

# Official Plan Review Information Booklet Planning Framework & Process Fall 2019



# CLEARVIEW TOWNSHIP IS REVIEWING ITS OFFICIAL PLAN

This booklet provides an introduction to:

- Land use planning
- Official Plans
- The objectives of the Official Plan Review and issues that will be addressed
- How members of the public can get involved and shape the new Official Plan
- The process for reviewing Clearview Township's Official Plan
- The broader context of planning policy and growth management in Southern Ontario



# WHAT IS “LAND USE PLANNING”?

All land is “used” in some way,  
for example:

- a house (a residential use),
- a corn field (an agricultural use),
- a protected wetland (an environmental use),
- a production facility/warehouse (an industrial use),
- a road (an infrastructure use),
- a school (an institutional use), or
- a store (a commercial retail use).

Planning is the orderly arrangement of land, resources, facilities, and services with the ultimate goals of ensuring efficient, liveable, healthy, and safe communities.



# LAND USE PLANNING IS:

“A framework to set goals about community development and change, keeping important social, economic and environmental concerns in mind.

It balances the interests of individual property owners with the wider interests and objectives of the whole community.

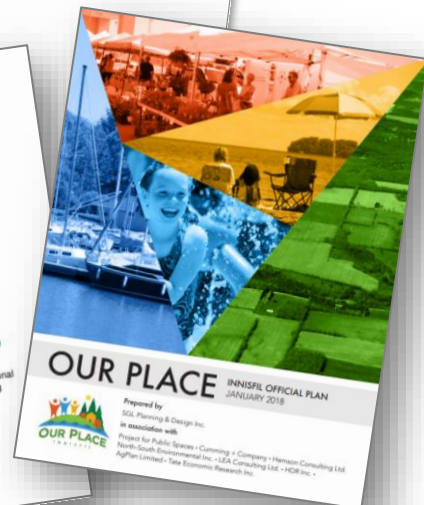
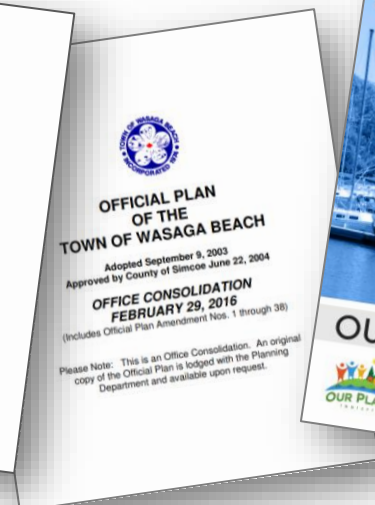
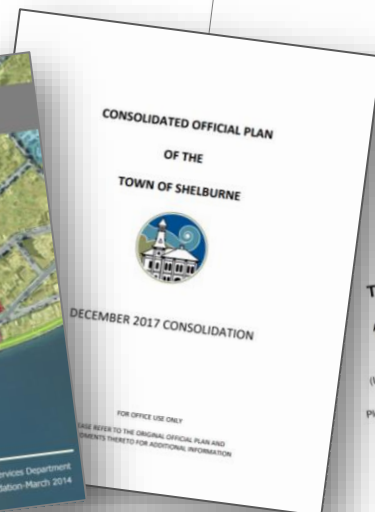
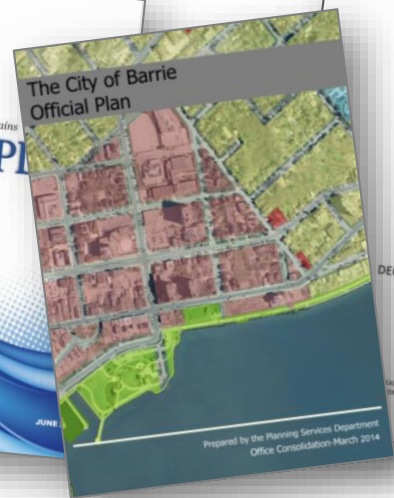
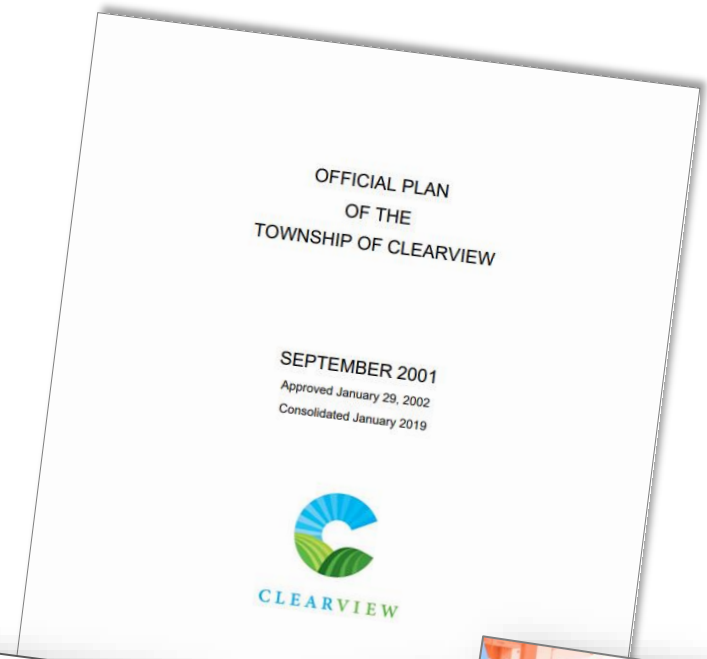
Good planning leads to orderly change and the efficient provision of services.”

(Source: Province of Ontario, Citizens Guide Part 1, The Planning Act, online)



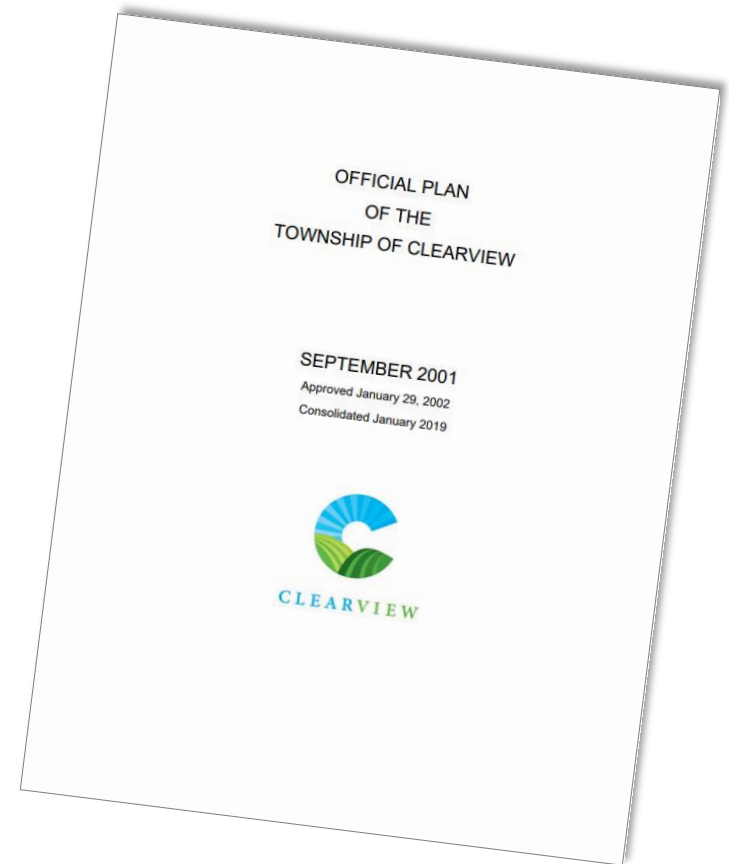
# AN OFFICIAL PLAN IS A TOOL

Municipalities manage land use, control subdivision design, protect the environment, and focus investments in public infrastructure and service facilities through Official Plans.



# AN OFFICIAL PLAN MANAGES:

- Population and employment growth:  
*how much, where, when, what form?*
- Future land use:  
*residential, commercial, tourism,  
industrial, agricultural, institutional, etc.*
- Development patterns:  
*built up areas, new development  
locations*
- Infrastructure:  
*water and sewer services, stormwater  
management, etc.*
- Transportation:  
*streets, transit, walking, cycling trails*
- Community Facilities:  
*parks, recreation, public services*



# A VISION FOR THE FUTURE GUIDES AN OFFICIAL PLAN

The vision for growth in the 2001 Clearview Township Official Plan says:

“Formed, in 1994, through the amalgamation of the former municipalities of Nottawasaga, Sunnidale, Stayner and Creemore, the Township of Clearview is an urban and agricultural community enjoying the benefits of extensive natural heritage resources and the community services necessary to support future growth.

It is the Township’s aim to create a hospitable climate for new industrial and commercial development, in order to create sustainable employment opportunities, in a planned, financially-sound community, while maintaining a healthy and safe quality of life for all municipal residents through the provision of municipal services in proper proportion to new and existing development, and through the preservation of those features and characteristics, historical or otherwise, which provide Clearview’s communities with their unique sense of identity.

The Township acknowledges its role as a food producer; keeper of environmental/recreational resources; and source of labour and housing for the surrounding region and intends to build on the opportunities afforded by these strengths, while fostering local employment.”

(Source: Official Plan, 2.1 Growth Vision, page 5)

# A VISION FOR THE FUTURE GUIDES AN OFFICIAL PLAN

Through the Official Plan Review, our community will be creating a new vision for the next twenty years and beyond.

Consider the vision for Clearview in the 2001 Official Plan (on the previous page) and reflect on what you would retain and what needs to be updated.





# OFFICIAL PLAN VISIONS - EXAMPLES

Midland is a picturesque and dynamic waterfront community that values its heritage character, small town feel and friendliness. The historic downtown and the extensive Georgian Bay shoreline are highly valued. Midland places importance on its recreational amenities and the major cultural and natural heritage assets that draw tourists from around the world.

Midland is a truly complete community. Midland is accessible to all ages and abilities and offers a full range of employment, housing, shopping, recreational and cultural opportunities. Midland has spiritual, health care and educational facilities that serve both the local and regional populations. The existing mixture of assets, opportunities and facilities promotes a highly desirable lifestyle.

Midland will continue to evolve into a healthy, active and resilient waterfront community that balances its vibrant heritage character with environmental sustainability, fiscal responsibility and innovative economic growth. It will thrive, grow and prosper by promoting its lifestyle assets and by attracting new residents and businesses that reflect the evolving economies, including recreation and tourism.

Midland will be a successful community, a great place to live, work, shop, learn and play. As a result, it will be a great place to invest.

(Source: DRAFT 2 Midland Official Plan, page 1-2-1-3, <https://www.midland.ca>)

Innisfil will grow and thrive based on the places and destinations at the heart of Innisfil – the places where we recreate, shop, eat, gather, interact and most of all build the social and emotional ties that hold the community together.

We will manage and plan our growth in a responsible and deliberate way that provides sustainable and timely infrastructure and maintains the strong sense of community, rural character and small-town feel that we value and cherish.

We will be respectful of tradition but not bound by it, as we evolve and grow into a vibrant, active, sustainable and multicultural community that offers intriguing and unique places, engaging activities and the essential social connections that makes Our Place thrive as a place to grow, a place to connect, a place to work and a place to call home.

(Source: Innisfil Official Plan “Our Place,” page 1-3-1-4, <https://innisfil.ca>)

# OFFICIAL PLAN MAPS designate land for specific types of uses



## OFFICIAL PLAN of the TOWNSHIP OF CLEARVIEW Schedule A1 - Creemore Land Use and Transportation Plan Urban Settlement Area



<p><b>Land Use - General</b></p> <ul style="list-style-type: none"> <li> Greenland - Hazard Land Areas</li> <li> Greenland - Natural Heritage Areas</li> <li> Greenland - Wetland Areas</li> <li> Open Space</li> <li> Agriculture</li> <li> Rural</li> <li> Residential</li> <li> Estate Residential</li> <li> Special Policy Residential</li> <li> Future Development</li> <li> Commercial</li> <li> Commercial Transition Area</li> <li> Future Commercial</li> <li> Extractive Industrial</li> <li> Industrial</li> <li> Mineral Aggregate Resource Area</li> <li> Waste Disposal Industrial</li> </ul>	<p><b>Land Use - Niagara Escarpment Plan Area</b></p> <ul style="list-style-type: none"> <li> Escarpment Natural Area</li> <li> Escarpment Protection Area</li> <li> Escarpment Recreation Area</li> <li> Escarpment Rural Area</li> <li> Mineral Resource Extraction Area</li> <li> Public Land in the Parks System</li> </ul>
<p><b>Boundary Classifications</b></p> <ul style="list-style-type: none"> <li> Waste Disposal Assessment Area</li> <li> Boundary of the Niagara Escarpment Plan</li> <li> Special Development Area - Collingwood Airport</li> <li> Urban Settlement Area Boundary</li> <li> Special Servicing Area</li> <li> Recreational District</li> </ul>	
<p><b>Transportation</b></p> <ul style="list-style-type: none"> <li> Provincial Highways</li> <li> Arterial Roads</li> <li> Collector Roads</li> <li> Local Roads</li> <li> Railway Lands /</li> <li> Water Transmission Line</li> <li> Mad River Regulatory Floodline</li> </ul>	
<p>Projection: Universal Transverse Mercator Mapping Date: 21 March, 2002</p> <p>Parcel and hydrological data provided by Simcoe County Land Information Network Co-Operative.</p> <p>NOTE: This map is not a legal survey.</p>	

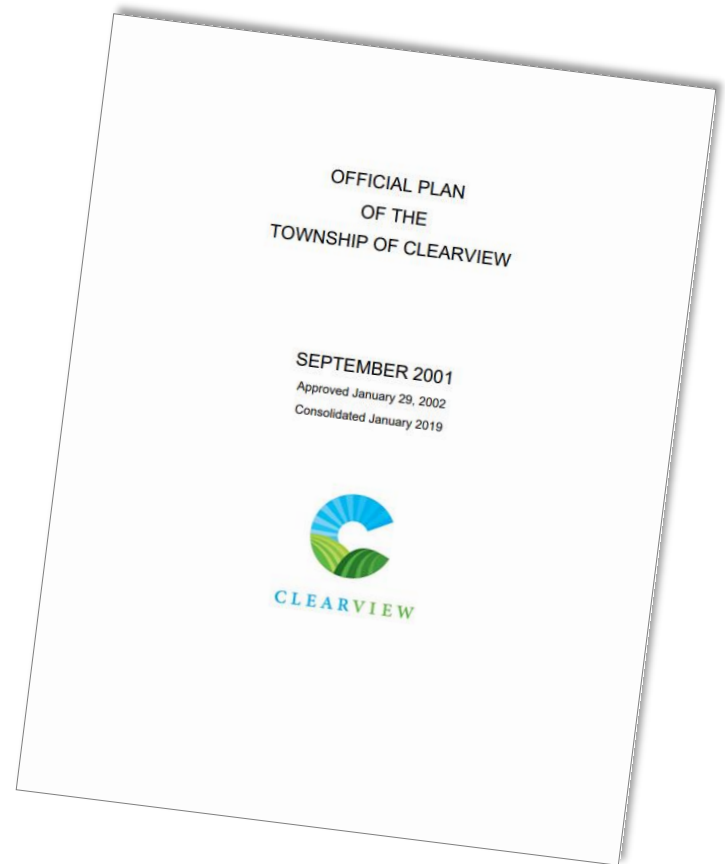


# OFFICIAL PLANS NEED TO BE REVIEWED AND UPDATED

The Province requires that Official Plans be reviewed and updated regularly. The current plan was prepared in 2001.

It is time to renew our community's vision for the future and bring the land use and development policies up to speed with Provincial and County requirements and guidelines.

The Official Plan Review process will result in a new Official Plan that will replace the older document, to better reflect the needs of our community.



# THE OBJECTIVES OF THE OFFICIAL PLAN REVIEW ARE TO:

- Address Provincial and County requirements;
- Implement plans conducted by the Township since 2001  
*(e.g. the Parks, Recreation and Culture Master Plan, 2019 and the Roads Needs Study, 2019-2023);*
- Update environmental policies;
- Address concerns with the existing Official Plan;
- Address new and emerging issues in the Township;
- Create a user-friendly planning document; and
- Produce new, streamlined and easier to interpret maps.

# WHO IS INVOLVED IN THE REVIEW PROCESS?

You!

Informing yourself about the Official Plan Review process by reading this booklet is a great first step towards meaningful participation.

There will be opportunities to provide input and learn about the proposed new policies at several key junctions during the Review process including an online visioning survey, open houses, and public meetings of Council. Stakeholder groups will be contacted for focused workshops during Fall and Winter 2019.

Township Council and Planning Staff will be instrumental in guiding the process.

The Township has engaged land use planning consultants from GSP Group to provide expertise on developing Official Plans that are consistent with Provincial and County policy while rooted in the local context.

# OFFICIAL PLAN REVIEW PROCESS

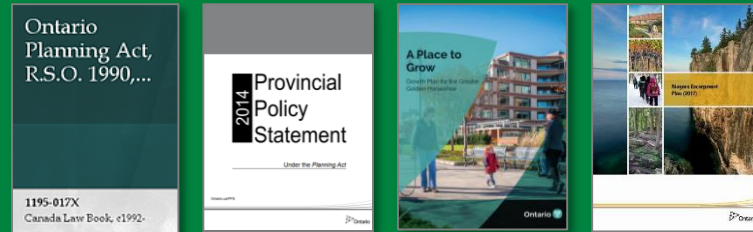
The Review of the Official Plan will take place over about a year's time, from Summer 2019 to Fall 2020.

The project will be completed in 3 phases:



# PLANNING POLICY HIERARCHY

## PROVINCE



## COUNTY



Provincial law and policy establishes the framework for planning at the County and local Township levels.

## TOWNSHIP



Updating the Official Plan will take place within the broader context of land use planning, growth management, water conservation, and environmental policies.

# PLANNING CONTEXT

## Provincial Direction

The **Provincial Policy Statement (PPS)** applies across the Province of Ontario and sets an overarching policy framework for land use planning.

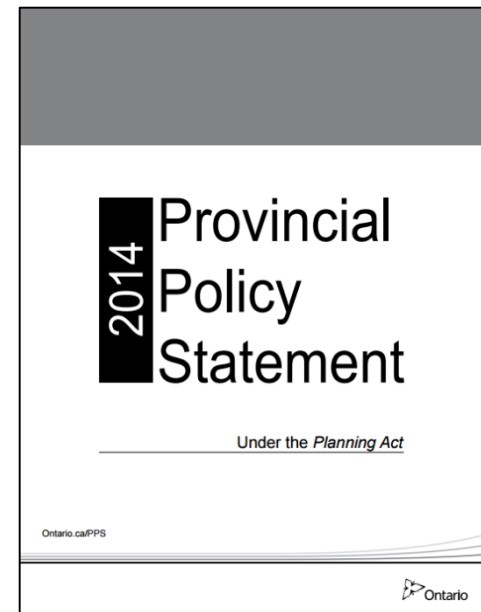
Planning at this scale recognizes the complex inter-relationships among and between environmental, economic and social factors in land use planning.

Certain issues need to be addressed Province-wide, and these are considered “matters of Provincial interest.”

The PPS has three main policy themes:

- Building strong healthy communities
- Wise management of resources
- Protecting public health and safety

As of the Fall 2019, the Province is currently seeking input on a revised version of the PPS. Township Planning staff and our OP Review consultants at GSP Group will stay on top of these changes and their impact on the new Official Plan for Clearview Township.





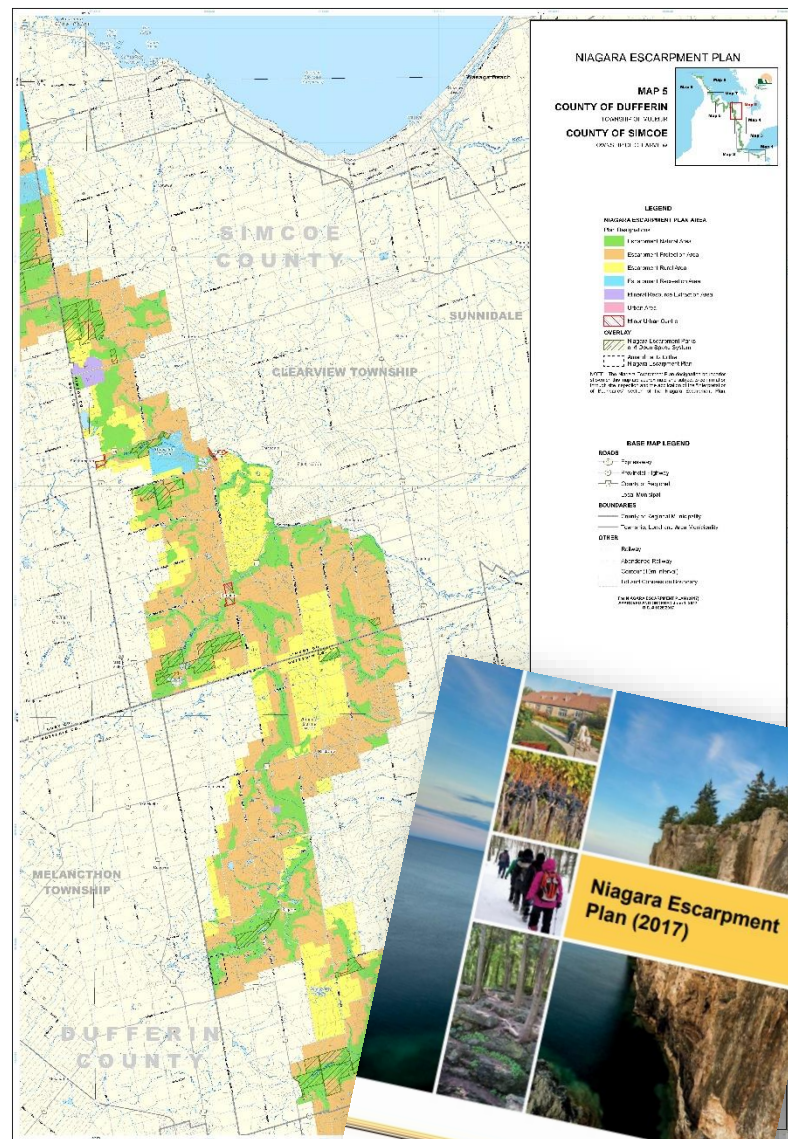
# PLANNING CONTEXT

## Niagara Escarpment Plan

In 1973 the Province established a planning process intended to protect the Niagara Escarpment and maintain the land in its vicinity as a continuous natural environment.

The Niagara Escarpment Commission is the Provincial agency tasked with considering and commenting on policies and proposals regarding land development.

The Niagara Escarpment Plan is the policy document guiding decision-making about land use in the Niagara Escarpment Plan Area.



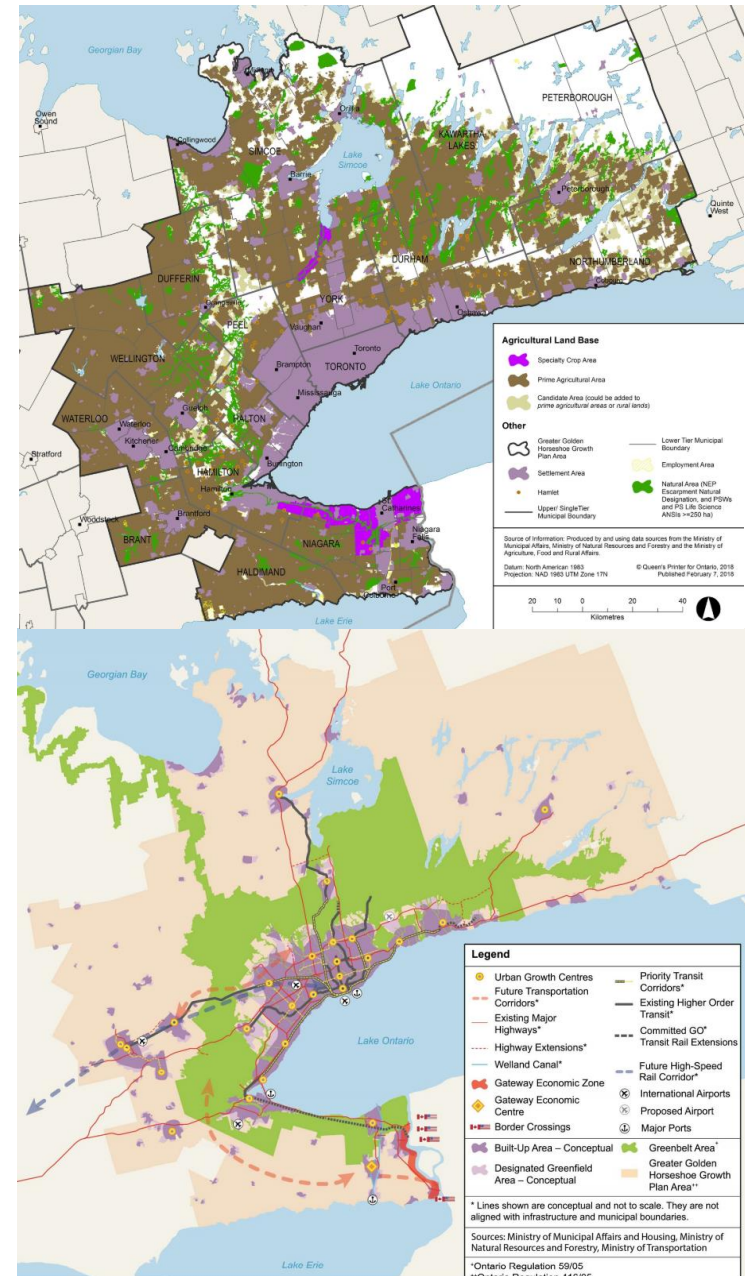
# PLANNING CONTEXT

## Provincial Direction – Growth Management

The Province also plays an essential role in “growth management.”

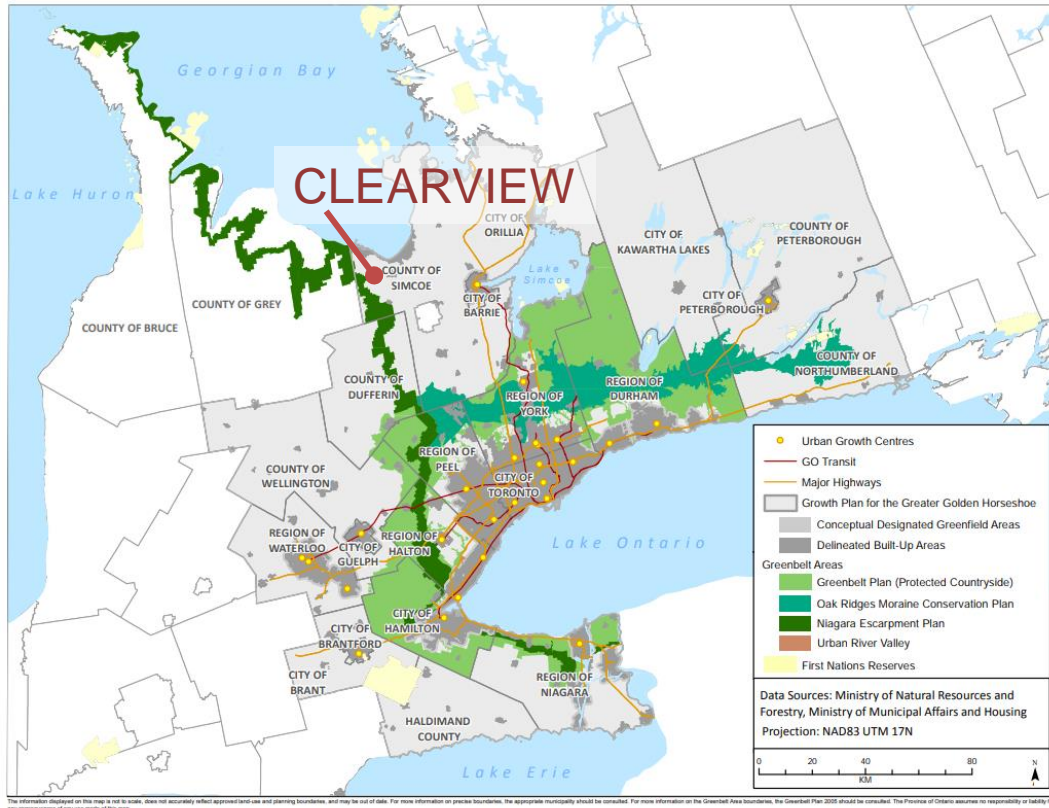
“**Growth management** is a strategic, long-range, comprehensive and integrated approach to build thriving and affordable communities across Ontario. It incorporates infrastructure planning and investment, demographic changes, economic development and employment trends, land use planning, and population health to support the government's vision of future communities.

Growth management policy can also be used to address a range of issues reflecting conditions in different regions of the province, including the need for greater population or employment growth, economic development, digital technologies and infrastructure.” (Source: [www.placestogrow.ca](http://www.placestogrow.ca), online)



# PLANNING CONTEXT

## Provincial Direction – Growth Management



The Greater Golden Horseshoe is home to about 9 million people.

Within the GGH's 32,000 km<sup>2</sup> are some of Canada's most productive farmlands, and internationally recognized features like the Niagara Escarpment, the Greenbelt, and the Oak Ridges Moraine.

The GGH is an economic powerhouse, generating two-thirds of Ontario's and a quarter of Canada's Gross Domestic Product (GDP).

Growth management matters because by 2041, the Greater Golden Horseshoe area is forecast to grow to 13.5 million people and 6.3 million jobs.

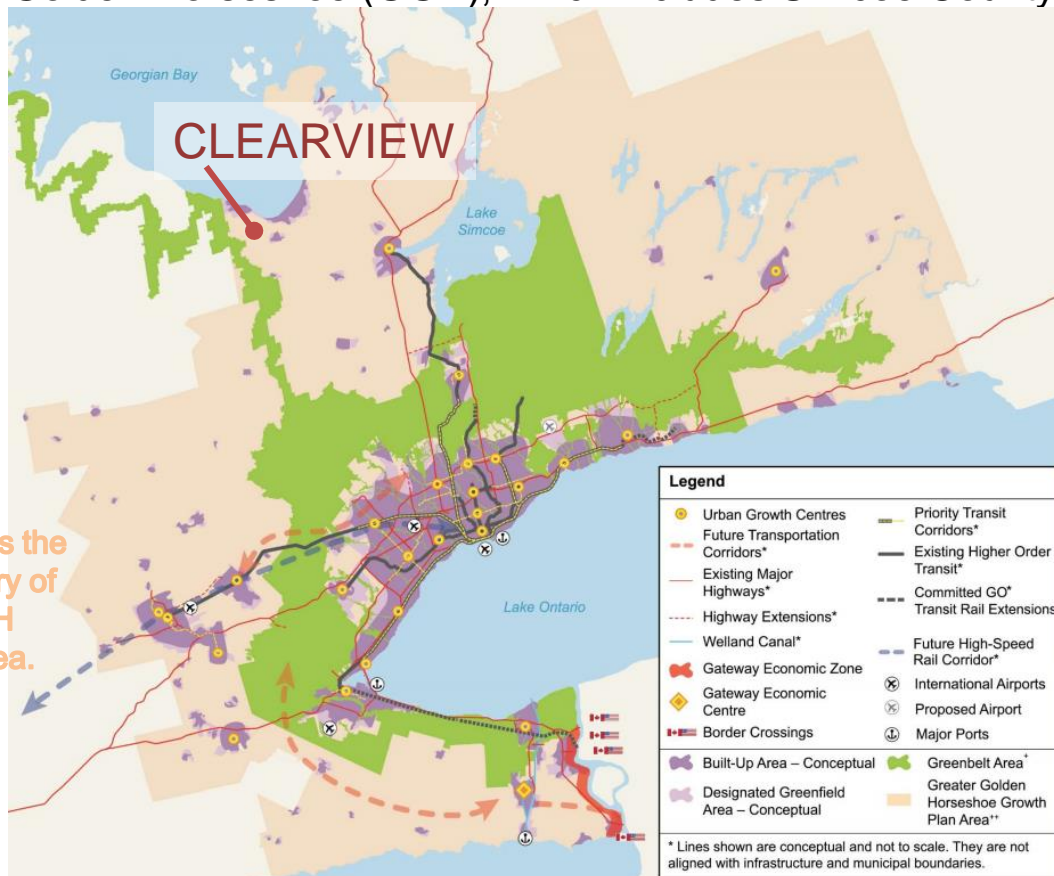
Where will everyone go?  
Do we have sufficient housing,  
employment land and infrastructure?

# PLANNING CONTEXT

Provincial Direction – Growth Management

## A Place to Grow (2019)

A Growth Plan has been in place since 2006 for the Greater Golden Horseshoe (GGH), which includes Simcoe County.



Peach shading indicates the boundary of the GGH Plan Area.



In May 2019, the Province enacted a revised version of the Growth Plan for the GGH.

*A Place to Grow* is the Province's primary policy tool for Growth Management in the GGH.

# PLANNING CONTEXT

Provincial Direction – Growth Management

## A Place to Grow (2019)

The Growth Plan “builds on the Provincial Policy Statement (PPS) to establish a unique land use planning framework for the GGH that supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity.”

The purpose of the Growth Plan is to produce:

- **Complete communities**

“Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts.” (Definitions section, online)
- **Strategic growth areas**

Urban Growth Centres, major transit station areas, transit corridors
- **Transit service integration and transit supportive communities**
- **Compact built form**



# PLANNING CONTEXT

Provincial Direction – Growth Management

## A Place to Grow (2019)

The Growth Plan has special policies related to the “Simcoe Sub-Area” that reflect its unique context in the Greater Golden Horseshoe.



# PLANNING CONTEXT

Provincial Direction – Growth Management

## A Place to Grow (2019)

The Provincial Growth Plan distributes forecasted future population and employment within the Simcoe Sub-Area to places that can be most effectively serviced. Much of the Sub-area population is directed to the City of Barrie, which is designated as the “principal primary settlement area”

The policy “intent is that by 2031 development for all the municipalities within Simcoe county will not exceed the overall population and employment forecasts contained in Schedule 7.”

(Growth Plan, page 61 and Schedule 7).

The Growth Plan requires that Clearview plan for no more than a population of 19,700 and 5,100 jobs.

**Schedule 7**  
Distribution of Population and Employment for the City of Barrie, City of Orillia and County of Simcoe to 2031

Région	Population	Employment
City of Barrie	218,000	101,000
City of Orillia	41,000	21,000
Township of Adjala-Tosorontio	13,000	1,800
Town of Bradford West Gwillimbury	58,500	18,000
Township of Clearview	19,700	5,100
Town of Collingwood	33,400	13,500
Township of Essa	21,500	9,000
Town of Innisfil	56,000	13,100
Town of Midland	22,500	13,800
Town of New Tecumseth	56,000	26,500
Township of Oro-Medonte	27,000	6,000
Town of Penetanguishene	11,000	6,000
Township of Ramara	13,000	2,200
Township of Severn	17,000	4,400
Township of Springwater	24,000	5,600
Township of Tay	11,400	1,800
Township of Tiny	12,500	1,700
Town of Wasaga Beach	27,500	3,500
<b>Total Simcoe sub-area</b>	<b>667,000</b>	<b>254,000</b>



# LOCAL CONTEXT

## Population

### Census Years:

	2001	2006	2011	2016	2031 (allocated in Growth Plan)
Population	13,796	14,088	13,734	14,151	19,700
		↑ 2.1%	↓ -2.6%	↑ 3.0%	↑ 39.2%
Employment	2,235	2,655	2,010	2,670	5,100
		↑ 18.8%	↓ -24.3%	↑ 32.8%	↑ 91.0%



# PLANNING CONTEXT

## County Direction

**County of Simcoe Official Plan** was adopted by the County in 2008 and approved by the Ontario Municipal Board in 2016.



The County of Simcoe Official Plan aims to

- protect, conserve and enhance natural and cultural heritage
- achieve wise management and use of resources
- implement growth management to achieve lifestyle quality and efficient and cost-effective servicing
- achieve coordinated land use planning among the County's local municipalities
- promote economic sustainability
- promote, protect and enhance public health and safety.

**The County is currently conducting a Municipal Comprehensive Review, which will result in an updated Official Plan.**

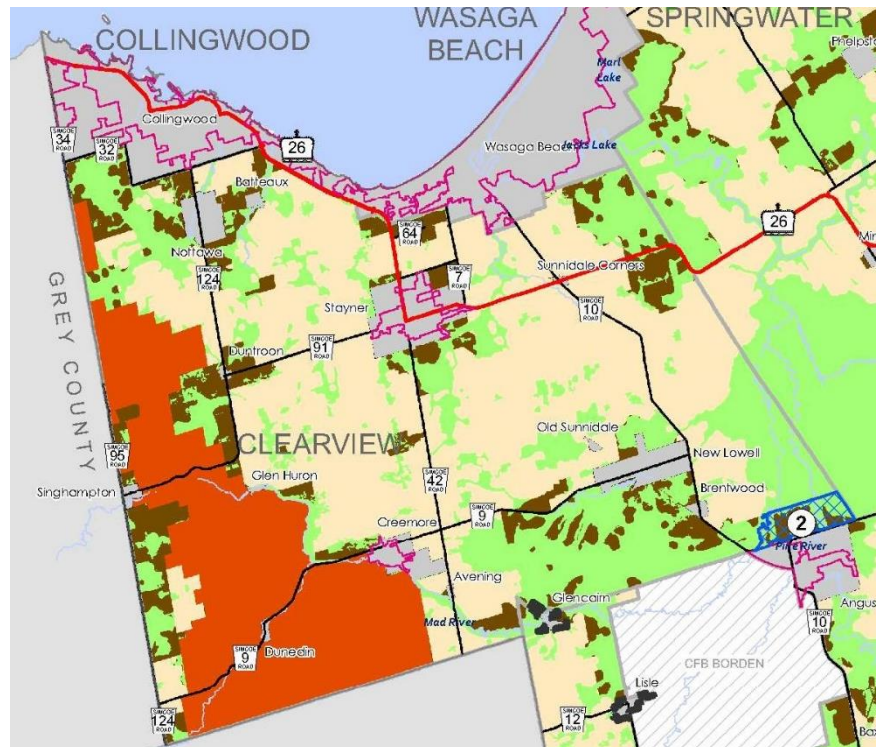
# PLANNING CONTEXT

## County Direction

The Simcoe County Official Plan determines settlement area boundaries.

The “built boundaries” were determined by the Province and are shown on the County map.

- Settlement Area
- Built Boundaries
- Niagara Escarpment Plan Area



# PLANNING CONTEXT

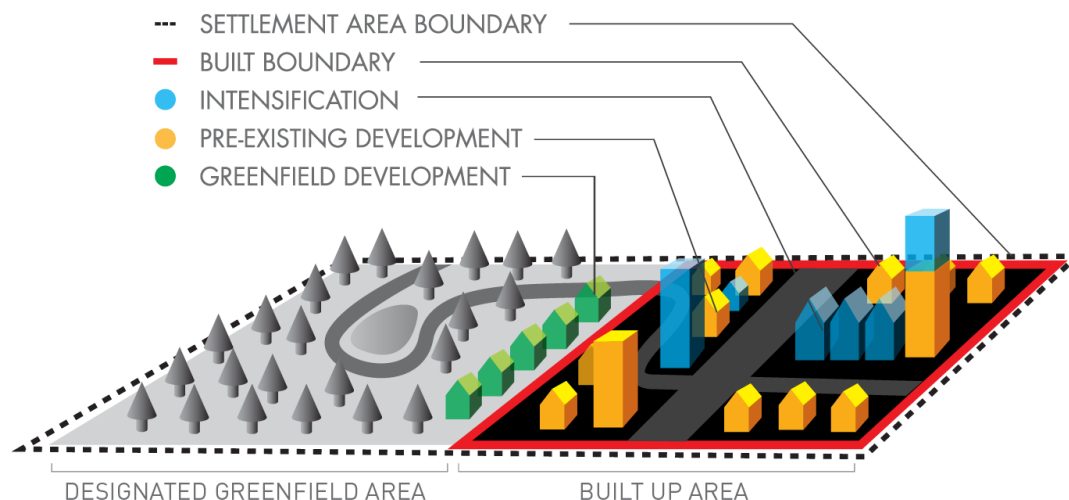
## Provincial & County Direction – Growth Management

To achieve compact built form and a mix of land uses, the Provincial Growth Plan establishes intensification and density targets. In Simcoe, the County's Official Plan specifies this target.

### Clearview Township's Targets:

**Intensification:** 20% of new growth should occur within built boundary/built up area. In the graphic below, infill development on vacant lots and redevelopment (shown in blue) among pre-existing developments (shown in yellow) help fulfill the goal of intensification.

**Designated Greenfield Area:** not less than 32 residents and jobs combined per hectare should be built within areas identified for new growth (shown in green & grey).



# GET INVOLVED!

Issues will be identified and information will be shared going forward.

It is important for the Township Council and Staff, and the consulting group assisting with the process to hear from residents.

Please check-in regularly with the Township website, and sign-up for updates about the Official Plan Review project.

<https://www.clearview.ca/news-events-meetings/special-projects/official-plan-review>

## Contact information:

Mara Burton MCIP, RPP  
Director of Community Services  
Clearview Township  
(705) 428-6230 ext 264  
mburton@clearview.ca

Katherine Perrott, MCIP, RPP  
Senior Planner  
GSP Group Inc.  
(519) 569-8883 ext. 214  
kperrott@gspgroup.ca

Information  
will be added  
to the website  
as the Official  
Plan Review  
moves  
forward!