

Appendix D
Responses to Comments from Circulation of Draft Versions to Agencies & Public Bodies

#	Date Received	Agency	Comment / Representative Statement	Response
1	August 17, 2023	Bell Canada	No specific comments at this time.	(No response required.)
2	August 29, 2023	NVCA	Section 2.4.2 (Additional Residential Units): Based on recent our comments provided on other municipal OPs, we request that this section include a provision restricting Additional Residential Units and Garden Suites in natural hazards areas (e.g. one-zone flood areas) including wetlands.	The requested provision has been included in the Final Draft as Policy No. 2.4.2.9.
3	August 29, 2023	NVCA	Section 6.2.1 (10) (a): Consider expanding the definition of “institutional use” to include land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young as defined by 2020 Provincial Policy Statement (PPS).	The requested wording has been inserted into the policy referenced, No. 6.2.1.13 in the Final Draft.
4	August 29, 2023	NVCA	Section 6.2.1: Please consider the follow additions: Proposed Section 6.2.1 (15) - Mitigation measures or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features such that these features and their related hydrologic functions will be protected, improved or restored. Proposed Section 6.2.1 (16) - The precise boundaries of floodplains and erosion hazard areas, and their associated setbacks, shall be established, to the satisfaction of the Township, in consultation with the applicable Conservation Authority, through appropriate studies and as part of the review of specific development applications. Changes to the boundaries may include any reductions, such as those due to the	The recommended wording has been incorporated into the Final Draft as Policy No. 6.2.1.3. The recommended wording has been incorporated into the Final Draft as Policy No. 6.2.1.7 (regarding boundaries and setbacks) and as No. 6.2.1.9 (regarding refinements to boundaries).

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			introduction of additional or larger culverts downstream. The flood and erosion hazard boundaries may potentially be redefined by completing studies as requested and to the satisfaction of the Conservation Authority.	
5	August 29, 2023	NVCA	Section 6.2 (12): This section notes that a one-zone floodplain management concept shall be used within the Township, except as provided for in Section 13 of this Plan. For clarification are all areas referenced in Section 13 intended for a two-zone approach? Our understanding is that historically Creemore and Stayner were the key areas.	The wording of this policy, No. 6.2.1.15 in the Final Draft, has been revised to clarify that the reference is only to the Special Policy Areas provided for in Sections 13.1.1 and 13.2.1 of the proposed Official Plan.
6	August 29, 2023	NVCA	Section 6.2.1 (12) (b): Please see below the 2020 Provincial Policy Statement (PPS) definition for “Special Policy Area” and the applicable approval agencies in addition to the CA.	A definition for “Special Policy Area” has been added to Section 12.6 of the proposed Official Plan, and the term is underlined in Policy No .6.2.1.15 to indicate that it must be interpreted according to that definition.
7	August 29, 2023	NVCA	Section 13: This section uses the term “Special Policy Area”. The PPS defines “Special Policy Areas as follows: “means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province.” Regarding the above, please clarify if the Township is proposing the above approach including seeking Provincial approvals.	See the response to the previous comment regarding the definition of “Special Policy Area”.

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8	August 29, 2023	NVCA	Section 13.1 and 13.2: NVCA Staff suggest the following Provincial Policy Statement definition would be relevant for consideration and including in the OP: [Two-zone concept, Floodway, Flood fringe definitions from PPS, 2020].	The recommended wording for these definitions has been incorporated into the policies in Sections 13.1.1 and 13.2.1.
9	August 29, 2023	NVCA	In more recently established/updated two-zone policy areas, the NVCA has provided recommendations on the definition of the flood-fringe based on actual flood risk and not the more arbitrary and variable 100-year/Regional flood fringe definition. We recommend that a more current and relevant definition of the flood fringe be used, which is consistent with past NVCA/Township staff discussions (see attached). Specifically, NVCA staff have been recommending that the following criteria be used to define the flood fringe: <ul style="list-style-type: none"> a. Maximum depth of flooding of 0.3 m b. Maximum velocity of flooding of 1.7 m/s c. Maximum combined depth velocity product of 0.4 m²/s. The floodway would be defined as any area that exceeds one of the above criteria. These standards are also used by NVCA to determine safe access during the regulatory flood event.	The policies in the Final Draft have been updated to incorporate the recommended criteria: see No. 13.1.1.1 and No. 13.2.1.1.
10	August 29, 2023	NVCA	The Official Plan should include schedules that identify the extent of the two-zone area including floodway. In addition, we request that a Cumulative Impact Assessment be undertaken to address the combined impacts of developing in the flood fringe. This study should identify any other properties in noted areas that may have a similar opportunity for development and model the combined impact of filling of the flood-fringe on these properties to confirm that there are no negative flooding impacts to surrounding properties.	The two-zone areas are identified on Schedules SP-1 and SP-2 to the Final Draft. The requested wording regarding Cumulative Impact Assessments has been added to Section 13.1.1 as No. 13.1.1.9(b). This Recommendation Report recommends that the Final Draft be revised to include similar wording in Section 13.2.1, as Policy No. 13.2.1.9, prior to its adoption by Council.

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11	September 13, 2023	Simcoe County	In regards to the Edward Street property, this email is to confirm that Solid Waste Management is in agreement that the lands would be more appropriate in the Residential designation.	The property in question has been designated "Residential" on Schedule B-4 to the Final Draft of the proposed Official Plan.
12	November 27, 2023	Bell Canada	No additional comments or concerns at this time.	(No response required.)
13	November 29, 2023	Grey County	No formal comments/concerns.	(No response required.)
14	January 15, 2024	MTO	Just following up on email I sent below on December 6, 2023. Please confirm if this Consultation Draft accounts for MTO comments provided last spring.	The Consultation Draft released in August 2023 accounted for the comments received from MTO. Detailed responses to those comments have been provided separately to MTO.
15	January 15, 2024	MTO	Schedule G: Add a dashed arrow to depict a potential future corridor with the associated legend that reads "Potential Future Corridor. Line shown on the map is conceptual and not to scale. Alignments and connection points may vary and be subject to future planning including environmental assessment."	The future corridor has been identified on Schedule G to the Final Draft, with the requested wording added below the legend."
16	January 15, 2024	MTO	Under 7.5.3 Road Network: Add a new policy following 7.5.3-7 that reads: "A new Potential Future Corridor is identified per Schedule G subject to future planning including environmental assessment. Any development applications within and adjacent to the corridor shall be circulated to the Ministry of Transportation for review."	The requested policy has been added as No. 7.5.2.5, which was determined to be the most logical location for the policy in question, as No. 7.5.2.4 also addresses the alignments shown on Schedule G.
17	January 17, 2024	NVCA	Section 6.2.1 Natural Hazards focuses primarily on flood and erosion hazards. And while those are the most frequently occurring hazards within the Township, NVCA staff would encourage the Township to include other potential hazards for completeness. NVCA staff	The wording of Policy No. 6.2.1.7 in the Final Draft has been revised to refer to "The precise boundaries of all hazardous lands and hazardous sites,"

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			suggest referencing other potential hazards within Policy #7 (6.2.1.7)	to encompass all potential hazards, as recommended.
18	January 17, 2024	NVCA	Section 6.2.1, Policy #10 states that “changes to the boundaries of floodplains and erosion hazard areas may include reductions, such as those resulting from the introduction of larger culverts or additional culverts downstream. Stating that larger/additional culverts downstream are a possible method of reducing hazard areas may encourage applicants to look into these kinds of options rather than avoiding development within hazard areas to the extent possible. Also, no reference is made in this policy regarding NVCA consultation, which would be required before any hazard area reductions are approved. NVCA staff suggest removing or, at a minimum, modifying this policy.	The specific policy referring to reductions to the boundaries of floodplains and erosion hazard areas has been deleted, as this is already covered under other policies that relate to changes to those boundaries more generally.
19	January 17, 2024	NVCA	Section 6.3, definition of “hazardous lands”: Definition should be expanded to include areas with hazardous soils (e.g., organic soils) and karst hazards.	The definition of “hazardous sites” in Section 12.6 of the Final Draft has been revised to include parenthetical references to organic soils and karst hazards.
20	January 17, 2024	NVCA	Section 6.3, definition of “regulatory flood standard”: For consistency, NVCA staff suggest that the Township adopt the regulatory flood standard definition used by the NVCA in our Planning and Regulations Guidelines. The flood standard used to define floodplain limits for the NVCA is a “Flood produced by the Timmins Storm (1961) or the 100-year Flood, whichever is greater.”	A definition for “regulatory flood standard” has been added to Section 12.6 of the Final Draft, using the recommended standards.
21	January 17, 2024	NVCA	Section 13.1.1 Lamont Creek Hazard Lands, Policy #9: NVCA staff commend the Township for including the requirement for a Cumulative Impacts Assessment as part of any development application within the Lamont Creek two-zone policy area’s flood fringe.	(No response required.)

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22	January 24, 2024	Simcoe County	[Re: Former waste management site, Edward Street, Creemore] While the historic landfilling use of the property has long ceased and the site has since been remediated, non-landfilling waste management related activities continue on the site (currently used for the storage of bins for the County's curbside waste collection services). [...] Based on my quick review, it appears that the draft new Township Official Plan and current Zoning By-law would permit the current use of the property to continue, and would allow for other future County public service facilities uses or public uses occurring on the site.	(No response required.)
23	April 11, 2024	Simcoe County	[Re Section 1.1.2, list of policy changes on p. 5 of Final Draft] CONFORMITY: Will need to reflect on any potential changes to this section based on the timing of proposed PPS and adoption of OP.	(No response required.)
24	April 11, 2024	Simcoe County	[Re Section 1.2.3] CONFORMITY: Transitional policies will need to be considered in the context of existing Growth Plan / PPS policy at time of adoption. Looks acceptable at this stage.	(No response required.)
25	April 11, 2024	Simcoe County	[Re Section 2.4.4] QUESTION: Based on the work of the Congregate Living Settings Workgroup, wondering if there should be a policy section that identifies the 'congregate housing' may be either licensed or unlicensed. If unlicensed, then add additional policy to provide added protections....eg. Design, building code/permit, etc. Perhaps we can discuss.	The Township is satisfied with the wording of the policies for Congregate Housing as they appear in the Final Draft, and anticipates that existing legislation and implementation tools (including the OBC) will provide for appropriate protections.
26	April 11, 2024	Simcoe County	[Re No. 2.4.4.3(c)] TERMINOLOGY: Should this be 'public service facilities' to be consistent throughout?	The recommended revisions to the Final Draft include a revision to this terminology, for the sake of consistency.

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27	April 11, 2024	Simcoe County	[Re No. 2.4.4.4] SUGGESTION: Possibly d) if unlicensed, special protections to ensure safe spaces for occupants.	(See response to Comment #25 above.)
28	April 11, 2024	Simcoe County	[Re No. 3.3.5.1] CONFORMITY: Previous comment not addressed: "Please clarify that the re-designation is to an Agricultural Exception." From a County perspective, Prime Ag. Lands, cannot be redesignated. They can only be made an Ag. Exception.	The "Agricultural Exception" wording requested by the previous comment has been added to Policy No. 4.6.2.8(a), which specifically addresses proposed mineral aggregate operations in the "Agricultural" designation. The policy to which this comment is responding addresses general proposals regarding the re-designation of "Agricultural" lands in a manner that is consistent with No. 2.3.5.1 in the PPS, 2020.
29	April 11, 2024	Simcoe County	[Re No. 3.3.5.5] TERMINOLOGY: Change 'Council' to 'The Township'.	The recommended revisions to the Final Draft include this requested change.
30	April 11, 2024	Simcoe County	[Re Section 5.6] SUGGESTION: Consider incorporating more policies indicated in the County's Draft Climate Change Strategy "Sample policies for inclusion in local area official plans" (document attached - page 47-52).	The recommended revisions to the Final Draft include additional policies, as suggested in this comment, which are recommended for addition as a new Subsection 5.6.1.
31	April 11, 2024	Simcoe County	[Re No. 5.6.1.14] SUGGESTION: Consider removing or rewording to suggest Township will work with County of Simcoe on Climate change implementation strategies at the local level. (as opposed to creating your own document as County has prepared overall document. Unless you want to refer specifically to preparing a Corporate Emissions Climate Change Plan.	The recommended revisions to the Final Draft include the rewording of this policy as suggested, which is recommended for addition to the Final Draft as No. 5.6.1.14.
32	April 11, 2024	Simcoe County	[Re No. 11.8.1.16] SUGGESTION: A County OPA may also be required.	The recommended revisions to the Final Draft suggest adding a reference to a County OPA to the end of this policy.

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33	April 11, 2024	Simcoe County	[Re Section 11.13] SUGGESTION: Consider potential changes as per Bill 23 to parkland dedication and requirements for a Parks Plan, reduced maximum parkland dedication rates for cash-in-lieu, parkland dedication cap, and the removal of affordable housing units from calculations.	The potential effects of Bill 23 (<i>More Homes Built Faster Act, 2022</i>) have been considered in developing these policies.
34	April 11, 2024	Simcoe County	[Re Section 12.6] CONFORMITY: Previously requested adding in the D-4 Study Definition: noted below.	The requested wording has been added as Policy No. 7.4.2.8 and No. 7.2.4.10. It was decided that including this in the policies, rather than in the definitions in Section 12.6, would be more effective in establishing requirements for D-4 Studies and would be more consistent with the way the proposed Official Plan addresses studies and reports (i.e., no other studies or reports are defined in Section 12.6).
35	May 8, 2024	Infrastructure Ontario & Hydro One Networks Inc.	<p>Terminology – Policy 7.5.2.4 states: The Township shall ensure that transportation and infrastructure corridors, including the rights-of-way for road alignments shown on Schedule G to this Plan, as well as electricity generation facilities, electricity transmission systems, and planned corridors, are protected in order to meet current and projected needs.</p> <p>We request that the policy be revised to state: The Township shall ensure that transportation and infrastructure corridors, including the rights-of-way for road alignments shown on Schedule G to this Plan, as well as electricity generation facilities, and transmission and distribution systems, and planned corridors, are protected in order to meet current and projected needs.</p>	The recommended revisions to the Final Draft include a revision to the wording of this policy to reflect the recommended terminology.

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36	May 8, 2024	Infrastructure Ontario & Hydro One Networks Inc.	<p>We would like to encourage a consistent approach to defining hydro corridors and electricity infrastructure facilities throughout the province. Accordingly, it is requested that the following language be considered for use throughout the Official Plan of the Township of Clearview, including in the definition of “infrastructure”.</p> <ul style="list-style-type: none"> • All references to Hydro One should be referred to as “Hydro One Networks Inc.” • All references to corridors used for the transmission and distribution of electricity should be referred to as “hydro corridors.” • All references to electricity infrastructure and facilities should be referred to as “electricity generation facilities and transmission and distribution systems.” 	The recommended revisions to the Final Draft include revisions to update the terminology used in the proposed Official Plan, as requested.
37	May 8, 2024	Infrastructure Ontario & Hydro One Networks Inc.	<p>Secondary Uses – We request the addition of the following policy section 7.6 as 7.6.2 Secondary Uses in Hydro Corridors: “Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of a hydro corridor is for electricity generation facilities and transmission and distribution systems, and that secondary uses require technical approval from Hydro One Networks Inc.”</p>	The recommended revisions to the Final Draft include the recommended addition of two policies, No. 7.6.1.5 and No. 7.6.1.6, that reflect the requested wording.