

Recommended Revisions to the Final Draft of the Official Plan of the Township of Clearview Prior to Council Adoption

The Preamble

This document identifies the recommended revisions to be made to the Final Draft of the Official Plan of the Township of Clearview, which was made available to the public on April 19, 2024, prior to its recommended adoption by Council.

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”.

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.

A Topic Index has been provided to assist in identifying revisions that affect various matters that might be of interest to the reader. This document also includes an appendix that presents the original wording of passages and policies that are recommended to be struck from the Final Draft of the proposed Official Plan prior to its adoption by Council. (The appendix is provided for reference purposes.)

Topic Index

agricultural research and training centres – Article II: (1)

climate change – Article IV: (1), (3), (4)

corrections:

to statutory references – Article VI: (5)

to terminology or wording – Article I: (3); Article II: (3), (4), (5); Article III: (1), (2), (4); Article IV: (2); Article VII: (3), (4), (5)(a), (9)(a), (10), (14); Article IX: (1); Article X: (1)

to typographical errors – Article VI: (7); Article VII: (1)

electricity generation facilities and transmission and distribution systems – Article VI: (1), (4)

floodplain management – Article V: (1)

Cumulative Impacts Assessment – Article IX: (2)

hydro corridors – Article II: (2), (6); Article III: (3); Article VII: (15), (16)

secondary uses of – Article VI: (6)

livestock facilities – Article VII: (5)(b), (6)

lot creation:

by consent, in Settlement Areas – Article I: (1), (2)

for surplus dwellings – Article VII: (7), (8), (9)(b), (11), (12), (13)

minor by-laws, alternative measures for – Article VII: (2)

road access to abutting properties – Article VI: (2)

schedules – Article XI: (1), (2)

short-term rental accommodations – Article VIII: (1)

Special Policy Area 13.2.4 (Edward Street, Creemore) – Article IX: (3), (4), (5), (6), (7), (8)

zoning regulations, cross-references to – Article VI: (3)

The Revisions

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

- (1) Subsection 2.2.2 is revised by inserting the following policy after Policy No. 2.2.2.2, renumbering any policies appearing thereafter as necessary:
 3. The creation of new lots by consent in a Community Settlement Area may be permitted, subject to the servicing policies in Section 7.2, the lot creation policies in Section 11.9, and all other applicable policies of this Official Plan.
- (2) Subsection 2.2.3 is revised by inserting the following policy after Policy No. 2.2.3.2, renumbering any policies appearing thereafter as necessary:
 3. The creation of new lots by consent in a Rural Settlement Area may be permitted, subject to the servicing policies in Section 7.2, the lot creation policies in Section 11.9, and all other applicable policies of this Official Plan.
- (3) Policy No. 2.4.4.3 is revised by striking out “community services, facilities, and amenities” in Clause (c) and substituting “public service facilities and appropriate amenities”.

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

- (1) Policy No. 3.3.1.3 is revised by striking out Clause (h) and substituting the following:
 - (h) an agricultural research and training centre, but only where the primary activity is the growing of crops or raising of animals, and provided that the use does not provide on-site accommodation.
- (2) Policy No. 3.3.4.1 is revised by striking out “utility” in Clause (c) and substituting “hydro corridors, utilities”.
- (3) Policy No. 3.3.5.1 is revised by striking out “with an amendment to this Official Plan” at the end and substituting “through an amendment to this Official Plan”.
- (4) Policy No. 3.3.5.5 is revised by striking out “Council” at the start and substituting “The Township”.
- (5) Policy No. 3.3.5.6 is revised by striking out “Council may require” and substituting “the Township may require”.
- (6) Policy No. 3.4.3.20 is revised by inserting “hydro corridors,” after “trail facilities owned or operated a recognized trail conservancy.”

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

- (1) Policy No. 4.3.1.11 is revised by striking out “the pre-consultation process” in Clause (d) and substituting “the pre-submission consultation process”.
- (2) Subsection 4.3.2 is revised by deleting the final sentence of the preamble (“Development in Transition Corridors ... in Section 2.2.1 above.”).
- (3) Clause (d) of Policy No. 4.8.2.5 is revised by striking out “utility” in Subclause (iii) and substituting “hydro corridors, utilities”.
- (4) Policy No. 4.9.2.1 is revised by striking out “on the date this Official Plan came into effect” at the end of Clause (c) and substituting “on the day this Official Plan came into effect”.

Article IV: Revisions to Section 5 (Natural Heritage & Climate Change)

- (1) Section 5.6 is revised by inserting the following subsection after the preamble, renumbering any subsections appearing thereafter as necessary:

5.6.1 Mitigation & Adaptation Policies

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. To that end, the policies below are intended to support both climate change mitigation and climate change 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”).

1. The objectives of this Official Plan’s policies regarding climate change are:
 - (a) to increase the community’s resilience to the impacts of climate change;
 - (b) to ensure that all development considers the implications of climate change for human health and public safety;
 - (c) to identify and implement measures to reduce greenhouse gas emissions and improve energy efficiency;
 - (d) to support and promote the long-term sustainability and resilience of the Township’s natural heritage system with respect to the impacts and stresses associated with climate change; and

Article IV: Revisions to Section 5 (Natural Heritage & Climate Change)

- (e) to minimize the vulnerability of municipal services and infrastructure to the impacts of climate-influenced hazards.
2. The built environment in the Township of Clearview should be planned, designed, and developed to provide protection against extreme heat events and to prevent injury, loss of life, and damage to property as the result of climate change impacts.
 3. The Township will work with the NVCA and with other agencies and organizations to identify areas and locations that are vulnerable to the risks associated with climate-influenced hazards.
 4. The Township will establish policies, set targets, and undertake programs to reduce greenhouse gas emissions, and will consider additional approaches to reducing emissions by working with community organizations and with other levels of government.
 5. The Township will support and promote energy conservation and energy efficiency:
 - (a) by identifying opportunities for renewable energy systems and alternative energy systems;
 - (b) by establishing land use patterns that encourage energy efficiency and the use of district energy;
 - (c) by ensuring that Township facilities demonstrate leadership in energy conservation and efficiency;
 - (d) by setting targets for and implementing strategies to improve energy efficiency and reduce emissions associated with municipal assets; and
 - (e) by investigating opportunities to retrofit existing buildings.
 6. The Township will promote green infrastructure and low-impact development, and where feasible will prioritize these in municipal-led projects.
 7. The Township will prioritize active transportation, public transit, and increased vehicle occupancy, wherever practical.
 8. The Township will ensure that parks, trails, open spaces, and natural areas support native species and local biodiversity.
 9. The Township will work with the County of Simcoe to implement the County's Climate Action Plan at the local level.
 10. The Township will update its building and development standards to promote, and where appropriate to require, sustainable development and sustainable practices.

Article IV: Revisions to Section 5 (Natural Heritage & Climate Change)

- (2) Subsection 5.6.2 (formerly Subsection 5.6.1) is revised by inserting “Statements” at the end of the subsection heading.
- (3) Subsection 5.6.2 (formerly Subsection 5.6.1) is further revised by striking out the preamble and substituting the following:

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. 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.

- (4) Subsection 5.6.2 (formerly Subsection 5.6.1) is further revised by striking out Policy No. 5.6.2.14 (formerly No. 5.6.1.14) and Policy No. 5.6.2.15 (formerly No. 5.6.1.15).

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

- (1) Subsection 6.2.1 is revised by striking out Policy No. 6.2.1.16 and substituting the following, renumbering any policies appearing thereafter as necessary:
 16. No development, including the creation of a new lot, shall be permitted in the regulatory floodplain except in accordance with the policies that apply in the “Greenlands - Hazard Lands Area” designation, regardless of the designations shown on Schedule B to this Plan.
 17. Where the two-zone concept applies to land, the term “regulatory floodplain” as used in No. 6.2.1.16 above shall be interpreted as referring to the floodway, as that term is defined in the policies that apply to the Special Policy Area in which the subject land is located.

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

- (1) Policy No. 7.5.2.4 is revised by striking out “as well as electricity generation facilities, electricity transmission systems” and substituting “electricity generation facilities and transmission and distribution systems”.

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

- (2) Subsection 7.5.3 is revised by striking out Policy No. 7.5.3.19 and substituting the following:
19. Access to an abutting property from any road whose classification in the hierarchy established in Policy No. 7.5.3.6 above is higher than "Local Road" shall only be permitted:
 - (a) where alternate access from a road lower on that hierarchy is not possible; or
 - (b) where the Township and the appropriate road authority are satisfied that the proposed access has been fully justified through expert review and will be implemented in a manner that is consistent with Township Engineering Guidelines and all other applicable policies and by-laws.
- (3) Policy No. 7.5.4.1 is revised by striking out the semicolon at the end of Clause (a) and substituting a comma, followed by "subject to the regulations of the implementing Zoning By-law;"
- (4) Subsection 7.6.1 is revised by striking out "Energy Generation Facilities" in the subsection heading and substituting "Electricity Generation Facilities & Transmission & Distribution Systems".
- (5) Policy No. 7.6.1.2 is revised by striking out "Section 5.1 of the *Environmental Assessment Act*" and substituting "Section 17.3 of the *Environmental Assessment Act*".
- (6) Subsection 7.6.1 is further revised by inserting the following policies after Policy No. 7.6.1.4, renumbering any policies appearing thereafter as necessary:
5. While the primary use of a hydro corridor is for electricity generation facilities and transmission and distribution systems, secondary uses (such as active or passive recreation, agriculture, community gardens, other utilities, or uses that are accessory to abutting land uses, such as parking facilities or outdoor storage) that are compatible with surrounding land uses will be encouraged in hydro corridors, subject to No. 7.6.1.6 below.
 6. No secondary use (as described in No. 7.6.1.5 above) shall be established in a hydro corridor without the approval of Hydro One Networks Inc.
- (7) Clause (b) of Policy No. 7.7.1.1 is revised by inserting "or" at the end of Subclause (ii).

Article VII: Revisions to Section 11 (Implementation)

- (1) The preamble to Section 11.1 is revised by striking out "the effectiveness of this its policies" at the end of the first sentence and substituting "the effectiveness of its policies".

(2) Subsection 11.2.4 is revised by striking out Policy No. 11.2.4.12 and substituting the following, renumbering any policies appearing thereafter as necessary:

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*;
 - (b) by posting a public notice on the Township's website; and
 - (c) in the prescribed manner to the persons and public bodies prescribed for the purposes of Clause 34 (10.7) (a) of the *Planning Act*.
13. Notice given under Policy No. 11.2.4.12 above shall include:
 - (a) the purpose of the minor by-law requested, with specific reference to the clause in Policy No. 11.2.4.2 under which the type of minor by-law requested is permitted;
 - (b) 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;
 - (c) information regarding whether a public meeting will be held at which members of the public will have an opportunity to make oral representations; and
 - (d) 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*.
14. Notwithstanding No. 11.2.4.13(c) above, and subject to No. 11.2.4.15, 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.
15. Any public meeting held under Policy No. 11.2.4.13(c) or No. 11.2.4.14 shall be held no earlier than 14 days after notice of that meeting has been given.
16. The measures described in Policies No. 11.2.4.12-15 above shall be considered "alternative measures" as that term is used in Subsection 34 (14.3) of the *Planning Act*.

Article VII: Revisions to Section 11 (Implementation)

17. Council may amend this Official Plan:
- (a) to add further policies regarding alternative measures for informing and obtaining the views of the public in respect of proposed minor by-laws; or
 - (b) to modify, replace, or repeal any of Policies No. 11.2.4.12-15 above regarding alternative measures, including an amendment that repeals those policies such that this Plan no longer provides for alternative measures (as that term is used in Subsection 34 (14.3) of the *Planning Act*).
- (3) Policy No. 11.8.1.16 is revised by inserting “and, where necessary, through an amendment to the Official Plan of the County of Simcoe” at the end.
- (4) Policy No. 11.9.8.9 is revised:
- (a) by striking out “in an Agricultural area” and substituting “in the ‘Agricultural’ designation”; and
 - (b) by striking out “has been rendered surplus” and substituting “has been or will be rendered surplus”.
- (5) Policy No. 11.9.8.11 is revised:
- (a) by striking out the portion before Clause (a) and substituting “For the purposes of this section of the Official Plan”; and
 - (b) by inserting the following clause after the portion before Clause (a), renumbering any clauses appearing thereafter as necessary:
 - (a) the term “livestock facility” refers to all permanent buildings located on a lot that are intended for housing livestock and that are structurally sound and reasonably capable of housing livestock, along with all permanent storage that is structurally sound and reasonably capable of storing manure;
- (6) Clause (b) of Policy No. 11.9.8.11 (formerly Clause 11.9.8.11(a)) is revised:
- (a) by striking out “includes a facility” and substituting “includes a livestock facility”; and
 - (b) by striking out “any portion of a facility” and substituting “any portion of a livestock facility”.
- (7) Policy No. 11.9.8.12 is revised by striking out Clause (a), renumbering any clauses appearing thereafter as necessary.
- (8) Clause (b) of Policy No. 11.9.8.12 (formerly Clause 11.9.8.12(c)) is revised by striking out “and not greater than one hectare” at the end and substituting “generally no greater than one hectare in size, subject to No. 11.9.8.13 below”.
- (9) Clause (c) of Policy No. 11.9.8.12 (formerly Clause 11.9.8.12(d)) is revised:
- (a) by striking out “the lot retained” at the start and substituting “the remnant parcel”; and

Article VII: Revisions to Section 11 (Implementation)

- (b) by striking out “less than 30 hectares” and substituting “less than 39 hectares, except as permitted under No. 11.9.8.15 below”.
- (10) Clause (d) of Policy No. 11.9.8.12 (formerly Clause 11.9.8.12(e)) is revised by striking out “the lot retained” at the end of the portion before Subclause (i) and substituting “the remnant parcel”.
- (11) Policy No. 11.9.8.13 is revised:
 - (a) by inserting “(such as a heritage barn)” after “a cultural heritage resource”; and
 - (b) by inserting “(including accessory buildings or structures)” after “residential amenities”.
- (12) Subsection 11.9.8 is further revised by inserting the following policy after Policy No. 11.9.8.14, renumbering any policies appearing thereafter as necessary:
 - 15. Notwithstanding No. 11.9.8.12(c), a remnant parcel that is to be merged with an abutting parcel of land as part of a farm consolidation may be less than 39 hectares in area, provided that the farm lot resulting from the merger will have an area of 39 hectares or greater.
- (13) Policy No. 11.9.8.17 (formerly No. 11.9.8.16) is revised:
 - (a) by striking out “shall” at the start of Clause (a) and substituting “should”; and
 - (b) by striking out Clause (b) and substituting the following:
 - (b) should not be a “keyhole” lot (meaning a lot whose shape is such that access from the road to the portion containing the dwelling is provided over a strip of land that is much narrower than the portion of the lot that contains the dwelling).
- (14) Policy No. 11.9.8.18 (formerly No. 11.9.8.17) is revised by striking out “the lot retained” at the end and substituting “the remnant parcel”.
- (15) Policy No. 11.10.1.4 is revised by inserting “hydro corridors,” after “watercourses,”.
- (16) Policy No. 11.13.1.9 is revised:
 - (a) by striking out “for utility corridors or for other infrastructure” in Clause (f) and substituting “for hydro corridors, utility corridors, or other infrastructure”; and
 - (b) by inserting “or” at the end of Clause (f).

Article VIII: Revisions to Section 12 (Interpretation)

- (1) Section 12.4 is revised by inserting the following item after the “SPP” item:

STRA means “Short-Term Rental Accommodation” and may be pluralized as “STRAs”.

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

- (1) Subsection 13.1.5 is revised by striking out Policy No. 13.1.5.5 and substituting the following:
 5. Those portions of the subject lands identified on Schedule SP-1.2 as "Area 1", "Area 2", and "Area 3" shall be developed as individual blocks, each to accommodate multi-residential uses in accordance with an integrated comprehensive site plan application.

- (2) Subsection 13.2.1 is revised by inserting the following policy after Policy No. 13.2.1.8, renumber any policies appearing thereafter as necessary:
 9. In order to be considered a complete application, any application proposing development on the subject lands shall be required to provide, to the satisfaction of the Township and the NVCA, a Cumulative Impacts Assessment that addresses the combined impacts of development in the flood fringe, which among other things should:
 - (a) 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
 - (b) 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.

- (3) Subsection 13.2.4 is revised:
 - (a) by striking out "104 Edward Street East" in the subsection heading and substituting "102-112 Edward Street East";
 - (b) by striking out "identified as Part 2 on Reference Plan 51R-24351" in the preamble and substituting "identified as Parts 1-3 on Reference Plan 51R-24351 and as Part 1 on Reference Plan 51R-11823"; and
 - (c) by striking out "known municipally as 104 Edward Street East" in the preamble and substituting "known municipally as Nos. 102, 104, 108, and 112 Edward Street East".

- (4) Policy No. 13.2.4.1 is revised:
 - (a) by striking out "on the subject lands" at the end of the portion before Clause (a) and substituting "on the portion of the subject lands known municipally as 104 Edward Street East"; and
 - (b) by striking out Clauses 13.2.4.1(a) and 13.2.4.1(b) and substituting the following:
 - (a) the repair and servicing of motor vehicles, which shall include a body shop and a towing compound;

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

- (b) the sale or rental of light equipment;
 - (c) a construction yard or contractor's yard; and
 - (d) any other use that lawfully existed on the day this Official Plan came into effect.
- (5) Policy No. 13.2.4.2 is revised:
- (a) by striking out "on the subject lands" in the portion before Clause (a) and substituting "on the portion of the subject lands known municipally as Nos. 102 and 104 Edward Street East";
 - (b) by striking out "and" at the end of Clause 13.2.4.2(a); and
 - (c) by inserting the following clause after Clause 13.2.4.2(a), renumbering any clauses appearing thereafter as necessary:
 - (b) the outdoor display and sale of items; and
- (6) Policy No. 13.2.4.3 is revised by striking out "on the subject lands" at the end and substituting "on those portions of the subject lands identified in Policy No. 13.2.4.1 and No. 13.2.4.2, respectively".
- (7) Policy No. 13.2.4.4 is revised by inserting "or on any portion thereof" after "on the subject lands".
- (8) Subsection 13.2.4 is further revised by inserting the following policies at the end of the subsection:
- 5. Notwithstanding the underlying "Residential" land use designation shown on Schedule B to this Official Plan, the establishment of a new residential use on the subject lands shall only be permitted if the proponent has demonstrated, to the satisfaction of the Township, that the proposed residential use will be compatible with all lawfully existing uses on the subject lands and will incorporate such mitigation measures as are necessary to address potential impacts from lawfully existing uses on the proposed residential use.
 - 6. To clarify, any mitigation measures required under No. 13.2.4.5 above shall be implemented at the sole expense of the proponent of the new residential use.

Article X: Revisions to Appendices

- (1) Item 2(b) in Appendix "C" is revised by striking out "the pre-consultation process" and substituting "the pre-submission consultation process".

Article XI: Revisions to Schedules

- (1) Schedule B to the Final Draft of the Official Plan is revised:
 - (a) by deleting Schedule B-4 (Land Use Plan: Creemore) and replacing it with the version attached hereto as Schedule "A"; and

Article XI: Revisions to Schedules

- (b) by deleting Schedule B-12 (Land Use Plan: Stayner) and replacing it with the version attached hereto as Schedule "B".
 - (2) Schedule SP to the Final Draft of the Official Plan is revised by deleting Schedule SP-2 (Special Policy Areas - Area 2: Creemore) and replacing it with the version attached hereto as Schedule "C".
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Appendix: Original Text of Struck Policies

Policy No. 3.3.1.3, Clause (h), struck by Article II: (1):

- (h) an agricultural research and training centre where the primary activity is the growing of crops or raising of animals, provided that the use does not provide on-site accommodation.

Struck from the preamble to Subsection 4.3.2 by Article III: (2):

Development in Transition Corridors is also subject to the policies in Section 2.2.1 above.

The preamble to Subsection 5.6.2, formerly Subsection 5.6.1, struck by Article IV: (3):

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.

Policy No. 5.6.2.14, formerly No. 5.6.1.14, and Policy No. 5.6.2.15, formerly No. 5.6.1.15, struck by Article IV: (4):

14. 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.

15. The Township will update its building and development standards to promote, and where appropriate to require, sustainable development and sustainable practices.

Policy No. 6.2.1.16, struck by Article V: (1):

16. New development, including the creation of a new lot, shall be prohibited in the regulatory floodplain.

Policy No. 7.5.3.19, struck by Article VI: (2):

19. Access to an abutting property from any road whose classification in the hierarchy established in Policy No. 7.5.3.6 above is higher than "Local Road" shall only be permitted where alternate access from a road lower on that hierarchy is not possible.

Policy No. 11.2.4.12, struck by Article VII: (2):

12. Council may amend this Official Plan to provide for alternative measures for informing and obtaining the views of the public in respect of proposed minor by-laws pursuant to Subsection 34 (14.3) of the *Planning Act*.

Policy 11.9.8.11, struck from the portion before Clause (a) by Article VII: (5)(a):

11. For the purposes of No. 11.9.8.10 above and No. 11.9.8.14 below:

Policy No. 11.9.8.12, Clause (a), struck by Article VII: (7):

- (a) 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*) for a minimum of five years;

Policy No. 11.9.8.17, Clause (b), formerly No. 11.9.8.16(b), struck by Article VII: (13)(b):

- (b) shall not be configured such that access from the road to the portion of the severed lot that contains the dwelling is provided by an extension of the severed lot whose width is much less than the width of the portion of the lot containing the dwelling.

Policy No. 13.1.5.5, struck by Article IX: (1):

5. For those portions of the subject lands identified on Schedule SP-1.2 as "Area 1", "Area 2", and "Area 3", each of the three areas so identified shall:
 - (a) be merged into a single block in a draft plan to be approved by Council; and
 - (b) be developed subsequent to such approval to accommodate multi-residential uses in accordance with an integrated comprehensive site plan application and plan of condominium.

Appendix: Original Text of Struck Policies

Policy No. 13.2.4.1, Clauses (a) and (b), struck by Article IX: (4)(b):

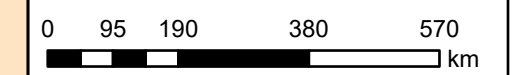
- (a) a motor vehicle body shop; and
 - (b) a motor vehicle repair shop.
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Schedule "A"

To replace Schedule B-4 (Land Use: Creemore)

The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW
Schedule B-4
LAND USE PLAN
CREEMORE

-  Built Boundary
-  Community Hub
- Land Use
 -  Residential
 -  Estate Residential
 -  Future Development
 -  Commercial
 -  Transition Corridor
 -  Institutional
 -  Industrial
 -  Waste Management Industrial
 -  Airport-Related Employment
 -  Mineral Aggregate Resource
 -  Extractive Industrial
 -  Open Space
 -  Rural
 -  Agricultural
 -  Greenland - Hazard Lands Area
 -  Greenland - Natural Heritage Area
 -  Greenland - Wetlands Area
- NEP Land Use
 -  Escarpment Natural Area
 -  Escarpment Protected Area



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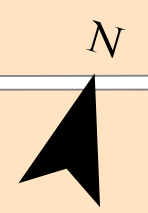
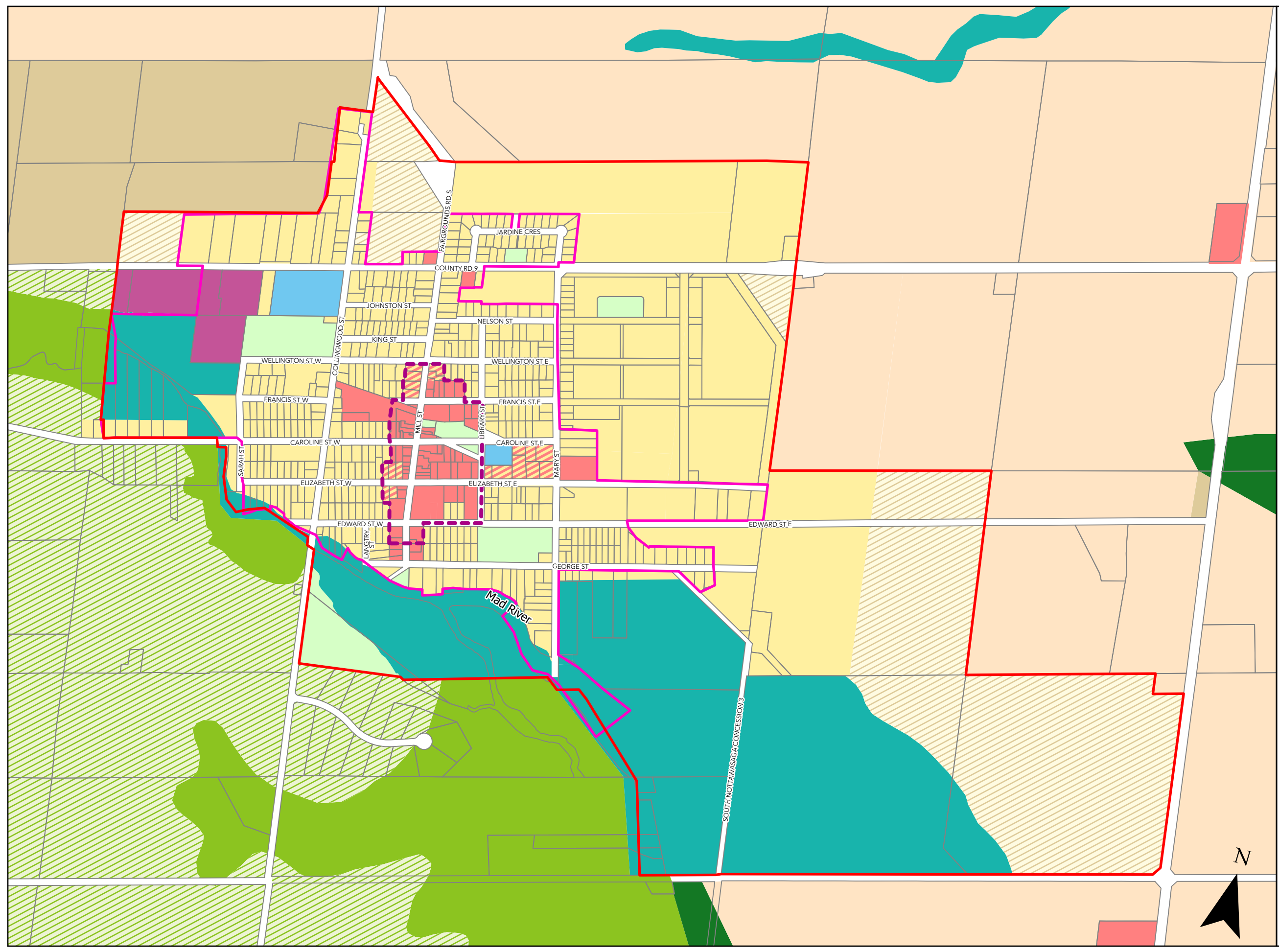
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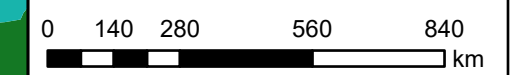


Schedule "B"

To replace Schedule B-12 (Land Use: Stayner)

The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW
Schedule B-12
LAND USE PLAN
STAYNER

-  Built Boundary
-  Community Hub
- Land Use
-  Residential
-  Estate Residential
-  Future Development
-  Commercial
-  Transition Corridor
-  Institutional
-  Industrial
-  Waste Management Industrial
-  Airport-Related Employment
-  Mineral Aggregate Resource
-  Extractive Industrial
-  Open Space
-  Rural
-  Agricultural
-  Greenland - Hazard Lands Area
-  Greenland - Natural Heritage Area
-  Greenland - Wetlands Area



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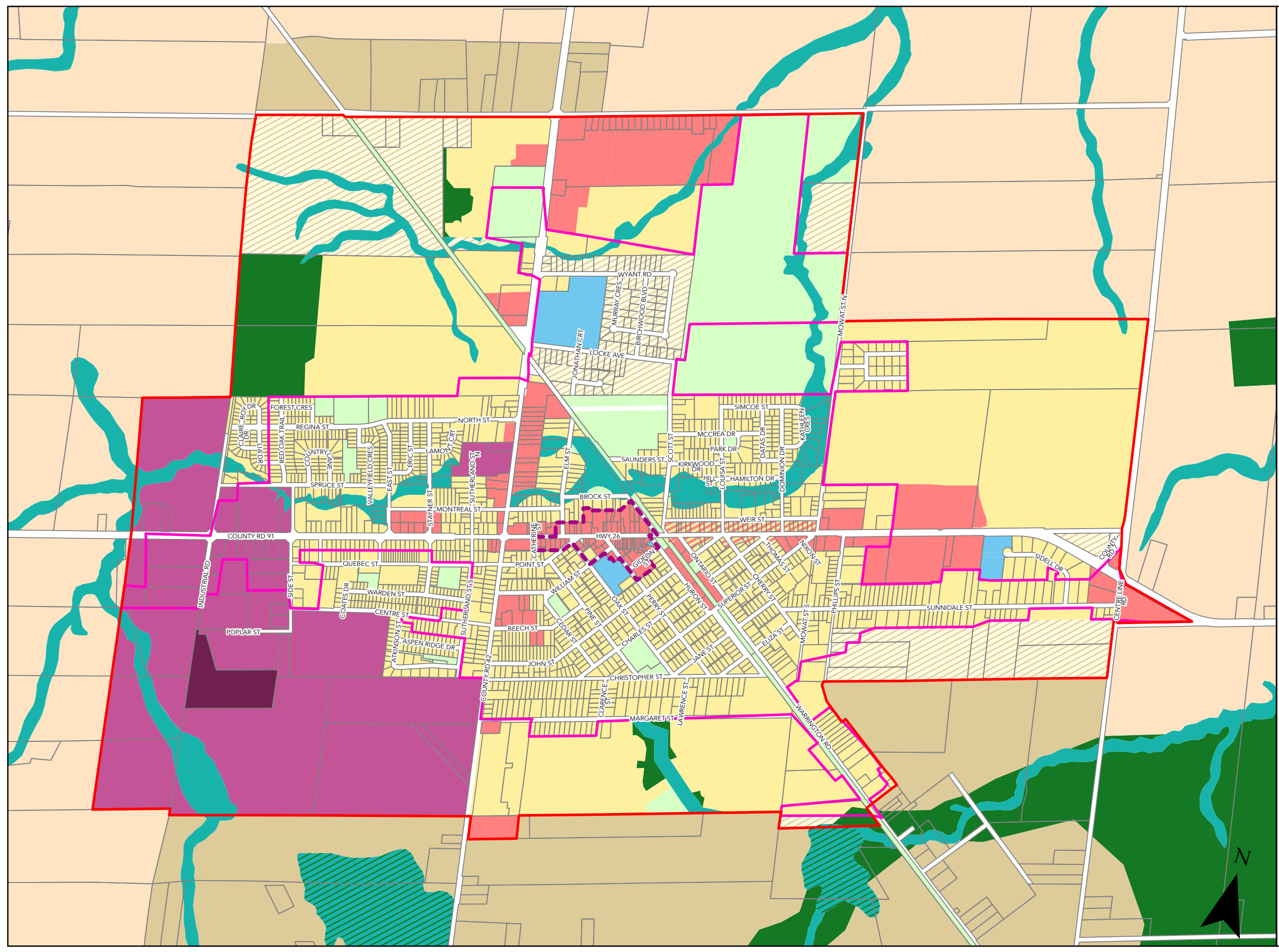
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Last Updated: May 14, 2024







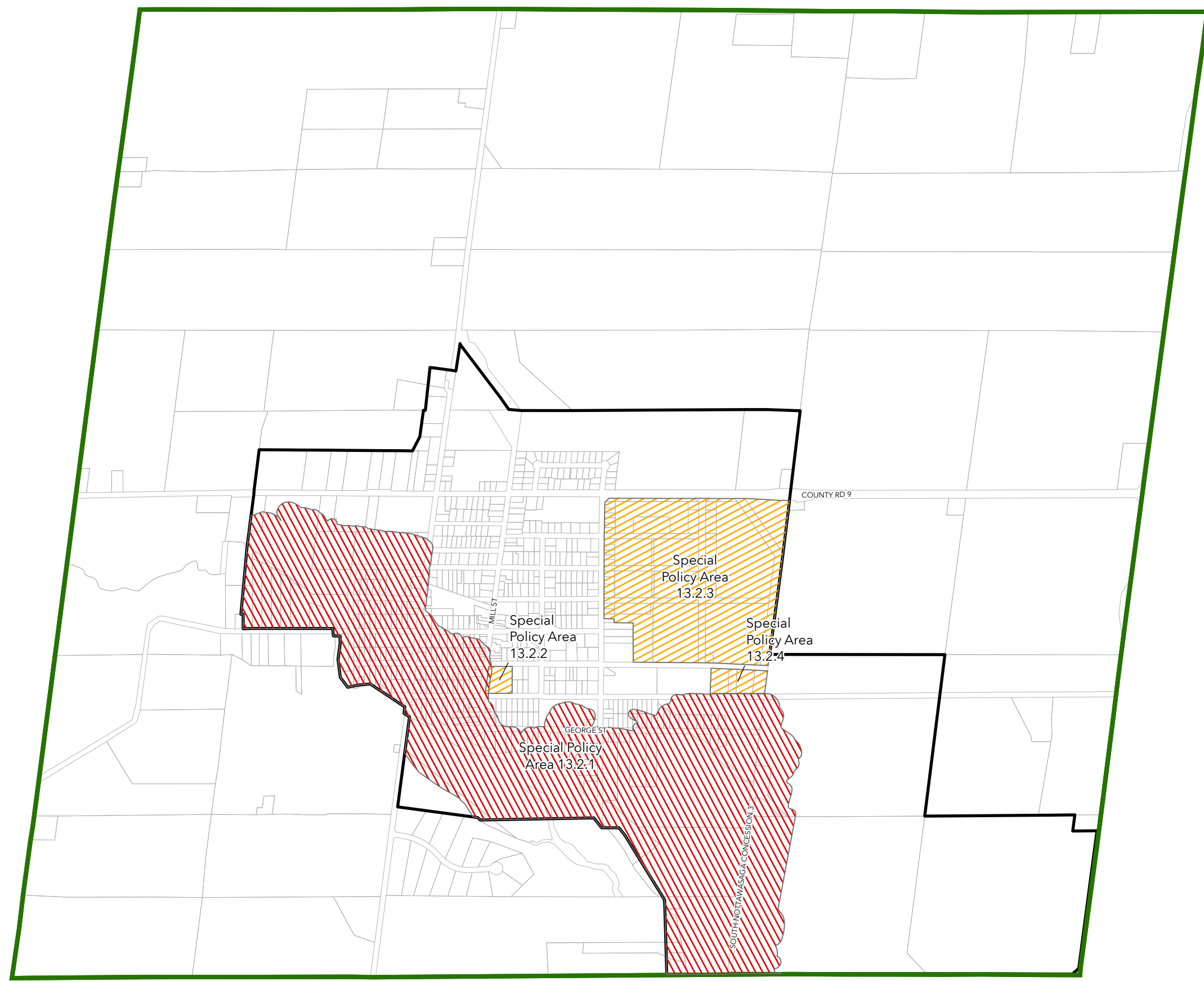
Schedule "C"

To replace Schedule SP-2 (Special Policy Areas - Area 2: Creemore)

The OFFICIAL PLAN
of the TOWNSHIP
of CLEARVIEW

Schedule SP-2
SPECIAL POLICY AREAS
Area 2: Creemore

-  Area 2
-  Special Policy Area 13.2.1
-  Special Policy Areas
-  Settlement Areas



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