

Agency	Date	Format		Subject Line / Title
Bell Canada	17-Aug-2023	E-mail	2 pp.	Draft Official Plan
NVCA	29-Aug-2023	E-mail	3 pp.	Clearview Official Plan, NVCA File: 16408
Simcoe County	12-Sep-2023	E-mail	1 p.	RE: Edward Street Former Landfill – Creemore
Simcoe County	13-Sep-2023	E-mail	1 p.	RE: Edward Street Former Landfill – Creemore
Simcoe County	13-Sep-2023	E-mail	1 p.	RE: Edward Street Former Landfill – Creemore
Simcoe County	24-Nov-2023	Document	5 pp.	Township of Clearview New Official Plan Schedules (1st Draft) Review: County Planning Comments
Bell Canada	27-Nov-2023	E-mail	1 p.	Official Plan Review
Grey County	29-Nov-2023	E-mail	1 p.	County comments for Clearview Official Plan Review
MTO	15-Jan-2024	E-mail	3 pp.	FW: Notice of Public Meeting - Official Plan Review
NVCA	17-Jan-2024	Letter	3 pp.	Comments for Clearview Official Plan
Simcoe County	24-Jan-2024	E-mail	1 p.	RE: Edward Street Former Landfill – Creemore
Simcoe County	11-Apr-2024	Letter	2 pp.	County of Simcoe Comments: Township of Clearview
IO / HONI	08-May-2024	Letter	3 pp.	The Official Plan of the Township of Clearview – Comments Related to Electrical Transmission

From: Bell Canada

Sent: Thursday, August 17, 2023 11:15 AM

Subject: Draft Official Plan

Good morning Amy,

Bell Canada thanks you for the opportunity to participate in the County of Brant's Growth Official Plan review process. It is our understanding that the new Official Plan will guide future growth and development in the Township over the next 20 years..

About Bell Canada

Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. The Bell Canada Act, a federal statute, requires that Bell supply, manage and operate most of the trunk telecommunications system in Ontario. Bell is therefore also responsible for the infrastructure that supports most 911 emergency services in the Province. The critical nature of Bell's services is declared in the Bell Canada Act to be "for the general advantage of Canada" and the Telecommunications Act affirms that the services of telecommunications providers are "essential in the maintenance of Canada's identity and sovereignty."

Provincial policy further indicates the economic and social functions of telecommunications systems and emphasizes the importance of delivering cost-effective and efficient services:

- The 2020 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).
- Section 1.7.1 I) of the 2020 PPS recognizes that "efficient and coordinated telecommunications infrastructure" is a component of supporting long-term economic prosperity.
- We note that the definition of infrastructure in the 2020 PPS is inclusive of communications / telecommunications, which is indicative of the importance in providing efficient telecommunications services to support current needs and future growth (Section 1.6.1).
- Furthermore, the 2020 PPS states that infrastructure should be "strategically located to support the effective and efficient delivery of emergency management services" (Section 1.6.4), which is relevant to telecommunications since it is an integral component of the 911 emergency service.

To support the intent of the Bell Canada Act and Telecommunications Act and ensure consistency with Provincial policy, Bell Canada has become increasingly involved in municipal policy and infrastructure initiatives. We strive to ensure that a partnership be established which allows for a solid understanding of the parameters of Bell's infrastructure and provisioning needs and the goals and objectives of the municipality related to utilities. For example, balancing the technical demands of providing reliable service to the public with the desire to create an aesthetically pleasing environment.

Comments on the Draft Official Plan

Bell Canada is most interested in changes to the transportation network and/or policies and regulations relating to the direction of population growth and public infrastructure investments, heritage character, urban design, broadband and economic development related objectives and how Bell can

assist Clearview Township to be a connected community. We have reviewed the above noted document, and although we have no specific comments at this time, Bell looks forward to the Township's support of the provision and expansion of reliable high-speed broadband as a critical component to support the community and local economy.

Future Involvement

We would like to thank you again for the opportunity to comment, and request that Bell continue to be circulated on any future materials and/or decisions released by the Township in relation to this initiative. Please forward all future documents to circulations@wsp.com and should you have any specific questions, please contact the undersigned.

Yours truly,

Norm Lingard
Senior Consultant – Municipal Liaison
Network Provisioning

From: Nottawasaga Valley Conservation Authority
Sent: Tuesday, August 29, 2023 7:16 PM
Subject: Clearview Official Plan, NVCA File: 16408

Dear Amy and Paul:

Thank you for the opportunity to comment on Clearview's August 2023 draft Official Plan (OP) and associated schedules. NVCA staff have had an opportunity to review this material and offer the following comments:

1. Overall, the latest draft appears to have included many of NVCA's comments from our June 2023 letter. The below comments are based on the latest circulated material as well as emerging watershed matters.
2. **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.
3. **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).
4. **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 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. **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.
6. **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.
7. **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.

8. 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:
 - o Two zone concept: means an approach to flood plain management where the flood plain is differentiated in two parts: the floodway and the flood fringe.
 - o Floodway: for river, stream and small inland lake systems, means the portion of the flood plain where development and site alteration would cause a danger to public health and safety or property damage. Where the one zone concept is applied, the floodway is the entire contiguous flood plain. Where the two zone concept is applied, the floodway is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the flood plain is called the flood fringe.
 - o Flood fringe: for river, stream and small inland lake systems, means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.
- 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:
 - 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. See NVCA's technical guidelines: <https://www.nvca.on.ca/Shared%20Documents/NVCA%20Natural%20Hazards%20Technical%20Guide.pdf>.

- 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.

9. Schedules:

- Please advise on the source for the hazard lands areas shown on the schedules and if the Township requires NVCA regulation layers (flood, slope, meander belt, wetlands) to assist in updating the schedules. In this regard, the Township may wish to consider a more fulsome natural hazard land overlay system. Town of Innisfil OP is an example of this approach (<https://innisfil.ca/en/building-and-development/resources/2018.10.24-Our-Place-As-Approved-by-the-County-reduced.pdf>).
- Specific to Schedule D (Water Resources), please confirm the source of the unevaluated wetland layers. NVCA recommends use of the NVCA-maintained unevaluated wetland layers which can be provided upon request. Further, unevaluated wetlands <2ha are difficult to see on the schedule – please confirm that this layer will be rendered at higher resolutions so that it can be visible when reviewing sites at the parcel-scale.

NVCA staff appreciates the opportunity to provide the above comments and we are available to discuss the noted points in more details prior to the Township finalizing the next draft. Please feel free to contact the undersigned or Ben Krul, Manager, Development Planning & Permits, at extension 231.

Regards, Chris

Chris Hibberd, MCIP, RPP (he/him/his)
Director, Watershed Management Services

From: Simcoe County

Sent: Tuesday, September 12, 2023 5:31 PM

Subject: RE: Edward Street Former Landfill – Creemore

Hi Amy,

I actually just reached out today to Solid Waste Management Staff to ask about the appropriate land use designation for closed landfill sites where the landfilling operations at specific waste management site properties have ceased but other non-landfilling operations and activities are currently occurring, or may occur in the future

I will raise the question about the Edward Street property specifically, and get back to you about the designation for this property.

Best regards,

Greg Marek, RPP, MCIP

Manager of Planning

County of Simcoe, Planning Department

From: Simcoe County

Sent: Wednesday, September 13, 2023 8:38 AM

Subject: RE: Edward Street Former Landfill – Creemore

Good morning Greg,

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.

Please let me know if you require any additional information.

Best regards,

Jamie

Jamie Bonany
Technical Compliance Supervisor
County of Simcoe, Solid Waste Management

From: Simcoe County

Sent: Wednesday, September 13, 2023 11:13 AM

Subject: RE: Edward Street Former Landfill – Creemore

Good morning Amy,

Further to my email below, I wanted to note that we have discussed this potential change further internally and before proceeding we want to ensure it would not impact the current use of the property.

Greg, Sandra Robinson indicated she would reach out to discuss what the best approach in terms of the potential change to a Residential designation.

Best regards,

Jamie

Jamie Bonany
Technical Compliance Supervisor
County of Simcoe, Solid Waste Management

Township of Clearview New Official Plan Schedules (1st Draft) Review

County Planning Comments

All Schedules

- The County of Simcoe logo has not been included in other County approved lower-tier official plans so we would request that it be removed to be consistent.

Schedule A Municipal Structure

- The Settlement Area boundaries are not consistent with the settlement area boundaries as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.
- There are numbers surrounding the municipal boarder which are assumed to be Lot and Concession numbers but there is no way of distinguishing which are Lot #s and which are Concession #s, and no identifier in the Legend. Suggest clarifying what the numbers stand for.

Schedule B Land Use Plan

- The Settlement Area boundaries are not consistent with the settlement area boundaries as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.
- In the Legend, change “Waste Disposal Assessment Area” to “D-4 Assessment Area”
- In the Legend where it says “Land Use” above the NEP land use designations, rename to “NEP Land Use”
- Private Waste Management Sites 515 and 516 as shown on County of Simcoe Official Plan Schedule 5.6.2 (Private, Local Municipality and Provincial Government Waste Management Sites) are not shown on the Schedule. Digitize sites 515 and 516 and include a D-4 Assessment Area.
- There are numbers surrounding the municipal boarder which are assumed to be Lot and Concession numbers but there is no way of distinguishing which are Lot #s and which are Concession #s, and no identifier in the Legend. Suggest clarifying what the numbers stand for.

Schedule B-1 Land Use Plan Avening

- Remove NEP Land Use designations from the Legend
- Suggest adding a watercourse identifier to the Legend
- The settlement boundary is not consistent with the settlement area boundary as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.

Schedule B-2 Land Use Plan Batteaux

- Remove NEP Land Use designations from the Legend
- Suggest adding a watercourse identifier to the Legend
- The settlement boundary is not consistent with the settlement area boundary as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.

Schedule B-3 Land Use Plan Brentwood

- Remove NEP Land Use designations from the Legend
- Suggest adding a watercourse identifier to the Legend
- Label Concession 2 Sunnidale
- The settlement boundary is not consistent with the settlement area boundary as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.

Schedule B-4 Land Use Plan Creemore

- Suggest adding a watercourse identifier to the Legend
- The settlement boundary is not consistent with the settlement area boundary as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.

Schedule B-5 Land Use Plan Dunedin

- Suggest adding a watercourse identifier to the Legend
- East of Lavender Hill Road and County Road 9 there are a number of unopened road allowances. Suggest labelling as such.
- The settlement boundary is not consistent with the settlement area boundary as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.

Schedule B-6 Land Use Plan Duntroon

- Remove NEP Land Use designations from the Legend
- Suggest adding a watercourse identifier to the Legend
- The settlement boundary is not consistent with the settlement area boundary as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.

Schedule B-7 Land Use Plan Glen Huron

- The settlement boundary is not consistent with the settlement area boundary as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.

Schedule B-8 Land Use Plan New Lowell

- Remove NEP Land Use designations from the Legend
- The settlement boundary is not consistent with the settlement area boundary as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.

Schedule B-9 Land Use Plan Nottawa

- Remove NEP Land Use designations from the Legend
- The settlement boundary is not consistent with the settlement area boundary as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.

Schedule B-10 Land Use Plan Old Sunnidale

- Remove NEP Land Use designations from the Legend

- The settlement boundary is not consistent with the settlement area boundary as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.

Schedule B-11 Land Use Plan Singhampton

- The settlement boundary is not consistent with the settlement area boundary as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.

Schedule B-12 Land Use Plan Stayner

- Private Waste Management Sites 505 and 506 as shown on Schedule 5.6.2 (Private, Local Municipality and Provincial Government Waste Management Sites) are not shown on the Schedule. Digitize sites 505 and 506 and include a D-4 Assessment Area.
- Revise “D4 Assessment Area” to “D-4 Assessment Area”
- The settlement boundary is not consistent with the settlement area boundary as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.

Schedule C – Natural Heritage System Rural Area

- The Settlement Area boundaries are not consistent with the settlement area boundaries as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.
- Recommend adding the “watercourse” layer

Schedule C-1 – Natural Heritage System Wetlands

- The Settlement Area boundaries are not consistent with the settlement area boundaries as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.
- Recommend adding blue shading to Georgian Bay

Schedule C-2 – Natural Heritage System Woodlands

- The Settlement Area boundaries are not consistent with the settlement area boundaries as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.
- Recommend adding blue shading to Georgian Bay

Schedule C-3 – Natural Heritage System Steep Slopes

- The Settlement Area boundaries are not consistent with the settlement area boundaries as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.
- Recommend adding blue shading to Georgian Bay

Schedule D – Water Resources

- The Settlement Area boundaries are not consistent with the settlement area boundaries as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.
- In the Legend, relocate Significant Groundwater Recharge Areas so that it is under the heading of Sourcewater Protection
- Suggestion – as this Schedule is very busy with multiple layers, the Township may wish to have individual schedules for “Significant Groundwater Recharge Areas” and “Highly

Vulnerable Aquifers”. This is how the information is portrayed in the County OP and in most of the local OPs that have been recently updated. Also suggest it is not necessary to include wetland layers as this is addressed in Schedule C-1.

Schedule D-1 – Water Resources Buckingham Woods

- Suggest adding “Wellhead Protection Areas” after Water Resources

Schedule D-2 – Water Resources Collingwoodlands

- Suggest adding “Wellhead Protection Areas” after Water Resources

Schedule D-3 – Water Resources Creemore

- Suggest adding “Wellhead Protection Areas” after Water Resources
- The Settlement Area boundary as shown is not consistent with the Creemore settlement area boundary as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.

Schedule D-4 – Water Resources New Lowell

- Suggest adding “Wellhead Protection Areas” after Water Resources
- The Settlement Area boundaries as shown are not consistent with the New Lowell and Old Sunnidale settlement area boundaries as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.

Schedule D-5 – Water Resources Nottawa

- Suggest adding “Wellhead Protection Areas” after Water Resources
- The Settlement Area boundary as shown is not consistent with the Nottawa settlement area boundary as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.

Schedule D-6 – Water Resources Stayner

- Suggest adding “Wellhead Protection Areas” after Water Resources
- The Settlement Area boundary as shown is not consistent with the Stayner settlement area boundary as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.

Schedule E – Mineral Aggregate Resources

- The Settlement Area boundaries are not consistent with the settlement area boundaries as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.

Schedule F – Waste Disposal Sites

- The Settlement Area boundaries are not consistent with the settlement area boundaries as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.
- Change Schedule title to “Waste Management Sites”
- The six waste management sites currently shown on the Schedule are Sites 10, 12, 14, 50, 51 and 52. See County OP Schedule 5.6.1. Please identify each County site with its respective #.
- Private Waste Management Sites 505, 506, 515 and 516 as shown on Schedule 5.6.2 (Private, Local Municipality and Provincial Government Waste Management Sites) are not shown on the Schedule. Digitize sites and include a D-4 Assessment Area.

- In the Legend, distinguish between County waste management sites and private waste management sites
- Some of the settlement area names are difficult to read. Suggest labelling as was done on Schedule A Municipal Structure

Schedule G – Transportation System

- The Settlement Area boundaries are not consistent with the settlement area boundaries as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.
- In the Legend, change “County” to “County Roads”. Also suggest adding Highways after Provincial and Roads after Township.
- Identify the location of the Collingwood Airport and Edenvale Aerodome with an “Airport” symbol on the map and in the Legend.
- Identify the trail within the BCRY corridor from Stayner south to municipal boundary abutting Essa/CFB Borden
- Identify County Road 96 which runs east-west along the north side of Stayner (former 26/27 Sideroad) from County Road 7 to Highway 26
- Identify County Road 124 south of Singhampton
- Identify County Road 95 north of Singhampton
- Identify County Road 32 and 34 in the northwest corner of the municipality
- Identify Proposed Future County Roads as shown on County OP Schedule 5.5.2 Future County Transportation Systems

Schedule G-1 – Transportation System Creemore

- A Settlement Area boundary is shown on the map but not identified in the Legend. The Settlement Area boundary as shown is not consistent with the Creemore settlement area boundary as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.
- In the Legend, suggest adding Roads after Township
- Trails are shown in the Legend but none are shown on the map

Schedule G-2 – Transportation System Stayner

- A Settlement Area boundary is shown on the map but not identified in the Legend. The Settlement Area boundary as shown is not consistent with the Stayner settlement area boundary as shown on Schedule 5.1 Land Use Designations to the County of Simcoe Official Plan. Revise to be consistent.
- In the Legend, suggest adding Roads after Township

From: Bell Canada

Sent: Monday, November 27, 2023 2:40 PM

Subject: Official Plan Review

Good afternoon Amy and Patrick,

Thank you for continuing to circulate Bell Canada on the Town of Clearview's upcoming public meeting in regards to the Official Plan Review.

I have no additional comments or concerns at this time (original comments attached), but would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter.

Please forward all future documents to circulations@wsp.com and should you have any questions, please contact the undersigned.

Have a great week.

Norm

Norm Lingard
Senior Consultant, Municipal Liaison
Network Provisioning – GTA

From: Grey County

Sent: Wednesday, November 29, 2023 10:56 AM

Subject: County comments for Clearview Official Plan Review (December 2023)

Hello Ms. Cann,

County planning staff have no formal comments/concerns as it relates to Clearview Official Plan Review (December 2023) - Township of Clearview.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Stephanie Lacey-Avon

From: Ministry of Transportation of Ontario
Sent: Monday, January 15, 2024 1:57 PM
Subject: FW: Notice of Public Meeting - Official Plan Review Clearview Township

Hi Amy.

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.

As noted on December 6, we have some additional comments, and thought we would share them with you in advance of a Final Draft OP being circulated for review.

Please be advised that these comments are exclusively pertaining to the corridor protection aspect of the Official Plan.

As the Township of Clearview is aware, MTO conducted the Highway 26 Transportation Study with the release of a Needs Assessment Study Report in 2015. The MTO study recommended roadway improvements and new corridors for future route planning including a potential Collingwood/Stayner bypass, as shown on Figure 1.

To ensure that sufficient and clear provisions are in place to plan for and protect future corridors, MTO would like to request the following modifications to the Town's Official Plan:

Modification #1:

Schedule G – Transportation System

In conjunction with Section 7.5.2-4 under "General Transportation Policies" in the current draft OP that reads:

"4. 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."

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.", and as shown on Figure 2.

Modification #2:

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 above noted modifications are consistent with the Provincial Policy Statements and will strengthen the policies in the current Official Plan with regard to planning for and protecting future corridors.

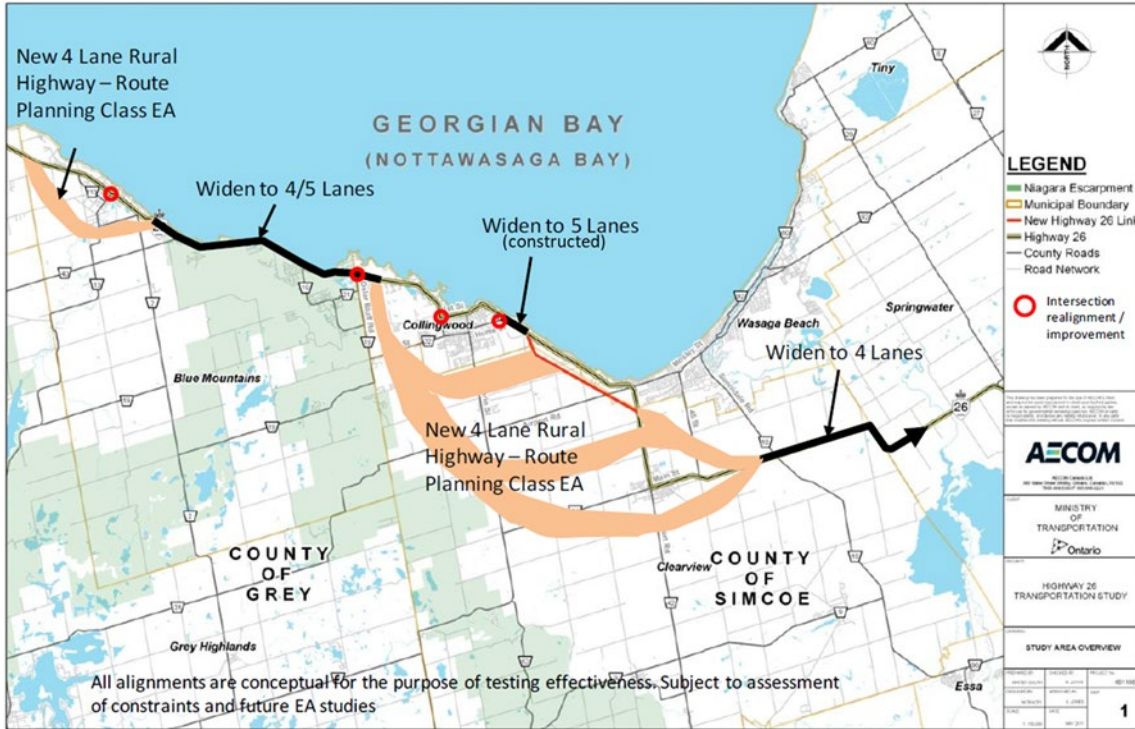


Figure 1 – MTO Highway 26 Transportation Needs Assessment (May 2015)

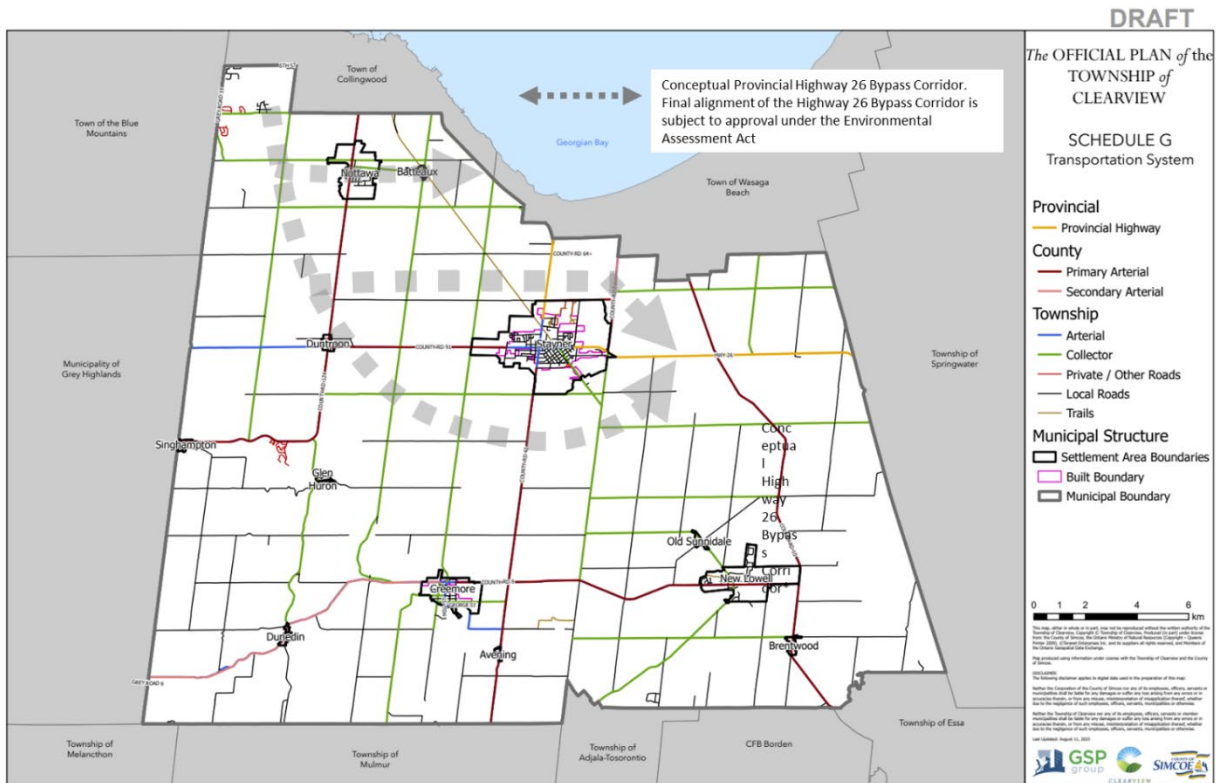


Figure 2 – Modification to Schedule G

Please feel free to contact me if you have any questions.

Thanks,

Peter Dorton | Senior Project Manager
Highway Corridor Management Section | Central Operations | Ministry of Transportation



Nottawasaga Valley
Conservation Authority

January 17, 2024

SENT BY EMAIL

Township of Clearview
217 Gideon Street,
Stayner, ON
L0M 1S0

Attn: Patrick Casey
Planner, GSP Group

Amy Cann
Director of Planning and Building, Clearview

**RE: Comments for Clearview Official Plan
January 2024
NVCA ID #16408**

Dear Staff,

Nottawasaga Valley Conservation Authority [NVCA] staff appreciates the opportunity to provide comments on the new Clearview Official Plan. We have provided our comments in regard to our mandate, this will hopefully provide clarity and strengthen natural hazard policies.

We are hopeful that these comments will be implemented to ensure the maximum protection for persons and property against natural hazards and increased climate change resiliency.

Previously Issued Comments:

- Previous comments were circulated in June 2023. We appreciate the matrix response that addressed those in detail.
- Additional comments were circulated on August 29, 2023 in response to the latest material as well as emerging watershed matters such as increased interest in Addition Dwelling Units (ADUs). The NVCA has not received any indication these comments have been implemented. Please advise on the reception of these comments.
- We offer our final comments below as we near the completion of the process.

Ontario Regulation 172/06:

1. 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 suggest referencing other potential hazards within Policy #7 (6.2.1.7) as follows: "The precise boundaries of flood hazard, erosion hazard,

Nottawasaga Valley Conservation Authority

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A member of Conservation Ontario

hazardous soil, and karst hazard areas, and any associated setbacks, shall be established to the satisfaction of the Township, in consultation with the NVCA...”

2. 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.
3. Section 6.3, definition of “hazardous lands”: Definition should be expanded to include areas with hazardous soils (e.g., organic soils) and karst hazards.
4. 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.”

5. 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.
6. All ecology-related concerns have been addressed.

Conclusion:

NVCA staff appreciates the opportunity to comment at this stage and the collaboration throughout the process. These comments should be considered valid at the time of issuance. The NVCA is happy to submit further information or explanation if required. The information presented herein is based on the submitted reports and should only be considered for the study. This letter does not give any approvals for proposed works contained within the plan. The NVCA may at any point change our comments should new information become available which raises concerns pertaining to the NVCA core mandate.

Please feel free to contact the undersigned at extension 233 or tboswell@nvca.on.ca should you require any further information or clarification on any matters contained herein.

Sincerely,

Tyler Boswell

Tyler Boswell
Planner

Reviewed by: BK

From: Simcoe County
Sent: Wednesday, January 24, 2024 12:24 PM
Subject: RE: Edward Street Former Landfill – Creemore

Hi Amy,

Sorry we didn't circle back on this matter sooner.

We were discussing this yesterday and I wanted to speak with you about the proposed Residential and Open Space designations that are shown on Land Use Schedule Creemore B-4 of the draft new Township Official Plan for the County's Edward Street property.

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).

Section 6.2 Public Service Facilities of the first draft of the proposed new Township Official Plan states, "The term "public service facility" is broadly defined as referring to any building, structure, or land used by a government, a government-subsidized agency or organization, or another public body to provide programs and services."

Section 6.2.1 goes on to state, "Within Urban Settlement Areas and Community Settlement Areas, public service facilities shall be permitted in any land use designation in which development is permitted".

Looking at the current Zoning By-law, public uses are permitted in all zones however where the use involves a building, the building shall be subject to the applicable general and zone provisions of this By-law.

PUBLIC USE is currently defined in the Zoning By-law as, "a building, structure or lot used by the Corporation or the County other than a waste transfer station or waste recycling facility owned or operated by the County; a building, structure or lot used by any Local Board of either the Corporation or the County; or any Conservation Authority established by the Government of Ontario; any Ministry or Commission of the Government of Ontario or Canada; and, any telephone, telecommunication, natural gas, electric transmission or distribution company."

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. We wanted to confirm with the Township if the County's interpretation is accurate.

Knowing your thoughts on this will assist the County in responding to your initial enquiry about the appropriateness of the Residential designation.

Best regards,

Greg Marek, RPP, MCIP
Manager of Planning
County of Simcoe, Planning Department



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April 11, 2024

VIA EMAIL

Ms. Amy Cann, M. PL, MCIP, RPP
Director of Planning and Building

Township of Clearview
217 Gideon Street
Stayner, ON
L0M 1S0
acann@clearview.ca

RE: County of Simcoe Comments
Township of Clearview Updated Official Plan Draft #2

Dear Amy Cann,

Thank you for providing County Planning Staff with the Township of Clearview's updated Official Plan Draft #2 on February 20, 2024 for review and comment. We appreciate the opportunity to review and provide comments on this draft. We also appreciate the many changes that were made in response to our original comments on the Draft #1 Official Plan in May of 2023.

County staff is providing the attached PDF Official Plan Draft #2 document with comments in the margins for your review and consideration. The comments are not extensive, however, we are available to meet with you upon request to provide an overview of our comments and an opportunity to discuss various elements further, if you wish. These comments relate to the Official Plan text. We look forward to receiving the Official Plan #2 Schedules soon so that we may provide comments on the Schedules prior to the document being adopted by your Township Council. These comments will form part of the public record for this Official Plan update/conformity exercise. Enclosed with this letter, we are including Climate Change policy considerations and the Schedule revisions that we requested during the Draft #1 phase to keep in mind.

The County's comments are intended to ensure conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe and the County of Simcoe Official Plan, and to ensure consistency with the Provincial Policy Statement. As part of our review, County Planning Staff comments also include items related to terminology use, structure or formatting of the Plan, suggestions to clarify policies and/or questions.

County Planning Staff encourage the Township and its planning consultant GSP to consider the revisions and comments provided by the County to bring the Plan into conformity and consistency with provincial and County policies and plans.

Thank you for the opportunity to review and provide comments on the Clearview updated Official Plan Draft #2 and we look forward to continuing the dialogue as further necessary revisions are made to the draft Official Plan.

If you have any questions or require additional information at this time, please feel free to contact the undersigned.

Sincerely,

The Corporation of the County of Simcoe

A handwritten signature in black ink, appearing to read 'Kristin D. Pechkovsky', written in a cursive style.

Kristin D. Pechkovsky, MCIP, RPP
Planning Programs Supervisor
-Innovation and Acceleration-

*Attachments: County comments on Clearview updated Official Plan Draft #2 PDF
Climate Change policies considerations
County comment on Draft #1 Schedules to be addressed*

*Cc: Sasha Helmkey, Clerk – Township of Clearview
Steve Wever, President, GSP Group
Nathan Westendorp, Director of Planning/Chief Planner – County of Simcoe*

May 8, 2024

Clearview Township
Planning Team
217 Gideon Street
Stayner, ON L0M 1S0
Via Email

RE: The Official Plan of the Township of Clearview – Comments Related to Electrical Transmission Systems and Rights-of-Way

Canacre Ltd. on behalf of Infrastructure Ontario (IO) and Hydro One Networks Inc. (HONI), has reviewed the Official Plan of the Township of Clearview dated April 2024. Infrastructure Ontario is the strategic manager of the provincial government's real property, which includes hydro corridor lands, and has a mandate of maintaining and optimizing value of the portfolio. Hydro One Networks Inc. jointly manages the hydro corridors owned by the Province with IO and is involved in the planning, construction, operation, and maintenance of their transmission and distribution network.

This review of the Official Plan of the Township of Clearview takes direction from the Provincial Policy Statement (PPS) (effective May 1, 2020) as it relates to electricity generation facilities and transmission and distribution systems. In particular, PPS Section 1.6 provides specific direction for municipalities to maintain the primacy of hydro corridor lands for the transmission and distribution of electricity throughout the province. The relevant PPS Sections include:

1.6.1 Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and*
- b) available to meet current and projected needs.*

1.6.8.1 Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.

1.6.8.3 Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.

1.6.11.1 Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and renewable energy systems and alternative energy systems, to accommodate current and projected needs.

Concerns

1. 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.

Policy 7.5.2.4 Recommendation

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.

Terminology Recommendation

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”.

- 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.”

2. 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.”

The requested policy would provide flexibility for future uses on hydro corridor lands. The inclusion of this policy offers clarity with respect to the types of secondary uses that are possible on hydro corridor lands, in accordance with the Provincial Secondary Land Use Program. Having these policies in place will also streamline the number of municipal planning approvals that a proponent must seek when they apply to HONI/IO for a secondary use.

We would request that this letter be included as part of the record of submissions for the Official Plan of the Township of Clearview and that we be notified of any decisions regarding these matters.

Contact information as follows:

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Thank you for your consideration. Please contact us if you have any questions or comments.

Kind Regards,

Deniz Ogun
Canacre Ltd.

Cc: Shadi Shenouda, HONI
Tejinder Singh, IO