserting the following text after the subsection heading:

The policies below relate to pre-submission consultation, complete application requirements, and the process of giving notice regarding development applications and public meetings.

(90) Subsection 11.16.1 is further revised by inserting the heading “Pre-submission Consultation” before Policy No. 11.16.1.1.

(91) Subsection 11.16.1 is further revised by inserting the following policy after Policy No. 11.16.1.2, renumbering any policies appearing thereafter as necessary:

3. All requests to consult with the Township regarding an application identified in Policy No. 5.6.1.1 of this Official Plan shall be required to provide a Preliminary Climate Change Mitigation & Adaptation Statement, prepared in accordance with of that section of the Plan, as part of that request.

(92) Subsection 11.16.1 is further revised by striking out Policy No. 11.16.1.4 (formerly No. 11.16.1.3) and substituting the following:

Complete Applications

4. No application described in Policy No. 11.16.11.1 above shall be considered a complete application until and unless the applicant has provided:
 - (a) all of the information and materials that were identified as requirements during the pre-submission consultation referred to in No. 11.16.11.1; and
 - (b) a Climate Change Mitigation & Adaptation Statement for the proposed development, prepared in accordance with Section 5.6.1 of this Plan and subject to the policies in that section.

(93) Clause (a) of Policy No. 11.6.1.6 (formerly No. 11.16.1.5) is revised:

- (a) by striking out “regarding environmental impacts and matters relating to the natural heritage system” in the portion before Subclause (i) and substituting “regarding environmental impacts, hazards to public health and safety, or matters relating to the natural heritage system or to hazardous sites and hazardous lands”; and
- (b) by inserting the following subclause before Subclause (i), renumbering any subclauses appearing thereafter as necessary:
 - (i) D-4 Studies;

Article 11: Revisions to Section 11 (Implementation)

(94) Clause (a) of Policy No. 11.16.1.6 (formerly No. 11.6.1.5) is further revised by inserting the following subclause after Subclause (iii) (formerly Subclause (ii)), renumbering any subclauses appearing thereafter as necessary:

(iv) Flooding, Erosion, and Slope Stability Reports, including Coastal Engineering Studies;

(95) Clause (a) of Policy No. 11.16.1.6 (formerly No. 11.6.1.5) is further revised by inserting the following subclause after Subclause (vi) (formerly Subclause (iv)), renumbering any subclauses appearing thereafter as necessary:

(vii) Natural Hazard Assessments and similar reports;

(96) Clause (d) of Policy No. 11.16.1.6 (formerly No. 11.16.1.5) is revised:

(a) by striking out “and” at the end of Subclause (ix); and

(b) by inserting the following subclause after Subclause (ix), renumbering any subclauses appearing thereafter as necessary:

(x) Visual Impact Assessments; and

(97) Policy No. 11.16.1.6 (formerly No. 11.16.1.5) is further revised by striking out Clause (e), including any subclauses, renumbering any clauses appearing thereafter as necessary.

(98) Clause (f) of Policy No. 11.16.1.6 (formerly Clause (g) of No. 11.16.1.5) is revised by inserting the following subclause after Subclause (iii), renumbering any subclauses appearing thereafter as necessary:

(iv) Flight Path or Aeronautical Assessments, insofar as they relate to the proposed placement or height of buildings or structures; and

(99) Subsection 11.16.1 is further revised by inserting the following policies after Policy No. 11.16.1.8 (formerly No. 11.16.1.7):

Public Notice & Consultation

9. Where the regulations under the *Planning Act* require the giving of notice pursuant to one of the provisions cited in No. 11.16.1.10 below, such notice shall be given in the following manner:

(a) by personal service or ordinary mail to every owner of land within the prescribed distance of the subject land, subject to such additional provisions in the regulations as may apply;

(b) by the posting of one or more notice signs, as prescribed in the regulations; and

(c) by publishing a notice on the Township’s website.

10. The provisions referred to in No. 11.16.1.9 above are:

Article 11: Revisions to Section 11 (Implementation)

- (a) Paragraph 1 of Subsection 3 (3) of O. Reg. 543/06 under the *Planning Act*, which pertains to the giving of notice regarding proposed amendments to this Official Plan;
 - (b) Paragraph 1 of Subsection 4 (1) of O. Reg 544/06 under the *Planning Act*, which pertains to the giving of notice regarding applications for approval of a plan of subdivision; and
 - (c) Paragraph 1 of Subsection 5 (3) of O. Reg. 545/06 under the *Planning Act*, which pertains to the giving of notice regarding proposed amendments to the Zoning By-law.
11. The publishing of a notice on the Township's website, as described in Clause 11.16.1.9(c) above, shall include the same information as is prescribed for a notice given by publication in a newspaper.
12. The giving of notice under any of the provisions cited in No. 11.16.1.10 shall include the giving of notice by personal service, by ordinary mail, or by e-mail to the member of Council who represents the ward in which the subject land is located, or, where the subject land is located in more than one ward, to each member of Council who represents a ward in which the subject land is located.
13. Among other things, the Township will consider ways in which public input received during the consultation process for development applications can be used to improve the outcomes of the development process.

Article 12: Revisions to Section 12 (Interpretation)

Section 12.4 (Abbreviations)

- (1) Section 12.4 is revised by inserting the following item after the "ASA" item:

CCMAS means "Climate Change Mitigation & Adaptation Statement" and may be pluralized as "CCMASs".

- (2) Section 12.4 is further revised by inserting the following item after the "GGH" item:

GHG means "greenhouse gas" and may be pluralized as "GHGs".

Section 12.6 (Definitions)

- (3) The definition of "built boundary" in Section 12.6 is revised by striking out "Urban Settlement Areas" and substituting "Urban Settlement Area".
- (4) Section 12.6 is revised by inserting the following definition after the definition of "built boundary"

climate-influenced hazard – any natural hazard associated with an increased risk of more severe or more frequent events due to the impacts of climate change

Article 12: Revisions to Section 12 (Interpretation)

- (5) Section 12.6 is further revised by adding the following definitions after the definition of “development approval”:

erosion hazard – the loss of land, due to human activities or natural processes, that poses a threat to life and property

event venue – a building or structure used solely for hosting and catering to one-time events or functions (such as wedding receptions), for which food and beverages may also be prepared and served

- (6) Section 12.6 is further revised by adding the following definitions after the definition of “fill area”:

flooding hazard – the inundation of areas adjacent to a shoreline or to a river and stream system that are not ordinarily covered by water

floodplain – the area associated with river, stream, and small inland lake systems that has been or may be subject to a flooding hazard, usually an area of low lands adjoining a watercourse

- (7) The definition of “hazardous lands” in Section 12.6 is revised by striking out “to the further landward limit of the flooding hazard or within the erosion hazard limits” and substituting “to the further landward limit of the flooding hazard or within the erosion hazard limits”.

- (8) The definition of “hazardous sites” in Section 12.6 is revised by striking out “which may include unstable soils or unstable bedrock” at the end and substituting “such as unstable soils (e.g., organic soils) or unstable bedrock (e.g., karst hazards)”.

- (9) The definition of “individual on-site sewage services” in Section 12.6 is revised by striking out the term “individual on-site sewage services” at the start and substituting “individual on-site wastewater services”.

- (10) Section 12.6 is further revised by adding the following definitions after the definition of “like so”:

Minister of Municipal Affairs and Housing – the Minister who presides over and has charge of the Ministry of Municipal Affairs and Housing pursuant to Section 3 of the *Ministry of Municipal Affairs and Housing Act* (R.S.O. 1990, c. M.30)

Minister of Natural Resources – the Minister who presides over and has charge of the Ministry of Natural Resources pursuant to Section 4 of the *Ministry of Natural Resources Act* (R.S.O. 1990, c. M.31)

- (11) The definition of “municipal sewage services” in Section 12.6 is revised by striking out the term “municipal sewage services” and substituting “municipal wastewater services”.

- (12) The definition of “partial services” in Section 12.6 is revised:

- (a) by striking out “individual on-site sewage services” in Clause (a) and substituting “individual on-site wastewater services”; and

Article 12: Revisions to Section 12 (Interpretation)

- (b) by striking out “municipal sewage services or private communal sewage services” at the start of Clause (b) and substituting “municipal wastewater services or private communal wastewater services”.
- (13) The definition of “private communal sewage services” in Section 12.6 is revised by striking out the term “private communal sewage services” and substituting “private communal wastewater services”.
- (14) Section 12.6 is further revised by adding the following definitions after the definition of “recognized trail conservancy”:

regulatory flood standard – within the Nottawasaga Watershed (meaning the area under the jurisdiction of the Nottawasaga Valley Conservation Authority), the greater of the following:

- (a) the flood resulting from the rainfall actually experienced during the 1961 Timmins Storm event, transposed over the Nottawasaga Watershed and combined with local conditions; or
- (b) the one-hundred-year flood, meaning a flood event that, based on an analysis of precipitation, snow melt, or a combination thereof, has an average return period of 100 years or a 1% chance of occurring or being exceeded in any given year

Special Policy Area – an area within a community that has historically existed in the floodplain for which site-specific policies have been approved by both the Minister of Natural Resources and the Minister of Municipal Affairs and Housing, according to criteria and procedures established by the Province of Ontario, for the purpose of providing for the continued viability of existing uses and of addressing the significant social and economic hardships that would result from strict adherence to provincial policies regarding development in the area

- (15) The definition of “value-retaining facility” in Section 12.6 is revised by striking out “a facility located on a farm that serves to maintain the quality of raw commodities produced on that farm” at the start of the definition and substituting “a facility that serves to maintain the quality of raw commodities produced on a farm”.
- (16) Section 12.6 is further revised by striking out the definition of “wedding venue”.

Article 13: Revisions to Section 13 (Special Policy Areas)

Section 13.1 (Area 1: Stayner)

- (1) The preamble to Subsection 13.1.1 is revised by striking out “within the flooding hazard limit” and substituting “within the flooding hazard limit”.
- (2) Subsection 13.1.1 is further revised by striking out Policy No. 13.1.1.1 and substituting the following:
 - 1. Notwithstanding anything to the contrary in this Official Plan, a two-zone floodplain management concept shall be used for the subject lands, according to which the floodplain shall consist of:

Article 13: Revisions to Section 13 (Special Policy Areas)

- (a) the floodway, which shall refer to the contiguous inner portion of the floodplain, representing the area required for the safe passage of flood flow or the area where flood depths or velocities are considered to be such that they pose a potential threat to life or risk of property damage, and which shall be defined as any area within which one of the follow criteria is exceeded:
 - (i) a maximum flooding depth of 0.3 metres;
 - (ii) a maximum flooding velocity of 1.7 m/s; or
 - (iii) a maximum combined depth-velocity product of 0.4 m²/s; and
 - (b) the flood fringe, which shall refer to the outer portion of the floodplain, being the area situated between the floodway and the flooding hazard limit, and which shall be defined as the portion of the floodplain in which none of the maximum values specified in Clause 13.1.1.1(a) is exceeded.
- (3) Policy No. 13.1.1.9 is revised by inserting the following clause after Clause (a), renumbering any clauses appearing thereafter as necessary:
- (b) a Cumulative Impacts Assessment that addresses the combined impacts of development in the flood fringe, which among other things should:
 - (i) identify any other properties in the surrounding area or in areas designated by the NVCA as being of interest that might have a similar opportunity for development; and
 - (ii) model the cumulative impacts of development in the flood fringe on the properties so identified to confirm that there will be no negative flooding impacts on surrounding properties;
- (4) Subsection 13.1.1 is further revised by inserting the following policy after Policy No. 13.1.1.12:
13. Any amendment to this Official Plan that alters the boundary of the Urban Settlement Area of Stayner shall also amend the boundary of Special Policy Area 13.1.1, as shown on Schedule SP-1, so as to encompass all lands within the flooding hazard limit of Lamont Creek that are located west of the Clearview Train Trail and within the altered Settlement Area boundary.
- (5) Policy No. 13.1.3.1 is revised by striking out "municipal sewage services" and substituting "municipal wastewater services".
- (6) Policy No. 13.1.3.2 is revised by striking out "municipal sewage services" in Clause (c) and substituting "municipal wastewater services".
- (7) Policy No. 13.1.4.7 is revised by striking out "municipal sewage services" at the end and substituting "municipal wastewater services".
- (8) Policy No. 13.1.4.8 is revised by striking out "Council" at the start and substituting "The Township".

- (9) Policy No. 13.1.8.1 is revised by striking out “the applicable land use designation shown on Schedule B” and substituting “the underlying ‘Residential’ land use designation, as shown on Schedule B”.

Section 13.2 (Area 2: Creemore)

- (10) The preamble to Subsection 13.2.1 is revised by striking out “within the flooding hazard limit” and substituting “within the flooding hazard limit”.
- (11) Subsection 13.2.1 is further revised by striking out Policy No. 13.2.1.1 and substituting the following:
1. Notwithstanding anything to the contrary in this Official Plan, a two-zone floodplain management concept shall be used for the subject lands, according to which the floodplain shall consist of:
 - (a) the floodway, which shall refer to the contiguous inner portion of the floodplain, representing the area required for the safe passage of flood flow or the area where flood depths or velocities are considered to be such that they pose a potential threat to life or risk of property damage, and which shall be defined as any area within which one of the follow criteria is exceeded:
 - (i) a maximum flooding depth of 0.3 metres;
 - (ii) a maximum flooding velocity of 1.7 m/s; or
 - (iii) a maximum combined depth-velocity product of 0.4 m²/s; and
 - (b) the flood fringe, which shall refer to the outer portion of the floodplain, being the area situated between the floodway and the flooding hazard limit, and which shall be defined as the portion of the floodplain in which none of the maximum values specified in Clause 13.2.1.1(a) is exceeded.
- (12) Subsection 13.2.1 is further revised by inserting the following policy after Policy No. 13.2.1.10:
11. Any amendment to this Official Plan that alters the boundary of the Urban Settlement Area of Creemore shall also amend the boundary of Special Policy Area 13.2.1, as shown on Schedule SP-2, so as to encompass all lands within the flooding hazard limit of the Mad River that are within the altered Settlement Area boundary.
- (13) Policy No. 13.2.2.5 is revised by striking out “the availability of water services and sewer services” at the start of Clause (a) and substituting “the availability of water and wastewater services”.
- (14) Policy No. 13.2.3.8 is revised by striking out “municipal sewage services” at the end and substituting “municipal wastewater services”.
- (15) Section 13.2 is revised by adding the following subsection after Subsection 13.2.3:

13.2.4 104 Edward Street East

The lands designated as “Special Policy Area 13.2.4” on Schedule SP-2 to this Official Plan, being those lands described legally as part of Lot 35 of Plan 315, identified as Part 2 on Reference Plan

51R-24351 (formerly in the Township of Nottawasaga and now in the Township of Clearview), and known municipally as 104 Edward Street East in the Urban Settlement Area of Creemore, referred to in this section as the “subject lands”, shall be subject to the following special provisions, in addition to all other applicable policies of this Official Plan:

1. Notwithstanding anything to the contrary in this Official Plan, in addition to those uses permitted in the underlying “Residential” land use designation, as shown on Schedule B to this Official Plan, the following uses shall be permitted on the subject lands:
 - (a) a motor vehicle body shop; and
 - (b) a motor vehicle repair shop.
2. Any use that is accessory to one of the uses listed in No. 13.2.4.1 shall be permitted on the subject lands, including:
 - (a) the outdoor storage of goods and materials in a fenced area that is screened from public view; and
 - (c) a business or administration office.
3. The implementing Zoning By-law shall permit the uses listed in No.13.2.4.1 and any uses accessory thereto on the subject lands.
4. The expansion of any use that is permitted on the subject lands shall also be permitted, including additions to existing buildings or structures and the erection of new buildings or structures, subject to the applicable provisions of the Zoning By-law and subject to Site Plan Control.

Section 13.3 (Area 3: Northwest Clearview)

- (16) Policy No. 13.3.1.1 is revised by striking out “the use of the subject property for a lumber, hardware, and builder’s supply outlet shall be permitted” at the end and substituting “in addition to those uses permitted in the underlying ‘Commercial’ land use designation, as shown on Schedule B to this Plan, a lumber, hardware, and builder’s supply outlet shall be permitted on the subject property”.
- (17) Policy No. 13.3.2.1 is revised by inserting “in addition to those uses permitted in the underlying ‘Industrial’ land use designation, as shown on Schedule B to this Plan,” after “Notwithstanding anything to the contrary in this Official Plan,” at the start.
- (18) Policy No. 13.3.3.1 is revised by striking out “The use of the subject property” at the start and substituting “Notwithstanding the underlying land use designations shown on Schedule B to this Official Plan, the use of the subject property”.
- (19) Section 13.3 is revised by adding the following subsection after Subsection 13.3.3:

13.3.4 Duntroon Quarry Expansion

The lands designated as “Special Policy Area 13.3.4” on Schedule SP-3 to this Official Plan, being those lands described legally as part of Lot 24, Lot 25, and part of Lot 26, Concession No. 12, and part of Lot 25, Concession No. 11 (all formerly in the Township of Nottawasaga and now in the

Article 13: Revisions to Section 13 (Special Policy Areas)

Township of Clearview), referred to in this section as the “subject lands” and shown in further detail on Schedule SP-3.1, shall be subject to the following special provisions, in addition to all other applicable policies of this Official Plan:

1. The subject lands shall be comprised of three separate sub-areas, as shown on Schedule SP-3.1, which shall be referred to as:
 - (a) the “Existing Quarry Area”, being that portion of Special Policy Area 13.3.4 situated on lands described legally as part of Lot 24, Concession No. 12 (formerly in the Township of Nottawasaga and now in the Township of Clearview), and that bears the “Mineral Resource Extraction Area” designation on Schedule B to this Plan;
 - (b) the “Expansion Area”, being that portion of Special Policy Area 13.3.4 that bears the “Mineral Resource Extraction Area” designation, as shown on Schedule B, and that is not situated within the “Existing Quarry Area” described in Clause 13.3.4.1(a); and
 - (c) the “Buffer Area”, being that portion of Special Policy Area 13.3.4 that is shown on Schedule B as bearing a land use designation that is not the “Mineral Resource Extraction Area” designation.
2. The Expansion Area shall be subject to the policies in the Niagara Escarpment Plan that apply to the “Mineral Resource Extraction Area” designation, including any policies that apply to lands associated with Amendment 161 to that Plan.
3. Notwithstanding anything to the contrary in this Official Plan, but subject to No. 13.3.4.4 below, uses that are accessory to the extraction of mineral aggregate resources from Lot 25, Concession No. 12 (formerly in the Township of Nottawasaga and now in the Township of Clearview), including all processing facilities, shall be permitted in the Existing Quarry Area, but only for such period of time as is necessary:
 - (a) to create an area of 18 hectares on the quarry floor in Phase I of the ARA licence on Lot 25, Concession No. 12 (formerly in the Township of Nottawasaga and now in the Township of Clearview); and
 - (b) to discontinue or relocate any such accessory uses.
4. Notwithstanding No. 13.3.4.3 above, no asphalt plant, concrete plant, brick manufacturing plant, or other similar manufacturing use shall be permitted as an accessory use in the Existing Quarry Area.
5. Notwithstanding anything to the contrary in this Official Plan, lands in the Buffer Area may be used for the installation of, access to, and facilities and services for or related to the water management and monitoring system associated with the quarry located in the Expansion Area.
6. Any works described in or related to any use or activity that is described in No. 13.3.4.5 above:

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- (a) shall be subject to a development permit under the *Niagara Escarpment Planning and Development Act*; and
 - (b) shall be undertaken in a manner that ensures that any disturbance of lands in the Buffer Area will be minimized.
7. The extraction of mineral aggregate resources shall not be permitted on any lands in the Buffer Area.

Section 13.4 (Area 4: Southwest Creemore)

- (20) Policy No. 13.4.1.1 is revised by striking out “the use of the subject property as an outlet for the sale of furniture shall be permitted” at the end and substituting “in addition to those uses permitted in the underlying ‘Commercial’ land use designation, as shown on Schedule B to this Plan, an outlet for the sale of furniture shall be permitted on the subject property”.

Section 13.5 (Area 5: Northeast Creemore)

- (21) Section 13.5 is revised by adding the following sentence at the end of the preamble:

Area 5 includes the Rural Settlement Area of Sunnidale Corners.

- (22) The preamble to Subsection 13.5.1 is revised by striking out “those parts of Lots 13 and 14” and substituting “those parts of Lots 13, 14, and 15”.

Article 14: Revisions to Appendices

Appendix A (References)

- (1) The notes for Section 1 (Introduction) in the “Notes on Sources” portion of Appendix A are revised by inserting the following after “**Population and employment allocations** – County of Simcoe, *County of Simcoe Official Plan*, Table 1 (p. 15).”:

Population, employment, and housing forecasts (to 2051) – County of Simcoe, “Amendment No. 7 to the Official Plan for County of Simcoe,” Table B (Item 18, pp. 14-15) & Table C (Item 18, pp. 15-16); Hemson Consulting, *Growth Forecasts and Land Needs Assessment*.

- (2) The notes for Section 2 (Community Structure & Growth Management) in the “Notes on Sources” portion of Appendix A are revised:
- (a) by striking out “County of Simcoe, ‘Amendment No. 7 to the Official Plan for County of Simcoe,’ Table B (Item 18, pp. 14-15) & Table C (Item 18, pp. 15-16); Hemson Consulting, *Growth Forecasts and Land Needs Assessment*” after “**Population and employment forecasts** –” and substituting “*County of Simcoe Official Plan*, Table 1 (p. 15); Hemson Consulting, *Employment Land Budget 2017: Clearview*”; and

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- (b) by striking out “Hemson Consulting, *Growth Forecasts and Land Needs Assessment*” after “**Housing forecasts** –” and substituting “Hemson Consulting, *Residential Land Budget 2019: Clearview*”.
- (3) The notes for Section 3 (Rural & Agricultural Lands) in the “Notes on Sources” portion of Appendix A is revised by inserting the following after “Farming and Food Production Act, 1998, S.O. 1998, c. 1.”:
- Growing of cannabis as agricultural use** – Todd Weatherell, “Report No. DS2020-042”, p. 342.
- (4) The “Notes on Sources” portion of Appendix A is revised by inserting “& Climate Change” at the end of the heading before the notes for Section 5 (Natural Heritage).
- (5) The notes for Section 5 (Natural Heritage & Climate Change) in the “Notes on Sources” portion of Appendix A is revised by inserting the following after “OMMAH, *PPS, 2020*, Policy No. 2.5.5.1 (pp. 30-31).” at the end:
- Climate change** – Intergovernmental Panel on Climate Change (“IPCC”), *Climate Change 2023: Synthesis Report*, p. 42, p. 44 & p. 46; ClimateData.ca, *Climate Data Canada*; Infrastructure Canada, *Investing in Canada Infrastructure Program Climate Lens: General Guidance*.
- (6) The notes for Section 6 (Community Health, Safety & Well-Being) in the “Notes on Sources” portion of Appendix A are revised by inserting “American Alliance of Museums, *Facing Change*, p. 8; Inclusive Design Research Centre, *What is Inclusive Design*,” after “**Community design** –”.
- (7) The notes for Section 7 (Infrastructure & Municipal Services) in the “Notes on Sources” portion of Appendix A are revised:
- (a) by striking out “individual on-site sewage services” and substituting “individual on-site wastewater (sewage) services”;
 - (b) by striking out “municipal sewage services” and substituting “municipal wastewater (sewage) services”;
 - (c) by striking out “private communal sewage services” and substituting “private communal wastewater (sewage) services”; and
 - (d) by striking out “reserve sewage system capacity” and substituting “reserve wastewater (sewage) system capacity”.
- (8) The notes for Section 11 (Implementation) in the “Notes on Sources” portion of Appendix A are revised by inserting the following after “*Condominium Act, 1998* (S.O. 1998, c. 19), s. 8 & subs. 9 (2).”:
- Farm consolidations and surplus dwellings** – OMAFRA, *The Minimum Distance Separation (MDS) Document*.
- (9) The notes for Section 12 (Interpretation) in the “Notes on Sources” portion of Appendix A are revised:
- (a) by inserting the following after “‘development’: OMMAH, *PPS, 2020*, p. 42;”:

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“erosion hazard”, “flooding hazard”, and “floodplain”: OMMAH, *PPS, 2020*, p. 43; “floodway”: OMMAH, *PPS, 2020*, pp. 43-44;

- (b) by striking out “individual on-site sewage services” and substituting “individual on-site wastewater (sewage) services”;
- (c) by striking out “municipal sewage services” and substituting “municipal wastewater (sewage) services”;
- (d) by striking out “private communal sewage services” and substituting “private communal wastewater (sewage) services”;
- (e) by inserting the following after “‘public service facility’: OMMAH, *PPS, 2020*, p. 49;”:

“Special Policy Area”: OMMAH, *PPS, 2020*, p. 52;

- (10) The list of References in Appendix A is revised by inserting the following item after the “*Aggregate Resources Act*” item:

American Alliance of Museums. *Facing Change: Insights from the American Alliance of Museums’ Diversity, Equity, Accessibility, and Inclusion Working Group*. American Alliance of Museums, 2018. From “Diversity, Equity, Accessibility Inclusion (DEAI), & Anti-racism,” *American Alliance of Museums*, <https://www.aam-us.org/topic/diversity-equity-accessibility-inclusion-anti-racism/>

- (11) The list of References in Appendix A is further revised by inserting the following item after the “Clearview Township. ‘Heritage Sites,’ *Discover Clearview*” item:

ClimateData.ca. *Climate Data Canada*. 2018–2023 (accessed 2023). <https://climatedata.ca/>

- (12) The list of References in Appendix A is further revised by inserting the following item after the “*Funeral, Burial and Cremation Services Act, 2002*” item:

Hemson Consulting. *Employment Land Budget 2017: Clearview*. 21 June 2017. From “Growth Information,” *Simcoe.ca*, <https://www.simcoe.ca/dpt/pln/growth>

- (13) The list of References in Appendix A is further revised by inserting the following item after the “Hemson Consulting. *Growth Forecasts and Land Needs Assessment*” item:

Hemson Consulting. *Residential Land Budget 2019: Clearview*. 2019. From “Growth Information,” *Simcoe.ca*, <https://www.simcoe.ca/dpt/pln/growth>

- (14) The list of References in Appendix A is further revised by inserting the following items after the “Human Rights Code” item:

Inclusive Design Research Centre. *What is Inclusive Design*. (n.d.). From *Inclusive Design Research Centre: OCAD University*, <https://legacy.idrc.ocadu.ca/about-the-idrc/49-resources/online-resources/articles-and-papers/443-whatisinclusivedesign>

Article 13: Revisions to Section 13 (Special Policy Areas)

Infrastructure Canada. *Investing in Canada Infrastructure Program Climate Lens: General Guidance* (Version 2.1). His Majesty the King in Right of Canada, as represented by the Minister of Housing, Infrastructure and Communities, 2023. From <https://www.infrastructure.gc.ca/pub/other-autre/cl-occ-eng.html>

- (15) The list of References in Appendix A is further revised by inserting the following item after the "Innovation, Science and Economic Development Canada" item:

Intergovernmental Panel on Climate Change (IPCC). *Climate Change 2023: Synthesis Report. Contribution of Working Groups I, II, and III to the Sixth Assessment Report of the Intergovernmental Panel on Climate Change* (Core Writing Team, H. Lee & J. Romero, eds.). 2023. <https://www.ipcc.ch/report/ar6/syr/>. DOI: <https://doi.org/10.59327/IPCC/AR6-9789291691647>

- (16) The list of References in Appendix A is further revised by inserting the following item after the "Transport Canada" item at the end:

Weatherell, Todd. "Report No. DS2020-042 re Zoning By-law Amendment Application 2019-ZBA-01 Cannabis Production & Processing Provisions," *The Township of Oro-Medonte Special Council Meeting Agenda, Electronic Meeting: Wednesday, April 29, 2020, 10:00 a.m. - Open Session*, pp. 338-354. 29 April 2020. From "Public Documents > C03 Council Agenda > 2020," *Docs.Oro-Medonte.ca*, <https://docs.oro-medonte.ca/WebLink/Browse.aspx?id=51573&dbid=0&repo=Oro-Medonte>

Appendix B (Rural Crossroads)

- (17) Appendix B is revised by deleting the map that identifies Sunnidale Corners as a Rural Crossroads area.
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