

Township of Clearview

OFFICIAL PLAN REVIEW

KEY PLANNING ISSUES DISCUSSION PAPER



Prepared for:
Township of Clearview

Prepared by:
GSP Group
Revised Draft October 2020



Table of Contents

1.	Introduction: A new Official Plan for Clearview	1
1.1	Land Use Planning	1
1.2	Official Plan Review	1
1.3.	Key Issues Discussion Paper.....	2
2.	Provincial & County Conformity.....	4
2.1	Planning Act	5
2.2	Provincial Policy Statement.....	6
	Proposed PPS changes.....	6
2.3	Niagara Escarpment Plan	8
2.4	A Place to Grow: Growth Plan for the Greater Golden Horseshoe	8
	Simcoe sub-area.....	11
2.5	County of Simcoe Official Plan.....	11
2.6	Implications for the Official Plan: Conformity	14
3.	Township of Clearview Community Structure	16
3.1	Settlement Areas	16
3.2	Land Use Designations	17
3.3.	Land Use Designations by Settlement Area	17
3.4	Infrastructure Policies.....	19
3.5	Implications for the Official Plan: Community Structure	19
4.	Planning Issue: Growth Management & Housing Development	21
4.1	Population Trends & Accommodating Forecast Population Growth	21
4.2	Housing Development.....	22
4.3	Housing Affordability	1
4.4	Housing and Growth Management Policies in the Current OP	2
4.5	Implications for the Official Plan: Growth Management & Housing	2
5.	Planning Issue: Employment & Commercial Lands	5
5.1	Employment	5
	Commuting Flows	6
5.2	Employment Trends and Allocation within Clearview	9
	Employment and Commercial Land Needs Assessment	10
5.3	Clearview Official Plan Policies on Employment and Economic Growth	11
5.4	Implications for the Official Plan: Employment & Commercial Lands	11
6.	Planning Issue: Development Servicing	13

6.1	Servicing Policies	13
	Provincial Policy Statement	13
	Growth Plan	13
6.2	Implications for the Official Plan: Development Servicing	18
7.	Planning Issue: Agriculture	19
7.1	Agriculture in Clearview	19
7.2	Agricultural Land Use Policy Framework	21
	Agricultural Uses on Rural Lands Outside of Settlement Areas	23
	Agricultural Uses on Rural Lands Within Settlement Areas	23
	On-farm Diversified Uses	24
	Minimum Distance Separation	25
	Cannabis Production.....	25
7.3	Implications for the Official Plan: Agriculture.....	26
8.	Planning Issue: Environmental Protection	29
8.1	Clearview’s Natural Environment	29
	Forest Conditions.....	29
	Wetland Conditions.....	29
	Stream Health.....	30
	Groundwater Quality	30
8.2	Environmental Land Use Policy Framework	30
8.3	Implications for the Official Plan: Environmental Protection	34
9.	Planning Issue: Placemaking, Parks and Recreation	35
9.1	Sense of Place in Clearview	35
9.2	Current OP Urban Design Policies.....	35
9.3	Parks and Recreation Master Plan	35
9.4	Implications for the Official Plan: Placemaking, Parks and Recreation	36
10.	Public Engagement.....	38
10.1	Online Survey	38
10.2	Statutory Public Meeting	39
10.3	First Nations Engagement.....	39
10.4	Stakeholder Workshops	40
10.5	Simcoe County Consultation.....	40
11.	Conclusion & Key Policy Directions.....	41
11.1	Key policy directions	41
11.2	Next steps	42

11.3 Current Official Plan Structure 42
11.4 Proposed Draft Official Plan Structure 42
12. References 44

Appendix A: Proposed Urban Settlement Area and Land Use Designation Mapping Changes

Appendix B: Online Survey Findings Summary

Appendix C: Stakeholder Workshop Summaries

1. Introduction: A new Official Plan for Clearview

1.1 Land Use Planning

The Township of Clearview is reviewing its current land use policies and preparing to develop a new Official Plan (OP). An Official Plan is a policy tool for land use planning to manage land and resources. Land use planning:

“helps each community to set goals about how it will develop and change and to work out ways of reaching those goals while 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)

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:

- looks forward to the future, establishing a long-range vision, and setting objectives and policies intended to achieve the vision;
- manages future land use (e.g. residential, commercial, tourism, industrial, agricultural, institutional, etc.);
- directs new growth;
- protects the environment;
- controls subdivision design;
- focuses investments in public infrastructure, such as water, wastewater, transportation, trails, and community service facilities like parks and arenas;
- is a legal document that guides Town Council’s decision-making: under the *Planning Act*, all by-laws passed, and all public works constructed by the Town must conform to the Official Plan.

1.2 Official Plan Review

The current Township Official Plan was prepared in 2001 to plan for forecast population and housing growth to the year 2021. The Province requires that Official Plans be reviewed and updated regularly. The Township of Clearview has initiated a review of the Official Plan to renew the community’s vision for the future and align the land use and development policies with current 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 the community and plan for forecast population, housing and employment growth to the year 2031. While

urban land requirements are to be determined based on forecast growth to the year 2031 as the required planning horizon to align with the current County Official Plan, certain planning matters such as transportation, infrastructure, natural heritage conservation and the protection of resources such as prime agricultural land require longer term perspectives.

The objectives of the Official Plan Review are to:

- address Provincial and County requirements;
- implement applicable directions and recommendations of other Township plans completed since 2001 (e.g. the 2019 Parks, Recreation and Culture Master Plan and the 2019-2023 Roads Needs Study);
- update environmental policies and mapping;
- 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.

The project will be completed in 3 phases as illustrated in Figure 1.1.



Figure 1.1: Official Plan Review Process Timeline

Public engagement is essential for informing the policies in the new Official Plan. Section 10 of this report outlines the findings from the public engagement to date. Township Council and Planning Staff are 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.

1.3. Key Issues Discussion Paper

The purpose of this discussion paper is to provide an overview of the planning framework within which the Clearview Official Plan Review takes place, and to discuss the key planning issues that have emerged in Phase 1 of the process: growth management and housing development, employment and commercial

lands, development servicing, agriculture, environmental protection, placemaking, parks and recreation.

Throughout the report, background information is summarized to provide context, and the implications for the new Official Plan to conform with Provincial law and policies, County policy, and to address the highlighted planning issues.

Section 10 of this report provides a summary of the public engagement to date, the main themes that emerged from those consultations, and the summary of findings from an online survey. This report concludes by highlighting the key policy directions that will guide the Draft Official Plan and by discussing the next steps in the Official Plan Review process.

2. Provincial & County Conformity

Provincial law and policy establish the framework for planning at the County and local Township levels. Updating the Official Plan will take place within the broader context of land use planning, growth management, water conservation, and environmental policies. Figure 2.1 illustrates the structure and hierarchy of Ontario’s policy-led planning system and the relationship and roles of Provincial planning law, policy statements and plans and the County and Township Official Plans.



Figure 2.1: Planning Policy Hierarchy

2.1 Planning Act

Municipalities prepare and adopt Official Plans and zone land through the statutory authority granted by the Ontario *Planning Act*, R.S.O. 1990, c.P.13, as amended periodically. The *Planning Act* was updated on June 6, 2019 through Bill 108 and as part of the More Homes, More Choice: Ontario's Housing Supply Action Plan. Bill 108 initiated a series of coordinated changes to Provincial legislation and policies intended to increase the supply of housing and encourage the development of a mix of housing types.

According to the *Act* Part III, Section 16, Official Plans shall contain:

- goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic, built and natural environment of the municipality or part of it;
- policies and measures as are practicable to ensure the adequate provision of affordable housing;
- measures and procedures for informing and obtaining the views of the public in respect of (i) proposed amendments to the official plan or proposed revisions of the plan; (ii) proposed zoning by-laws; (iii) proposed plans of subdivision, and (iv) proposed consents; and
- other matters as may be prescribed.

Official Plans may contain:

- a description of the measures and procedures proposed to attain the objectives of the plan and obtain the views of the public for matters other than those required, stated above.

The *Act* was updated in 2012 to require Official Plans to include policies authorizing “second unit policies” with some limitations that were more recently further amended in the June 2019 update to require provisions for “additional residential units”. The *Act* currently states:

Additional residential unit policies

16(3) “An official plan shall contain policies that authorize the use of additional residential units by authorizing,
(a) the use of two residential units in a detached house, semi-detached house or rowhouse; and
(b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse.”

Inclusionary Zoning provisions were added to the *Planning Act* since the Clearview Official Plan was adopted; however, these provisions were also amended in June 2019. The *Planning Act* now states that inclusionary zoning may be adopted only in an identified protected major transit station area or in an area where a

development permit system is adopted or established in response to a Minister's order, unless an Official Plan is prescribed by the Act for the purpose of inclusionary zoning. As such, Clearview does not have authorization under the *Planning Act* to enact inclusionary zoning in the new Official Plan.

2.2 Provincial Policy Statement

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:

- 1) Building strong healthy communities;
- 2) Wise management of resources; and
- 3) Protecting public health and safety.

The *Planning Act* requires Official Plans and decisions affecting planning matters to be consistent with the PPS. In the nineteen years since the Township's Official Plan was prepared in 2001, there were updates to the PPS in 2005 and 2014 and further updates were proposed in a draft PPS update released for review and comments on July 22, 2019. The final version of the new PPS 2020 was released in February 2020 and came into effect on May 1, 2020.

PPS changes

The changes introduced by the 2020 PPS are intended to "help increase the supply of housing, support jobs and reduce barriers and costs in the land use planning system" (MMAH, 2019, July 22, proposal summary, online).

Key updates to Provincial policy directions in the new PPS 2020 generally include:

- Increasing the planning horizon from 20 to 25 years (1.1.2) – this change will not impact the planning horizon of the Clearview OP which must align with the 2031 planning horizon of the Simcoe County Official Plan as required by the Growth Plan for the Greater Golden Horseshoe;
- Adding flexibility to the process for settlement area boundary expansions to allow minor adjustments subject to specific tests, with study requirements proportionate to the size and scale of development (1.1.3.8, 1.1.3.9);
- Increasing the housing land supply from 10 to 15 years (1.4.1(a));
- Increasing flexibility for municipalities related to the phasing of development (1.1.3.7) and compact form (1.1.3.6);
- Supporting development that meets current and future housing needs, and adding language about housing options and market-based needs (Vision, 1.4.1, 1.4.3, definition of "housing options");

- Supporting municipalities in meeting affordable housing targets by requiring alignment with Housing and Homelessness Plans (1.4.3(a));
- Supporting the development of long-term care homes as part of healthy, liveable and safe communities (1.1.1(b), 1.4.3(b)(1), Definitions of “special needs” and “public service facilities”);
- Urging municipalities to take an integrated approach to the approvals process where both planning and other legislation or regulations are to be met, to the extent possible and practical (4.7);
- Directing the preparation for impacts of a changing climate (Vision, 1.1.1(i), 1.1.3.2(d), 1.6.1, 1.6.6.1(b)(2), 1.6.6.7(c), 1.8.1, 2.2.1(c), 3.1.3, definition of “impacts of a changing climate”);
- Enhancing stormwater management policies to protect water and support climate resiliency (1.6.6.7);
- Promoting the on-site local reuse of excess soil (3.2.3);
- Strengthening flooding and hazard policies (3.1);
- Supporting a broad range of energy types and opportunities for increased energy supply (1.6.11.1);
- Enhancing municipal engagement with Indigenous communities related to land use planning to help inform decision-making, build relationships, and address issues upfront through the approvals process (Vision, 1.2.2, 2.6.5);
- Encouraging municipalities conducting an Official Plan review or update to assess locally identified employment areas to ensure that designations are appropriate, with appropriate transitions to adjacent non-employment areas. Employment areas are intended to protect lands for industrial and manufacturing uses, prohibit residential, and prohibit or limit other sensitive land uses to maintain land use compatibility (1.3.2.2, 1.3.2.3);
- Providing municipalities with greater control over employment area conversions to support forms of development and job creation appropriate to the local context (1.3.2.5);
- Facilitating conditions for economic development by requiring the identification of strategic sites for investment, monitoring availability and suitability of employment sites, including those considered “market-ready,” and addressing potential barriers to investment (1.3.1(c));
- Providing further direction for land use compatibility and buffering around manufacturing and other industrial uses (1.2.6.1, 1.2.6.2, 1.3.2.3, definition of “major facilities”);
- Permitting ground-mounted solar in prime agricultural areas and specialty crop areas only as an on-farm diversified use (definition of “on-farm diversified uses”);
- Promoting an agricultural systems approach to enhance agricultural protections to support critical food production and agriculture as a significant economic driver (1.7.1(i), 2.3.2, definitions of “agricultural system,” and “agri-food network”).

2.3 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 (NEC) is the Provincial agency tasked with considering and commenting on policies and proposals regarding land development within the Niagara Escarpment Plan area. The Niagara Escarpment Plan (NEP) is the policy document guiding decision-making about land use in the Niagara Escarpment Plan Area. The NEP was most recently updated in 2017.

The Niagara Escarpment Plan Area encompasses 11,305 ha of land within Clearview Township, which represents 20.3% of the total municipal land area. The Official Plan recognizes the designations applied to the lands within the NEP area. The NEP designates Minor Urban Centres throughout the Plan Area, including the following within Clearview: Glen Huron, Singhampton, and Dunedin (Section 1.6.2).

Proposed land use changes and new developments within the Niagara Escarpment Plan Area are subject to the NEC's development permit system. The development permit system allows the NEC to include conditions attached to the permits. The NEC is a commenting agency when there is an application to amend the Clearview Official Plan. Municipal plans can be more restrictive than the NEP, but if there is a conflict between the two, the NEP prevails. Section 5.0 of the current Township Official Plan describes the NEP, policies of the NEP that apply within Clearview, NEP designations, and definitions.

2.4 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

The Provincial government plays a central role in growth management in the area it has delineated as the Greater Golden Horseshoe (GGH) in southern Ontario which includes Simcoe County, and thus the Township of Clearview. The Greater Golden Horseshoe is home to about 9 million people. Within the GGH's 32,000 km² 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 Gross Domestic Product (GDP) and a quarter of Canada's GDP.

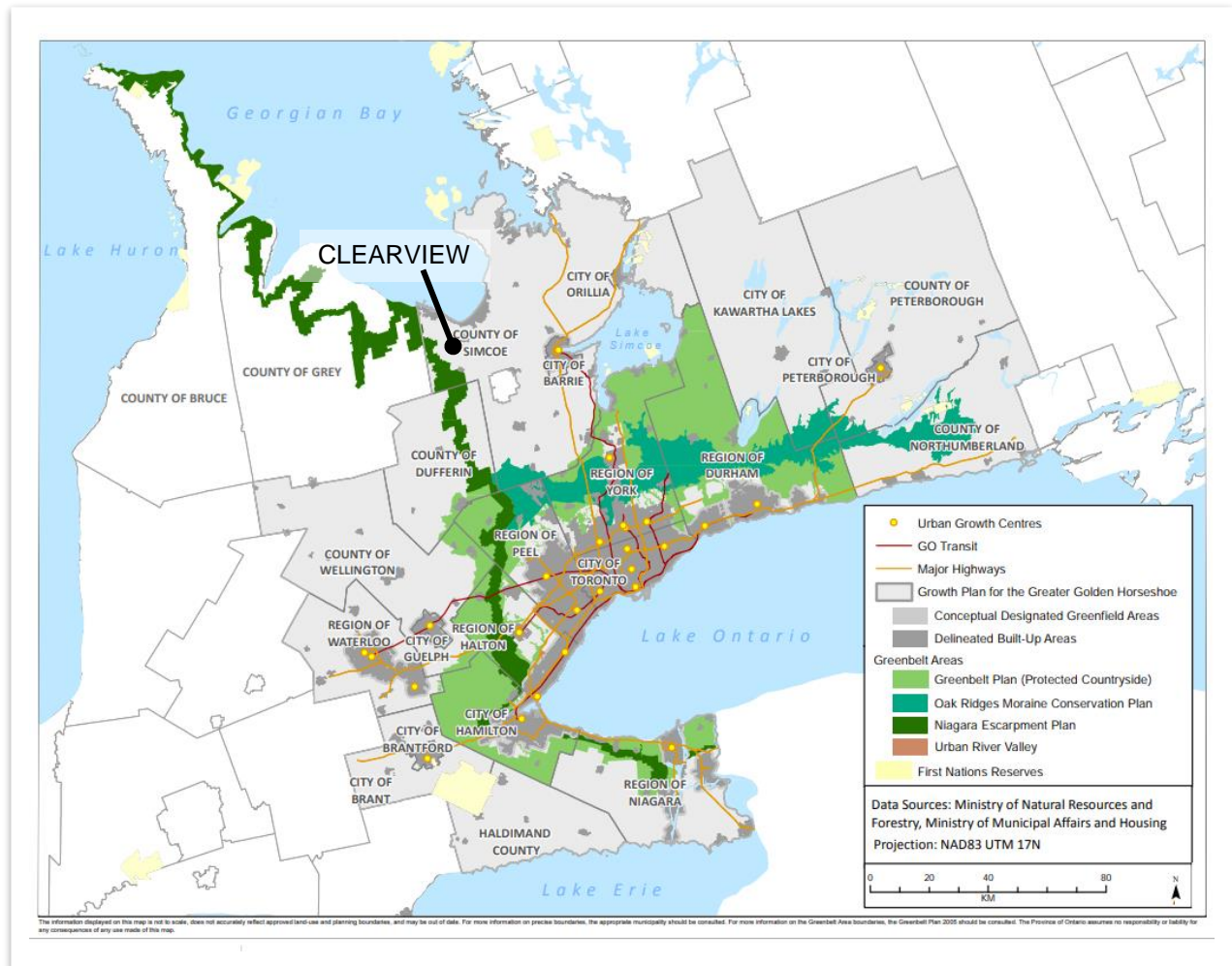


Figure 2.2: The Greater Golden Horseshoe, which includes Simcoe County and the Township of Clearview (source: <http://www.mah.gov.on.ca/AssetFactory.aspx?did=10852>)

The Province describes growth management as follows in the context of the Growth Plan:

“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, online).

Growth management matters because by 2051, the Greater Golden Horseshoe

area is forecast to grow to 14.8 million people and 7.0 million jobs.

A Growth Plan has been in place since 2006 for the Greater Golden Horseshoe (GGH). The Growth Plan is the Province's primary policy tool for growth management in the GGH. In May 2019, the Province enacted a new version of the Growth Plan called, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe". This plan was later amended in September 2020 with updated growth forecasts to a new planning horizon of 2051.

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" (Growth Plan, online). The purpose of the Growth Plan is to produce: "Complete communities," which are defined as:

"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);

The Growth Plan aims to ensure the efficient use of land and infrastructure. As such, it promotes the ideas of "compact built form" and "intensification," which is defined as:

"The development of a property, site or area at a higher density than currently exists through: a) redevelopment, including the reuse of brownfield sites; b) the development of vacant and/or underutilized lots within previously developed areas; c) infill development; and d) the expansion or conversion of existing buildings." (PPS, 2020).

The "intensification first" approach is intended to make better use of existing infrastructure and public service facilities, and less on continuously expanding the urban area (Growth Plan, s. 2.1).

The Growth Plan encourages accommodating intensification and a higher-density mix of uses in a compact built form within "strategic growth areas" in urban settlement areas. Municipalities may identify strategic growth areas where appropriate in the local context along major roads, areas with transit service, or other central locations with opportunities for infill and redevelopment.

Several significant Urban Growth Centres have been identified by the Province and are required to achieve prescribed minimum density targets for residents and jobs. In the Simcoe sub-area, the only provincially designated UGC is Downtown

Barrie. Throughout the GGH, major transit station areas and transit corridors are also focal points for densification.

Simcoe sub-area

The Growth Plan has special policies related to the “Simcoe Sub-Area” that reflect its unique context in the Greater Golden Horseshoe. Population and employment growth targets to the year 2051 are identified for each upper and single-tier municipality within the GGH, including Simcoe County. Growth targets will be set for the lower-tier municipalities of Simcoe County by the County through their Municipal Comprehensive Review (MCR).

Much of the Sub-area population and employment growth is directed to the City of Barrie, which is designated as the principal “*primary settlement area*.” Other *primary settlement areas* in the Sub-area identified on Schedule 8 of the Growth Plan include the City of Orillia as well as Alcona, Alliston, Bradford, Collingwood, Midland and Penetanguishene.

The Growth Plan provides that municipalities may plan for development beyond the horizon of the Growth Plan for strategic growth areas that are subject to minimum density targets within the limits of existing or planned servicing capacities and contextually appropriate development, where this supports achievement of complete communities (Growth Plan, s. 5.2.4.5).

Schedule 7 of the 2019 Growth Plan identifies growth forecasts for Clearview including a population of 19,700 and 5,100 jobs by the year 2031. In the 2020 Growth Plan, Schedule 7 has been deleted. Schedule 3 of the 2020 Growth Plan provides growth numbers to the 2051 planning horizon. The County of Simcoe is expected to have 555,000 people and 198,000 jobs by 2051.

2.5 County of Simcoe Official Plan

The Township of Clearview Official Plan is required to conform with the Simcoe County Official Plan (SCOP). The SCOP implements the Provincial Growth Plan, and Simcoe County is the approval authority for the Township’s new Official Plan.

The SCOP was adopted by the County in 2008 and approved by the Ontario Municipal Board in 2016. Some site-specific appeals of the SCOP remain, but none are within the Township of Clearview. The SCOP aims to:

- a) protect, conserve and enhance natural and cultural heritage;
- b) achieve wise management and use of resources;
- c) implement growth management to achieve lifestyle quality and efficient and cost-effective servicing;
- d) achieve coordinated land use planning among the County’s local municipalities;

- e) promote economic sustainability, and f) promote, protect and enhance public health and safety.

The SCOP delineates the boundaries of settlement areas. The “built boundaries” around the already built-up areas within settlement areas were determined by the Province and are shown on the SCOP Land Use Designations Schedule 5.1 (see Figure 2.4).

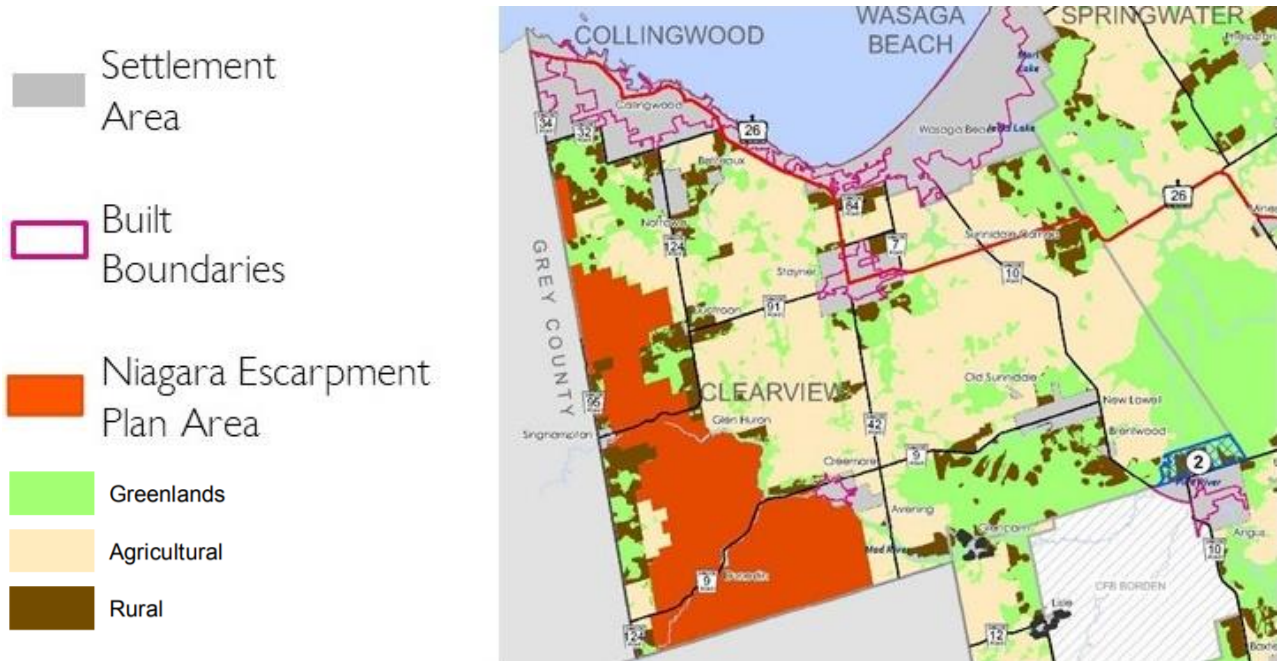


Figure 2.3: Settlement areas and built boundaries in Clearview Township shown on Simcoe County Official Plan Schedule 5.1, excerpted to show Clearview (source: simcoe.ca/planning/documents/OMB%20Approved_SCH5_1.pdf).

The land area between the built boundaries and within the settlement area boundaries are the “designated greenfield areas,” which are required by the Growth Plan to be planned to support the achievement of complete communities. Designated greenfield areas can become locations for new residential subdivisions, industrial parks, or commercial and retail uses like shopping centres.

Some settlement areas in the Township also have areas of agricultural and/or rural land designated within the settlement area boundary. Based on the Growth Plan definition of “Designated Greenfield Area”, which refers to lands “that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of this Plan”, agricultural and rural land within settlement areas is not considered to be part of the designated greenfield area.

When agricultural or rural land within settlement areas is re-designated for urban land uses it becomes part of the designated greenfield area. The County Official Plan had established criteria for re-designating agricultural and rural land within settlement areas to land for urban use to accommodate a maximum total

population of 20,000 County-wide. However, the policy was time-limited and expired on January 19, 2017.

Based on discussions with County Planning Staff, the re-designation of agricultural or rural land within settlement areas to urban land uses in the new Township Official Plan may be considered on the basis of a land exchange whereby an area of land currently designated for urban land uses is removed from urban designations and re-designated for agricultural or rural land uses and an equal area of agricultural or rural land is re-designated for urban uses.

The SCOP requires local municipalities, including Clearview Township, to incorporate the County's growth management policies (s. 3.5) into local Official Plans (s. 3.2.13). The purpose is to ensure a logical and orderly progression of development focussed within settlement areas and to phase development in accordance with the provision of infrastructure and public service facilities required to meet current and projected needs.

The SCOP includes the growth allocations to the year 2031 as previously established in the Provincial Growth Plan, discussed above, and sets the minimum density targets and intensification targets for each local municipality:

- Designated greenfield areas in Clearview are required to achieve a minimum density target of 32 residents and jobs combined per hectare. This is lower than the average County-wide target of 39 residents and jobs combined per hectare (s. 3.5.23).
- Within the built boundaries, the SCOP requires that the Township of Clearview plan to accommodate 20% of all new development through "intensification" such as infill development of vacant lots, redevelopment, and/or building expansions or conversions (s. 3.5.24).

Figure 2.5 illustrates how the Growth Plan, implemented through the SCOP, envisions the accommodation of new growth, balancing new greenfield development with intensification of already built-up areas within the built boundaries.

The intent of this growth management strategy is to prevent sprawl by conserving agricultural, natural resource and environmentally sensitive areas, and the efficient use of costly municipal infrastructure like roads, water pipes, and sewers.

The County is currently conducting a Municipal Comprehensive Review (MCR), which will result in an updated SCOP with new growth forecasts to the year 2051 and potentially updated density and intensification targets for Clearview Township and the other local municipalities. Township Staff and the Official Plan Review consultants are engaging with Simcoe County Planning staff throughout the OP Review process and will remain informed about updates and progress on the MCR

and its implications for the Township OP. It is anticipated that the Township’s new Official Plan will be completed prior to the County MCR process, and therefore the 2031 forecast for Clearview will be referenced in the new Official Plan. The forecast will need to be updated to reflect the 2051 forecast following the completion of the County MCR.

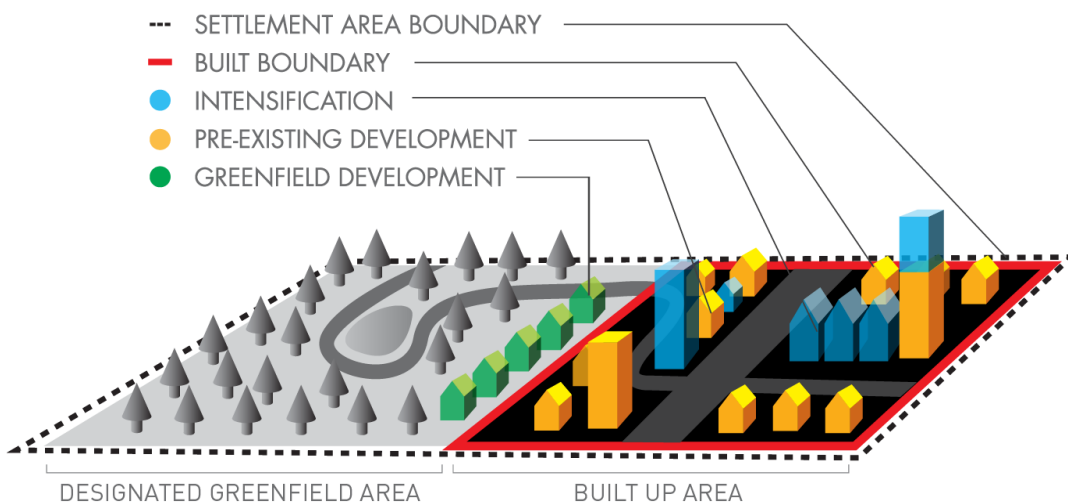


Figure 2.4: Illustration showing growth management in Designated Greenfield Areas and through Intensification within the built boundaries (source: <https://www.neptis.org/publications/method-mapping-settlement-area-boundaries-greater-golden-horseshoe>).

2.6 Implications for the Official Plan: Conformity

- The new Official Plan must comply with the *Planning Act*, including provisions for additional residential units in conformity with the recent updates to the *Act*.
- The new Official Plan must be consistent with the PPS 2020, including policies regarding the protection of water resources, and planning for resilience in the face of a changing climate.
- The current Official Plan predates the growth management policy framework for the Greater Golden Horseshoe. The new Official Plan must conform with the Growth Plan policies including planning for “complete communities,” “intensification,” and “compact built form.”
- In conformity with the Growth Plan, the new Official Plan must include an intensification strategy for achieving the intensification target (20% of new residential development) including:
 - the identification of strategic growth areas, outlining the appropriate type and scale of development and density targets in strategic growth areas,

- policies related to the transition of built form to adjacent areas;
- encouraging intensification generally throughout the built-up area;
- ensuring lands are zoned and development is designed to support complete communities; and
- prioritizing planning and investment in infrastructure and public service facilities to support intensification.

The intensification strategy should ensure that lands outside of strategic growth areas identified for intensification remain stable and any infill development will be compatible with existing surrounding land uses.

- The new Clearview Official Plan will conform with the policies of the Simcoe County Official Plan currently in effect. The growth allocations for people and jobs to 2031, the greenfield area density target, and the intensification target established in the SCOP will be implemented through the new Clearview Official Plan. Throughout the OP review process, the Township will be consulting with the County and staying informed about the County MCR process and implications for Clearview’s planning policies.
- The new Clearview Official Plan policies and maps will be updated to ensure consistency with the Niagara Escarpment Plan as updated in 2017. Municipalities with lands in the NEP area take varying approaches to integrating the NEP policies; some simply redirect to the NEP, and others repeat the policy framework in great detail. The current Township OP includes a 41-page section on the NEP policies. In the new OP there may be opportunities to streamline this content as it is updated for consistency with the updated NEP. As Township staff play a role in lot creation, severances, and site plans within the NEP area, these policies will be a focus for sections of the Official Plan that address the Niagara Escarpment.

3. Township of Clearview Community Structure

3.1 Settlement Areas

There are three “primary urban settlement” areas within the Township of Clearview: Creemore, New Lowell, and Stayner. The current Official Plan directs major forms of new residential development to these three urban settlement areas, where hard and soft servicing infrastructures are or will be available to accommodate growth (s. 4.6.1, 4.6.2).

The Official Plan identifies the following ten communities as “secondary urban settlement areas:” Avening, Batteaux, Brentwood, Dunedin, Duntroon, Glen Huron, Nottawa, Old Sunnidale, Singhampton and Sunnidale Corners. The Official Plan permits a limited amount of residential growth in these areas through infill and/or the minor expansion of existing residential developments.

By directing the majority of new residential growth to primary and secondary urban settlement areas, the rural areas in the rest of the Township are intended to offer residents a rural lifestyle opportunity, and only a limited amount of non-farm residential development is permitted.

The Township’s Official Plan also recognizes two major recreational destinations, the Devil’s Glen and Osler Bluff ski resorts. Devil’s Glen is delineated as a settlement area and a recreational district, while Osler Bluff is not identified as a settlement area but is delineated as a recreational district:

- Devil’s Glen is located within the NEP area and is designated as Escarpment Recreation in the NEP, but is not delineated as a settlement area in the NEP and the SCOP.
- Osler Bluff is not delineated as a settlement area in the Township OP and the SCOP. The portion of Osler Bluff located in Clearview and delineated in the Township OP as a recreation district is not within the NEP. Beyond Clearview, other parts of Osler Bluff are in the NEP in the County of Grey.

In both cases, the Official Plan directs that major development in these recreational districts is subject to the requirement to complete more detailed, comprehensive planning through a secondary plan or comprehensive Official Plan amendment which addresses the potential impacts anticipated with future development.

3.2 Land Use Designations

The current Official Plan designates land within the Township according to the following land use designations:

- Residential
- Estate Residential
- Special Policy Residential
- Commercial
- Commercial Transition Area
- Future Commercial
- Extractive Industrial
- Industrial
- Mineral Aggregate Resource Area
- Waste Disposal Industrial
- Open Space
- Agriculture
- Rural
- Greenland – Hazard Land Areas
- Greenland – Natural Heritage Areas
- Greenland – Wetland Areas

The following land use designations apply within the Niagara Escarpment Plan Area, in accordance with the NEP.

- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Recreation Area
- Escarpment Rural Area
- Mineral Resource Extraction Area
- Public land in the parks system

These land use designations are shown on Official Plan Schedule A map of all of Clearview, as well as subsequent schedules showing land use designations within Settlement Areas.

3.3 Land Use Designations by Settlement Area

Table 3.1 calculates the amount of land designated by land use in each of Clearview's settlement areas. Within all of the settlement areas, the greatest amount of land is designated for residential land use (1,175 ha), followed by greenlands designations (324 ha), rural (230 ha), and industrial (226 ha).

In the whole municipality, including and beyond the settlement areas, the following amount of land is designated for:

- Agricultural = 23,871.6 ha
- Rural = 6,336.7 ha
- Greenlands = 9,873.7 ha

Settlement Areas & Land Uses	Avening	Batteaux	Brentwood	Creemore	Dunedin	Duntroon	Glen Huron	New Lowell	Noftawa	Old Sunnidale	Singhampton	Stayner	Sunnidale Corners	TOTAL (ha)
Agriculture	0.00	0.03	5.47	0.04	0.00	0.00	0.00	0.00	14.88	0.00	0.00	0.09	0.00	20.51
Commercial	0.22	0.00	0.47	10.95	0.00	1.13	3.54	5.91	8.55	0.00	1.67	63.40	8.63	104.47
Commercial Transition Area	0.00	0.00	0.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.89	0.00	5.13
Escarpment – Natural Area	0.00	0.00	0.00	0.00	0.22	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.24
Escarpment – Rural Area	0.00	0.00	0.00	0.00	0.00	0.00	2.72	0.00	0.00	0.00	1.52	0.00	0.00	4.24
Estate Residential	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.87	0.00	0.00	0.00	0.00	21.87
Extractive Industrial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.01
Future Commercial	0.00	0.00	0.00	1.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.53
Future Development	0.00	0.00	0.00	26.34	0.00	0.00	0.00	121.5	0.00	0.00	0.00	34.09	0.00	181.96
Greenland – Hazard Land Areas	0.99	1.59	0.00	95.88	9.87	1.02	0.00	35.83	20.44	0.74	3.00	58.07	0.00	227.44
Greenland – Natural Heritage Areas	1.18	0.98	0.00	0.00	0.00	0.00	0.28	44.44	24.16	0.00	0.00	26.29	0.00	97.32
Greenland – Wetland Areas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.13	0.00	0.13
Industrial	0.00	0.00	0.00	51.76	0.00	0.00	0.00	13.91	0.00	0.00	0.00	159.2	1.67	226.56
Open Space	0.00	0.00	0.00	5.80	1.46	0.95	0.00	12.90	0.00	0.00	1.49	83.91	0.00	106.51
Residential	7.37	17.52	25.93	160.3	15.81	18.38	9.53	260.5	157.7	17.22	21.71	459.7	3.41	1,175.27
Rural	8.30	21.38	15.13	9.79	0.00	0.00	0.00	2.38	69.23	0.00	25.82	74.74	3.30	230.08
Special Policy – Residential	0.00	0.00	0.00	0.00	0.00	0.97	0.00	0.00	0.00	0.00	0.00	28.74	0.00	29.71
Waste Disposal Industrial	0.00	0.00	0.00	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.59	0.00	8.44
TOTAL (ha)	18.05	41.50	47.00	364.5	27.35	22.46	16.08	497.4	316.9	17.96	55.22	999.9	17.00	2,441.40

Table 3.1: Amount of land in hectares designated by land use and settlement area (GSP Group). *Note that existing road rights-of-way were not included in the area calculations.

3.4 Infrastructure Policies

Section 6 of the current Official Plan outlines the transportation policies, including road classifications, statements about provincial highways and county roads, policies related to parking, access and loading, upgrades, rail, the airport, trails and traffic impacts.

Municipal Servicing policies are outlined in section 7, as well as integrated into the general development policies. The Plan's primary objective is to ensure that existing and newly proposed development has an adequate supply of potable water and is serviced by proven sanitary sewage disposal systems. Development within Creemore and Stayner is expected to occur on full municipal water supply and municipal sewer systems.

3.5 Implications for the Official Plan: Community Structure

- The new Official Plan will include a Schedule that clearly outlines the community structure identifying urban settlement areas, the built-up areas and designated greenfield areas of Stayner and Creemore's settlement areas, as well as remaining agricultural areas and rural land within settlement areas. It is anticipated that Devil's Glen cannot be designated as a settlement area in the new Official Plan as it is not recognized as a settlement area in the SCOP and NEP; however, this area will continue to be recognized and planned as a significant recreational district in accordance with the applicable NEP designations and policies.
- The Growth Plan and Simcoe County Official Plan use the term "primary" in relation to settlement areas differently than the Township Official Plan; therefore, to improve clarity and consistency with the SCOP and the Provincial Growth Plan, the Township's terminology for distinguishing the hierarchy of settlement areas will be changed in the new Official Plan.
- Some lands within the "secondary urban settlement areas" have limited future development potential due to lack of full municipal servicing, environmental constraints, and limited vacant parcels of developable lands. The new Official Plan will recognize the importance of all the communities that have come together to form the Township of Clearview. The purpose of identifying urban settlement areas, however, is to direct future urban growth.
- Mapping included as Appendix A identifies candidate areas for changes to the settlement area boundaries to better reflect the actual development potential within "secondary urban settlement areas" and to preserve rural community character. Lands shown as "Change to Non-Settlement Area" are identified as having limitations to future development where it is proposed that the land uses remain as rural/agricultural. In some communities, lands more suitable for future urban growth are proposed to be added into the settlement area.

- Appendix A shows proposed changes to land use designations within Settlement Areas where appropriate and to improve the clarity and use of the Official Plan.
- Maps in Appendix A show proposed changes to settlement area boundaries and land use designations. Further changes to the boundaries, Greenland designations, and other land uses will be proposed with the release of the Draft Official Plan as the review process moves forward.
- Greenland mapping showing natural hazards, natural heritage areas and wetlands are being reviewed to ensure that the Township's maps align with the Simcoe County Official Plan. The mapping review is also ensuring alignment with the Niagara Escarpment Plan designations.
- Rural lands are not typically located within settlement areas; however, rural lands do occur within Simcoe County's urban settlements, with the intent that these rural lands will eventually be developed for urban uses (e.g. new residential, commercial or industrial). Rural lands within settlement areas pose some unique challenges for land use compatibility that are being considered moving forward with the Draft OP. Opportunities to adjust the boundaries of settlement areas and to change land designated for urban land uses with land currently designated for agricultural or rural land uses have been reviewed to optimize land use designations towards the achievement of efficient and cost-effective servicing, intensification and greenfield density targets and complete community development. Areas designated rural but also identified for future development because of their location within a settlement area have been assessed for appropriate land use and development within the planning period to 2031. In some cases, lands designated Rural have been proposed for re-designation, or proposed for changing to non-settlement area, and thus not lands where future urban growth will be directed (See Appendix A). Overlay designations, for example for "future urban development" may be introduced over existing rural land use designations within settlement areas moving forward with the OP Review process.
- The information presented in Table 3.1, together with Environmental Features Mapping for the three primary urban settlement areas, has been used to assess whether the current Official Plan designates land for specific uses in locations that make the most sense given environmental constraints, market demand, transportation and servicing infrastructure.

4. Planning Issue: Growth Management & Housing Development

4.1 Population Trends & Accommodating Forecast Population Growth

Between census years 2001 and 2016, the Township’s population experienced both ups and downs, but overall increased slightly from 13,796 to 14,151 (+2.57% over fifteen years) (Table 4.1). Like other rural communities in Ontario, the Township has an aging population (median age in 2001 was 38.4 years old, and rose steadily to 45.3 by 2016; Statistics Canada, census archives).

	2001	2006	2011	2016	2031 (allocated in SCOP)
Population	13,796	14,088	13,734	14,151	19,700
		↑ 2.1%	↓ -2.6%	↑ 3.0%	↑ 39.2%

Table 4.1: Population change between 2001 and 2016, with 2031 allocation (Data source: Statistics Canada, 2017; and census archives for 2011, 2006 and 2001 data; County of Simcoe, 2016).

The SCOP directs Clearview Township to plan for a total population of 19,700 by the year 2031 representing an increase of 39.2% from the 2016 population.

For the purposes of the Official Plan review, the population allocation is important for how it translates into the required land supply for housing development and population-related employment growth. The residential land budgeting exercise for Clearview shows that accommodating the forecast population growth requires approximately 2,240 additional housing units, or about 149 units per year (Hemson 2017; Simcoe County 2018).

Table 4.2 shows the much lower rates of housing growth per year between 2011 and 2018; however, the rate is expected to increase significantly based on the number of lots and units in approved and draft approved plans of subdivision as well as development applications in process which indicate that demand and interest in housing development in the Township has increased.

The residential land budgeting review of all land use designations permitting residential development and currently approved units demonstrates that there is the potential to develop 15,162 additional units, exceeding the 2,240 units needed to meet the population allocation by 12,923 units (over 85% potential unit surplus) (Hemson 2017).

Table 4.2 summarizes the number of building permits issued for new housing units

by location for the period 2011 to 2018. More than 50% of the permits were issued for new housing units in Stayner as the primary community where new and planned subdivision development activity is occurring.

Settlement Area	2011-18 Building Permits	Annual Average
Stayner	164	20.5
Creemore	13	1.6
Old Sunnidale	6	0.8
New Lowell	5	0.6
Batteaux	4	0.5
Brentwood	3	0.4
Singhampton	3	0.4
Nottawa	2	0.3
Glen Huron	1	0.1
Sunnidale Corners	-1	-0.1
Avening	-	-
Dunedin	-	-
Duntroon	-	-
Rural	108	13.5
Municipal-wide	308	38.5

Table 4.2: Building permits issued between 2011-2018 by settlement area (Simcoe County, 2018).

In 2019, there were a total of 82 building permits issued in the Township as a whole; 75 building permits issued for new single detached and medium density dwelling units, and 7 building permits issued for accessory dwellings.

4.2 Housing Development

There are 6,040 total private dwellings in Clearview Township (Statistics Canada, 2017). Over half of all housing in Clearview Township was constructed before 1981 (Table 4.3).

Period of Construction	Units	Percentage of cumulative total
1960 or before	1,720	32.2%
1961 to 1980	1,240	23.2%
1981 to 1990	780	14.6%
1991 to 2000	760	14.2%
2001 to 2005	370	6.9%
2006 to 2010	325	6.1%
2011 to 2016	140	2.6%

Table 4.3: (Data source: Statistics Canada, 2017, cumulative total housing stock data up to 2016, 5,335 units total).

Of all the built housing stock in Clearview Township, 90.4% are single-detached houses. The remainder of the housing stock is comprised of 4.1% apartments in buildings fewer than five storeys, 2.7% row houses, 1.0% semi-detached, and other housing unit types each represent less than 1.0% of the total housing stock.

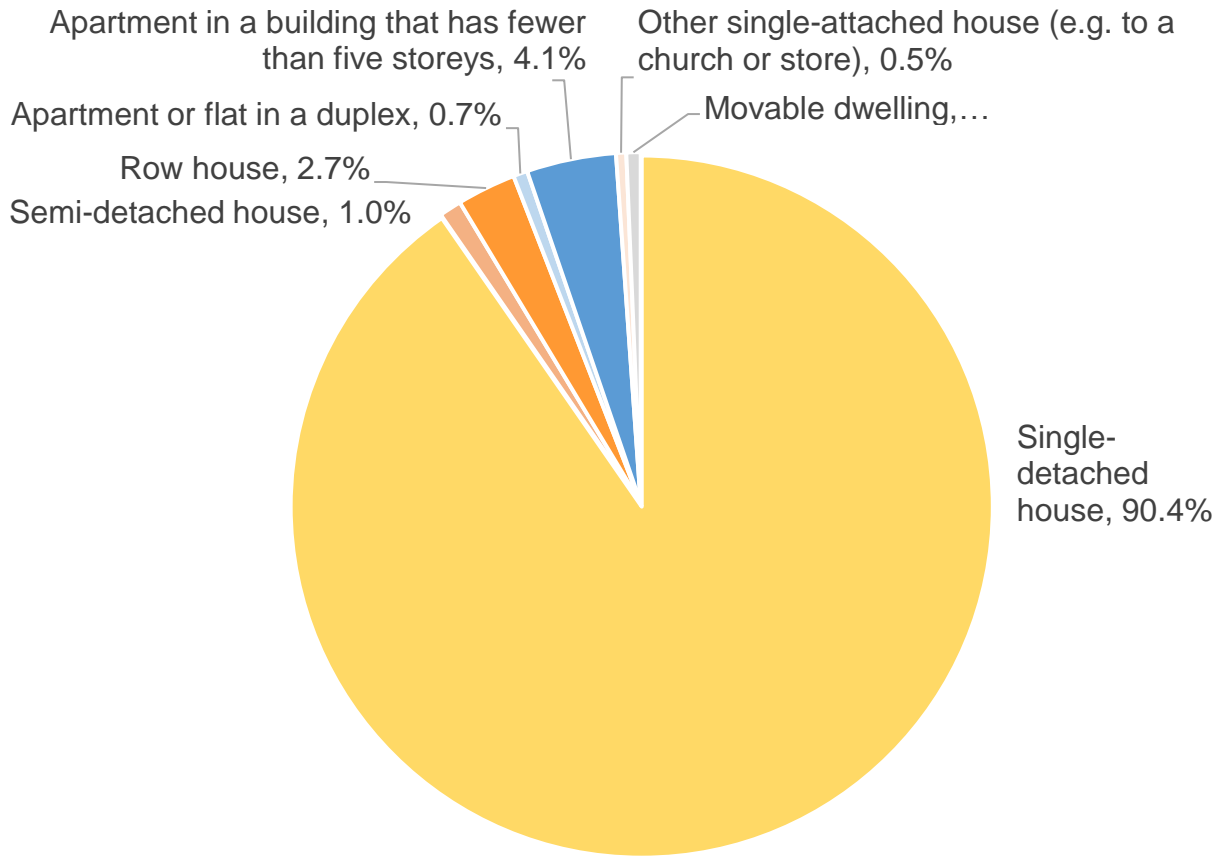
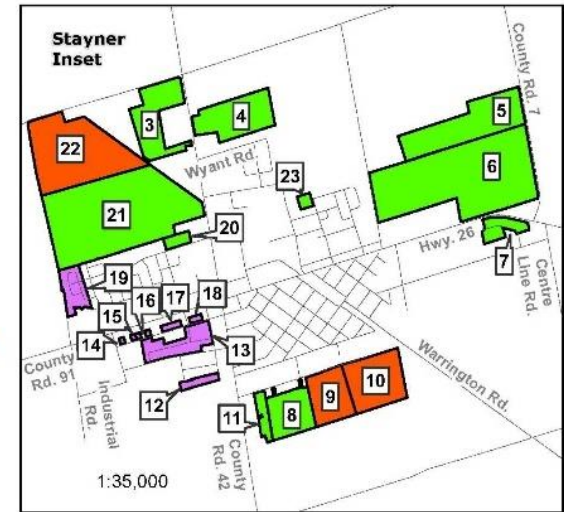
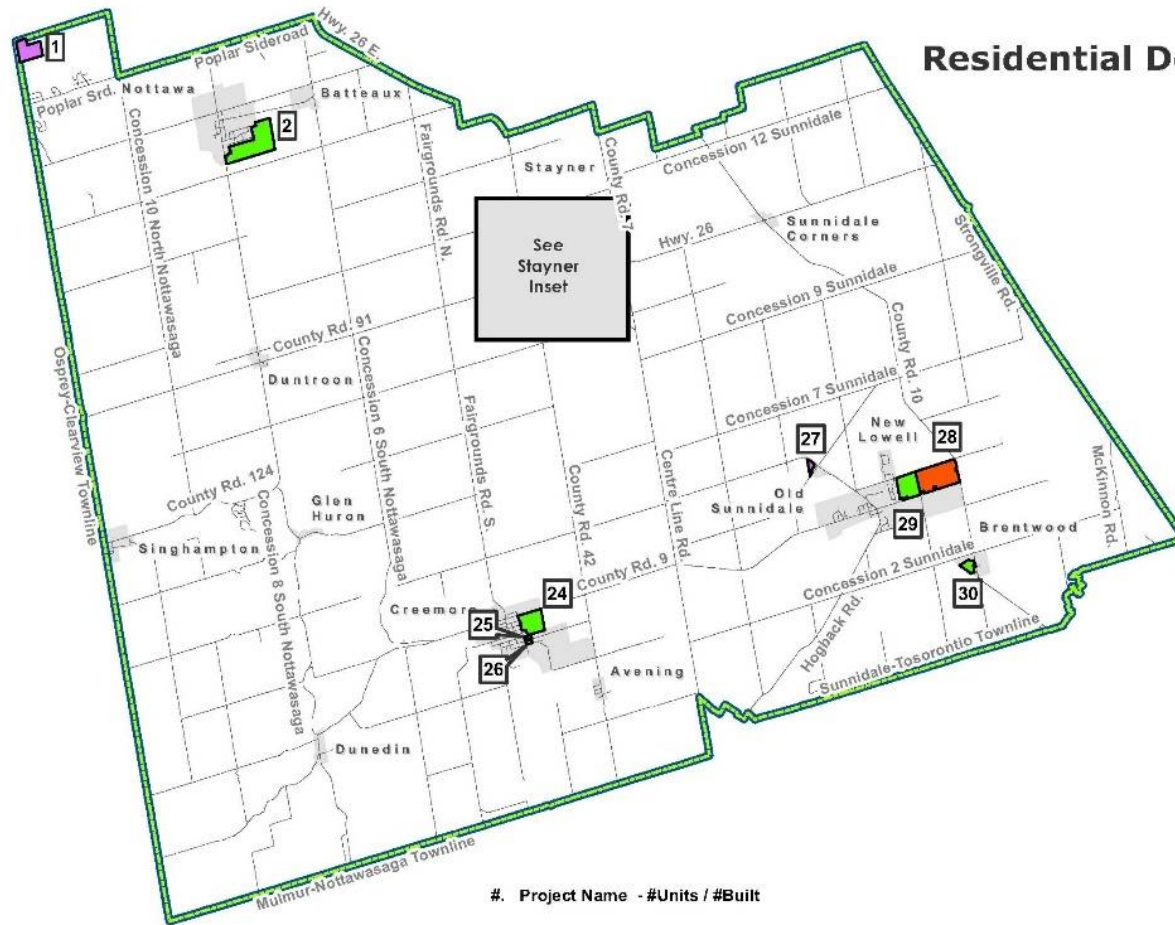


Figure 4.1: Housing Type (Data source: Statistics Canada. 2017, cumulative total housing stock data up to 2016, 5,340 units)

Figure 4.2 shows the location of new plans of subdivision and their current status. If all of the lots and units in new plans of subdivision are built out, these developments already in process would meet the housing need related to the 2031 population allocation. Figure 4.3 illustrates the mix of housing types included in draft plan approved developments.

Residential Development Projects as of January 2019



Development Stages

- Final Approved (FA)
- Draft Approved (DA)
- Draft Plan Application (DPA)

Other Features

- Roads
- Settlement Areas
- Clearview Boundary

- | | | | |
|--|---|---|---|
| <p>A. Final Approved (FA)</p> <ol style="list-style-type: none"> 1. Oaker Bluff Estates - 43/14 12. Aspen Ridge II - 64/3 13. Ridgeview - 101/13 14. Royal Vintage - 4/0 15. Royal Vintage - 4/0 16. 1728222 Ont. - 8/0 | <p>B. Draft Approved (DA)</p> <ol style="list-style-type: none"> 17. Crawford Fina Homes - 16/8 18. Chapman Quabac St. - 7/5 19. Zancor - 55/32 20. Villages by the Park - 22/21 26. Windfall Subdivision - 8/8 | <p>C. Draft Plan Application</p> <ol style="list-style-type: none"> 2. Delzotto - Nottawa - 500/0 3. Cityscape - 201/0 4. Emerald Creek - 198/0 5. Clearview Park - 304/0 6. Estates of Clearview - 985/0 7. Manorlawn Homes - 311/0 8. Ashton Meadows I - 224/0 11. Mamta - Margaret St - 69/0 21. North Street - 37/0 21. Bridle Park - 857/0 23. Mamta - Simcoe St - 18/0 24. Alliance Heritage - 498/0 25. MacIntosh - 72/0 29. Rico - New Lowell - 47/0 30. Cappuccilli - Brentwood - 30/0 | <ol style="list-style-type: none"> 9. Ashton Meadows II - 114/0 - DPA 10. Ashton Meadows III - 58/0 - DPA 22. Clearview Garden - 730/0 - DPA 28. Delzotto - New Lowell - 1925/0 - DPA |
|--|---|---|---|

1:125,000

D:\clearview\Projects\Residential_Jan2019
Date Saved: 10/01/2019 2:14:17 PM

The information presented on this map is provided as a public resource of general information by the corporation of the township of Clearview. The information is provided as a convenience only, and the township of Clearview disclaims any responsibility for content, accuracy, and/or completeness. This is not a plan of survey, nor should this map be used for navigational, tracking or other purposes requiring precise measurements of distances or directions.

Figure 4.2: Housing Development Locations as of January 2019 (Clearview Township, 2019).

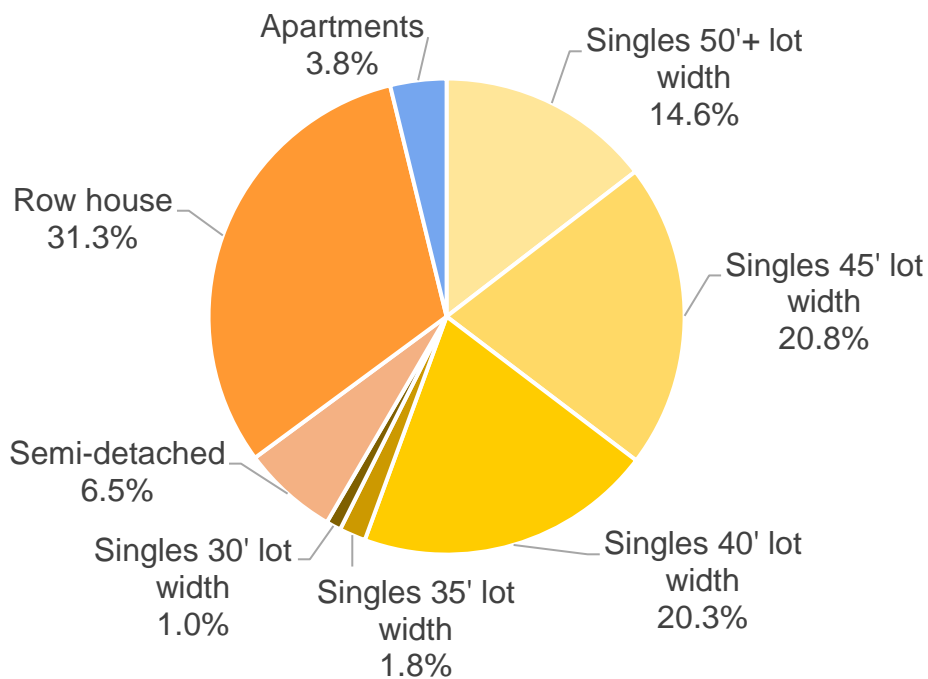


Figure 4.3: Housing types in currently Draft Plan approved housing developments, 3,170 units (Data source: Township of Clearview, 2019).

In line with the Provincial Growth Plan, the SCOP states that settlement areas are expected to provide a range of housing types, including affordable housing, to meet a variety of housing needs (s. 3.5.30). The SCOP sets a goal of 10% affordable housing county-wide, with support from local municipal OPs (s. 4.3).

4.3 Housing Affordability

In Clearview Township the owner-estimated average value of a residential dwelling was \$413,914 in 2016, marking an increase of about 20% since the 2011 census (Statistics Canada, 2017). Throughout Simcoe County there has been a net loss in rental properties, and rental cost rates are increasing at a faster rate than inflation (Simcoe County, 2018).

More than half of the rental stock in Clearview Township was built before 1961. Social housing demand has increased, especially for four-bedroom, family-sized units; Simcoe has a higher than Provincial average incidence of low-income households with children under 6 years old. More than 35% of lone-parent families in Clearview have some of the highest incidence of low income in the County. The County has set a minimum target of 79 affordable dwellings for Clearview (through a combination of rent geared to income, affordable homeownership and units affordable to persons making various monthly incomes) (Simcoe County, 2014).

4.4 Housing and Growth Management Policies in the Current OP

The current Official Plan includes growth allocations to 2021, which will need to be updated (s. 2.3.2). Policies of the Official Plan direct residential growth to serviced urban settlement areas, the majority of which will occur through plans of subdivision or condominium, or site-specific plans for multi-unit dwellings. In addition to the residential designation, lands are designated for future development area, which are subject to the requirement for a secondary plan/comprehensive Official Plan amendment (s. 4.6.2.4).

Policies related to residential growth are outlined in section 4.6 of the Plan. Currently there are policies related to low and medium density residential, as defined by housing type, dwelling units per gross hectare, and for medium density, by height (s. 4.6.2.3).

The Official Plan broadly supports intensification through infilling and conversions to multiple unit dwellings as a means of maximizing affordable housing and efficient development patterns. The intensification policies can be further integrated through the new Official Plan (s. 2.3.5.1). Section 4.6.4 provides direction on residential intensification and will be reviewed to ensure the policies are conform with the vision for growth in the region, and to potentially broaden the scope of what is defined as residential intensification: the conversion of single-detached dwellings to accommodate one accessory apartment, major and minor residential infilling of vacant or under-developed lots, and the establishment of bed and breakfast accommodations. Policy direction of character and appropriate transitions to lower or higher density forms of development may be incorporated moving forward.

Policy 2.2.6 recognizes the need for a varied and affordable supply of housing for different incomes and ages; this important policy can be broadened to recognize a diversity of abilities and encourage accessible housing development.

Policy 2.3.2.8 and 2.3.2.9 outline policies for accessory apartments and garden suites. These policies will need to be updated and brought into conformity with the *Planning Act* requirement for provision of additional residential units.

4.5 Implications for the Official Plan: Growth Management & Housing

- The new Official Plan will be brought into conformity with the population growth forecast and targets for intensification and greenfield density with a mix of housing and jobs to the year 2031. Intensification policies will be reviewed and clarified.

- According to the 2017 residential land budgeting exercise, Clearview Township has more than enough potential land designated or approved for residential development to accommodate the anticipated growth in population.
- The Township is starting to see growth again. The Official Plan will set targets for the development of a range of housing types through new development (for example, based on density or type of housing, and % affordable units of new developments).

Example: [#]% low density housing

(e.g. single-detached, semi-detached, duplex)

[#]% medium density housing

(e.g. townhouses, stacked townhouses, apartments in flats or duplexes)

[#]% high density housing

(e.g. apartments 3 storeys or more)

The mix must translate into the minimum 32 residents and jobs combined per hectare set by the County for designated greenfield areas. Policies will also address the goal of housing mix and options, enabling the mixing of different housing types within a development, and/or at the neighbourhood scale. As the process moves forward, input from community members and stakeholders will inform the establishment of housing mix targets. It is anticipated that low-density housing development will remain the predominant form within the planning period, in line with the current community character.

- Intensification policies will be mindful of community character, require the provision of appropriate transitions between different land uses and densities, establish criteria for the consideration of approvals for infill developments in established neighbourhoods, encourage adaptive re-use of existing buildings and protection of built heritage, and require architectural control where appropriate.
- The new Official Plan must address the provision of housing options, including provisions for permitting additional residential units in conformity with the recent updates to the *Planning Act*.
- Moving forward, the Official Plan Review process will consider the location of the designations for residential and future development areas and consider whether those designations are in the ideal locations based on water and sanitary servicing and other infrastructure considerations, environmental constraints to development related to sensitive natural areas and hazards, and opportunities to support and enhance transportation

options, walkability/connectivity and complete communities.

- While there is reference to housing affordability in the current Official Plan, the new Official Plan will follow the direction of the SCOP, the County's Affordable Housing and Homelessness Prevention Strategy, and Provincial policies to refine and expand on policies to encourage a diverse range of housing types, and to promote development that contributes to housing affordability.
- Age-friendly community policies should also be included in the Official Plan to recognize and plan for the housing and other needs of the aging population.

5. Planning Issue: Employment & Commercial Lands

5.1 Employment

There are 7,820 residents of Clearview in the labour force, with a 5.6% unemployment rate, which is below the unemployment rate for Simcoe County (7%), and below the unemployment rate for Ontario (7.4%). The labour force is employed in several key industries including manufacturing (13.7%), retail trade (12.1%), and health care and social assistance (10.6%) and many other sectors which indicates a diversified local employment base and economy (Figure 5.1).

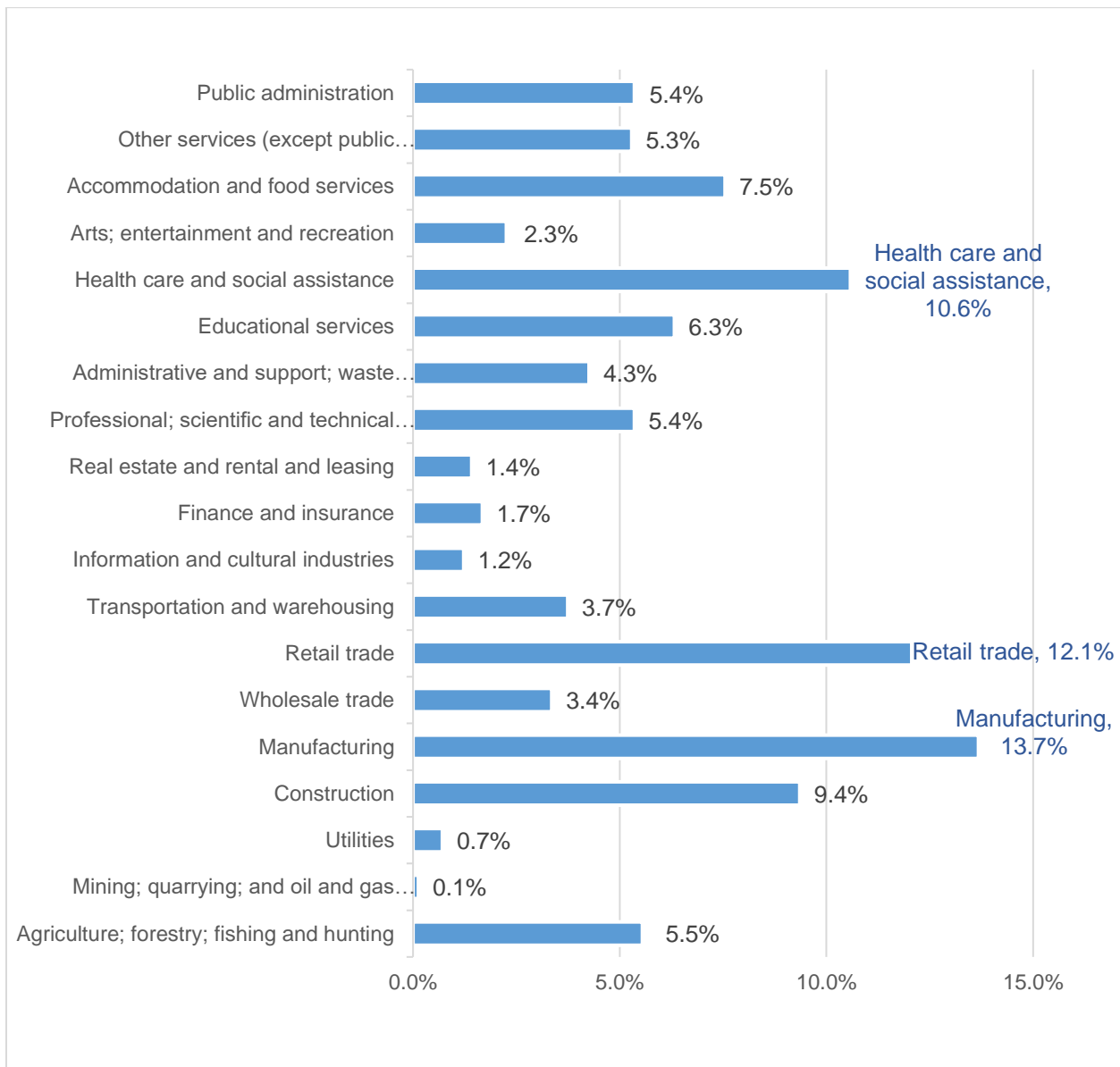
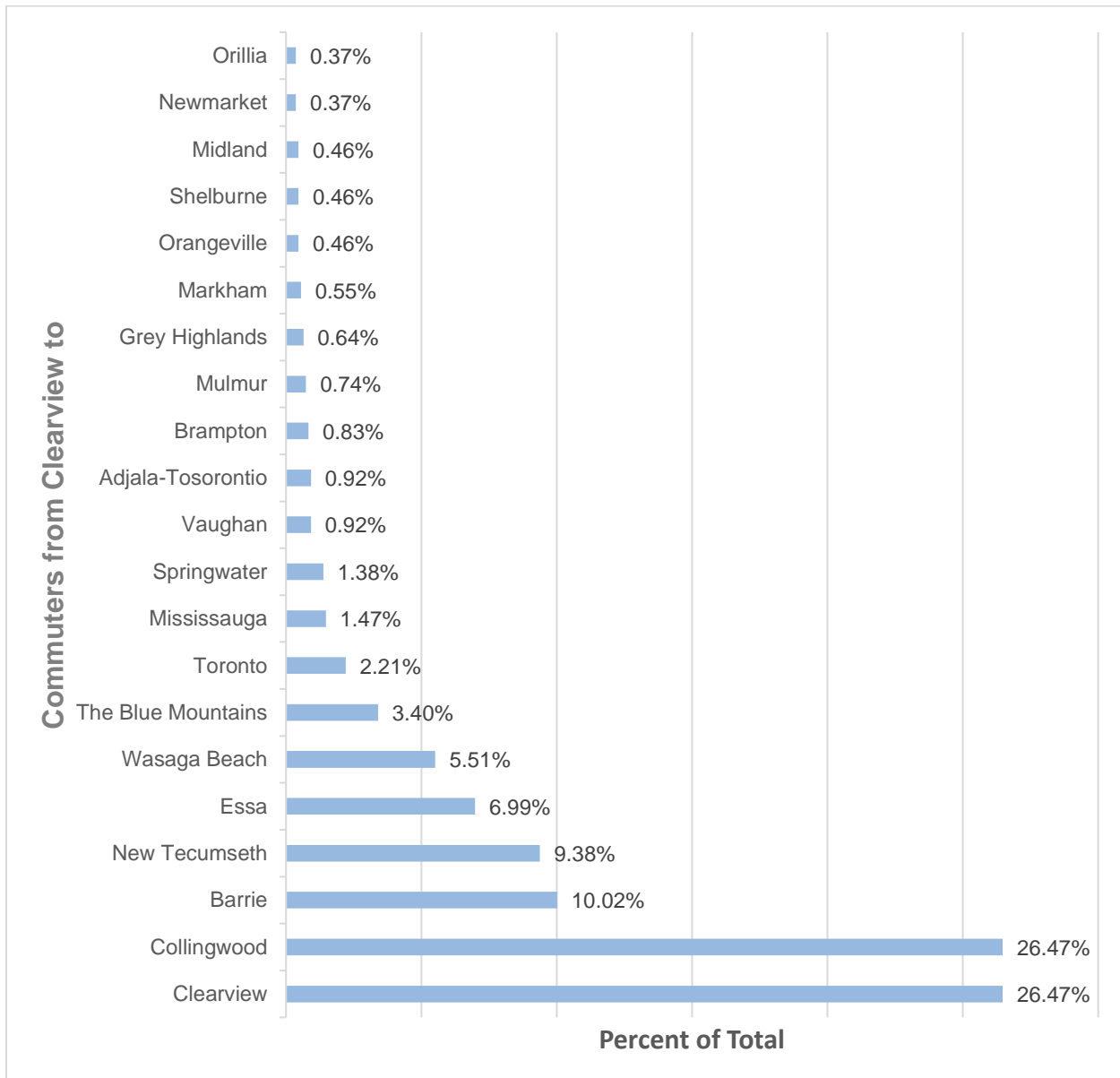


Figure 5.1: Clearview labour force by industry (Data source: Statistics Canada. 2017a. Census Profile. 2016 Census., Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017., <http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>)

Commuting Flows

About a quarter of the Township's residents' usual place of work is within Clearview; the majority of the labour force commutes.¹ Collingwood, Barrie, and New Tecumseth are the most common commuting destinations (Figures 5.2 & 5.3).



¹ Based on a total number of 5,440 employed labour force having a usual place of work over 15 years old, using Statistics Canada 2016 census commuting flows data).

Figure 5.2: Place of work destinations, or commute flows out of Clearview (Statistics Canada, 2016 census; Commuting Flow from Geography of Residence to Geography of Work: - Census Subdivisions: Sex (3) for the Employed Labour Force Aged 15 Years and Over Having a Usual Place of Work, in Private Households, 2016 Census - 25% Sample Data).

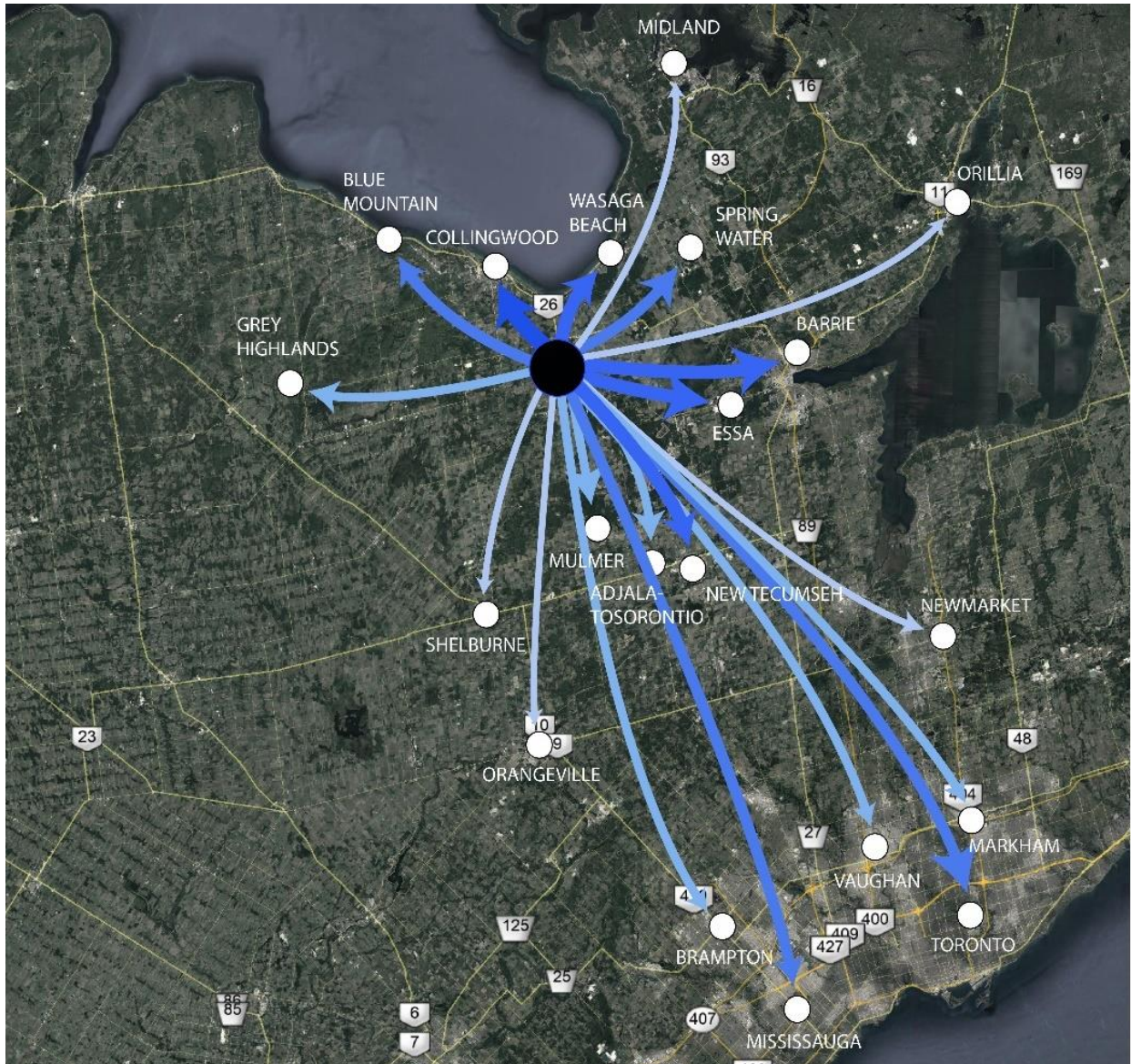


Figure 5.3: Commuting Flows outflows illustrated (GSP Group, based on Statistics Canada 2016 census data on commute flows, base map Google Earth).

Over half of the people working in Clearview live in the Township, the rest travel in from Collingwood, Wasaga Beach, and other surrounding municipalities² (Figures 5.4 & 5.5).

² Based on a total number of 2,670 people identifying Clearview township as their usual place of work in the 2016 census, commuting flow data.

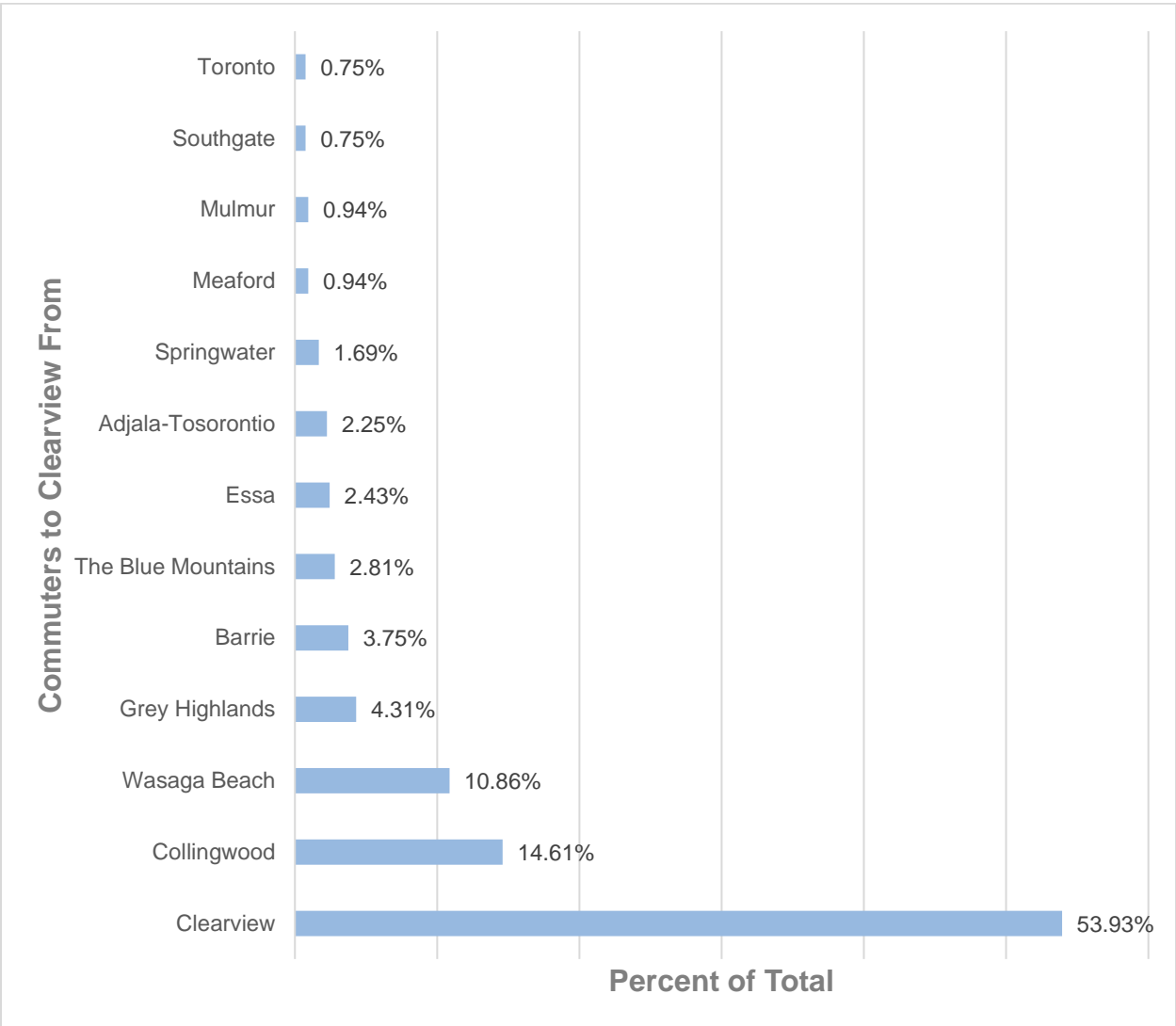


Figure 5.4: Place of work commute flows in to Clearview (Statistics Canada, 2016 census; Commuting Flow from Geography of Residence to Geography of Work: - Census Subdivisions: Sex (3) for the Employed Labour Force Aged 15 Years and Over Having a Usual Place of Work, in Private Households, 2016 Census - 25% Sample Data).

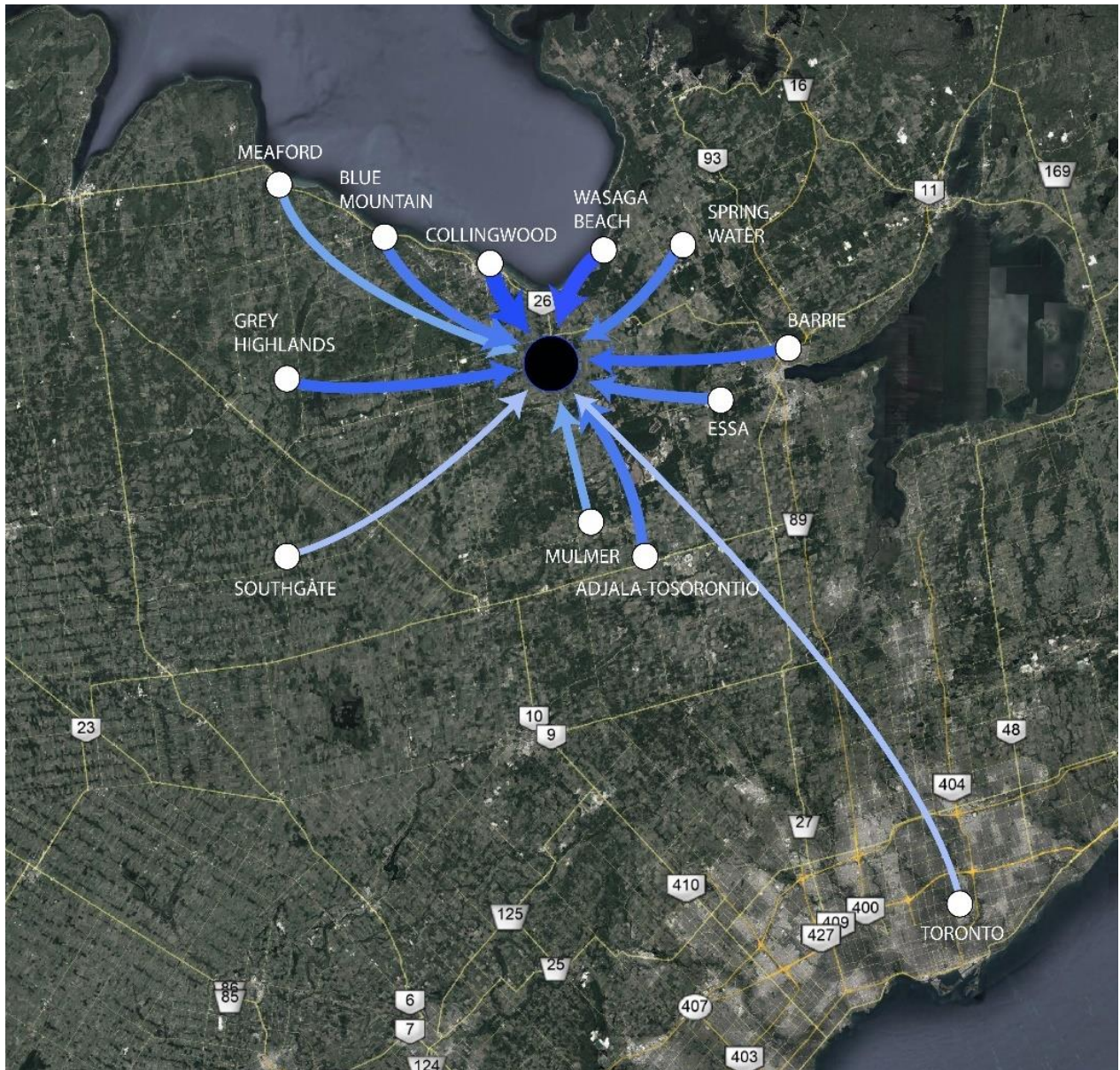


Figure 5.5: Commuting Flows inflows illustrated (GSP Group, based on Statistics Canada 2016 census data on commute flows, base map Google Earth).

5.2 Employment Trends and Allocation within Clearview

Of importance for the Official Plan Review and the assessment of land designated in the Official Plan for a range of land uses, is understanding how many jobs there are within the Township as well as how many new jobs can be accommodated and where they will be located.

Using the census data on usual place of work, in 2016 there were 2,670 people employed at a “usual place of work” in Clearview. This represents a 19.5%

increase in jobs since 2001, although there were fluctuations mirroring those in population.

In addition to those employed at a “usual place of work,” 750 Clearview residents worked at home, including the farm or their residence, in 2016 representing 10.2% of the total labour force, or about 5% of the total population (Statistics Canada, 2016 census and archives; Statistics Canada, 2017a). This works out to an approximate total of 3,420 jobs in Clearview in 2016. 945 Clearview residents (12% of the labour force) have no fixed workplace address, nor work from home, and the census captures building and landscape contractors, travelling salespersons, and independent truck drivers within this category; it is unclear from the census data how much of this type of work is located within Clearview Township.

The SCOP forecasts a total of 5,100 jobs in Clearview Township by the year 2031. This means that the Official Plan must ensure that sufficient land is designated for the types of land uses where people work (e.g. retail, industrial, institutional). If total employment is to reach 5,100 jobs, this would represent a 91% increase from the 2016 “usual place of work” jobs in Clearview³ (Figure 5.1).

	2001	2006	2011	2016	2031 (allocated in SCOP)
Employment	2,235	2,655	2,010	2,670	5,100
		↑ 18.8%	↓ 24.3%	↑ 32.8%	↑ 91.0%

Table 5.1: Clearview as Place of Work for Employed Labour Force over 15 years old, Commuting Flow data between 2001 and 2016, with 2031 allocation (Data source: Statistics Canada, 2017a; and census archives for 2011, 2006 and 2001 data; County of Simcoe, 2016).

Employment and Commercial Land Needs Assessment

Hemson Consulting has conducted an employment and commercial land needs assessment for Clearview Township, as part of a wider land budgeting exercise completed for Simcoe County.

Employment land employment: Based on past trends and forecast population and jobs growth, Hemson has determined that up to 2031, 44% of jobs will be “employment land employment” (e.g. industrial), requiring 33 hectares of land. There are currently 208 hectares⁴ of land designated and vacant or underutilized to accommodate this type of employment growth. This means that the Township

³ When factoring in the work from home data (2016 total number of jobs = 3,420) then the increase to 5,100 total jobs represents a 49.12% increase, not a 91.0% increase.

⁴ Total net vacant developable 245 hectares, but adjusted for long-term vacancy and underutilization to 208 hectares.

has an oversupply of 175 hectares. Vacant employment lands are located in Stayner, Nottawa, Creemore, and a handful of vacant parcels in New Lowell.

Population-related employment: The land budgeting exercise projects that 45% of jobs will be “population-related employment” (e.g. commercial services to support that population such as retail, medical and professional offices, personal care, restaurants, banks and many other types of businesses). Based on past trends, Hemson estimates that 10% of these jobs could be located on employment lands, 47% of these jobs could be people working at home, and the remainder could be located on land designated for institutional (15%) or commercial uses (28%). Important for the Official Plan Review is understanding the need for commercially designated land, and Hemson has determined that only 3 hectares of commercial land is needed for future growth. The Township currently has 104 hectares of commercially designated land, and an additional 5 hectares designated “commercial transition area.” While some of these designated lands will be already developed, Hemson factored them into their calculations overall determining that there was sufficient land designated for all types of employment growth to the year 2031.

Rural-based employment: An additional 10% of employment growth would be “rural-based employment,” including agricultural and primary industry related jobs, not already captured in the “work from home” category.

5.3 Clearview Official Plan Policies on Employment and Economic Growth

Clearview Official Plan Section 2.2.9 under the Municipal Growth Strategy outlines the broad policy direction for economic growth and employment opportunities through agriculture and agri-food, service, light industry, retail, and tourism commercial. Major new industrial facilities are directed to Stayner, New Lowell and Creemore, where full municipal services are available or planned (see also s. 2.3.5.2-3). Rural business parks are permitted in rural areas and limited access highway interchanges when it can be demonstrated that no suitable sites are available within the three primary urban settlement areas, the need can be justified, and the land use can be supported by available infrastructure. Rural businesses are subject to the preparation of a secondary plan or site-specific amendment to this is plan.

5.4 Implications for the Official Plan: Employment & Commercial Lands

- The new Clearview Official Plan will incorporate the SCOP allocation for future employment, and greenfield density targets for a mix of people and jobs to the year 2031.
- There is sufficient land designated for all types of employment and commercial jobs growth to 2031.
- The Review process will consider whether vacant employment and

commercial lands are designated in the most desirable locations within the Township in terms of servicing, transportation access, environmental constraints and hazards and whether those vacant lands could be re-designated for a different land use more conducive to the location.

- The Review of land use mapping will ensure that there is a minimum of 3 hectares of vacant, developable land available to accommodate forecast commercial jobs growth to the year 2031. The available supply and location of commercial lands should also be considered in the context of supporting complete communities including the distribution of commercial land among settlement areas and locations that support convenient access and walkability.
- The total area of employment land must be retained if the new Official Plan proposes to re-designate land in line with the Growth Plan policies to the long-range supply of employment land and prevent undue conversions to residential or other land uses in the Greater Golden Horseshoe.
- The Official Plan Review process will assess “in-between land uses” such as those that do not fit neatly within an industrial, commercial, rural, or agricultural category and based on review of best practices and the local context, determine the best fit land use designation for these land uses for the new Official Plan. Provisions for a range of farm types and sizes, on-farm diversified uses and agriculture-related uses, rural and resource-based tourism should be considered to support appropriate rural-based employment growth.

6. Planning Issue: Development Servicing

6.1 Servicing Policies

Provincial Policy Statement

The PPS promotes cost-effective servicing and establishes a hierarchy of services. Growth is to be directed to settlement areas with full municipal services as a first preference. Where municipal sewage and water services are not provided, the PPS permits private communal services. Where communal services are not feasible private on-site water and septic systems are permitted provided site conditions are suitable for the long-term provision of such services with no negative impacts. Within settlement areas, private services are only permitted for infilling and minor rounding out of existing development.

The PPS permits partial services when they are necessary to address failed individual on-site septic systems or wells or within settlement areas to allow for infilling and minor rounding out of existing development provided site conditions are suitable for the long-term provision of such services with no negative impacts.

Lot creation is only permitted if there is confirmation of sufficient reserve capacity within municipal services or private communal services.

Growth Plan

Similar to the PPS, the Growth Plan promotes cost-effective servicing. Municipalities are directed to generate sufficient revenue to recover the full cost of providing municipal water and wastewater services. Municipalities are directed to prepare comprehensive water or wastewater master plans to identify how growth will be serviced subject to the servicing hierarchy established in the PPS, as well as to assess the full life cycle costs of the systems, options to pay for the full life cycle costs of the system, and to ensure that effluent discharges and water takings will not negatively impact the quality and quantity of water.

County of Simcoe Official Plan

Section 4.7 of the Simcoe County Official Plan (“SCOP”) directs growth to settlement areas with full municipal water and sewage services. Like the PPS, the SCOP promotes private communal services when full municipal services are not available. Private on-site septic and water services are only permitted where a servicing feasibility study concludes that the provision of municipal or communal services cannot be implemented and where the site conditions are suitable for the long-term provision of such services with no negative impacts. A hydrogeological study is also required to implement the findings of the servicing feasibility study on a site-specific basis. In settlement areas individual private services are only permitted for infilling or minor rounding out of existing development, in keeping with the PPS.

Municipalities are only permitted to consider the construction of new, or expansion of existing, municipal and/or communal services where water conservation and water demand management initiatives are implemented, the expansion is to serve growth that supports intensification and density targets of the SCOP, and the plans have been considered in the context of applicable agreements.

New major developments to be serviced by private communal water services are required to demonstrate that adequate water supply is available and that the proposed water taking will not interfere with municipal water supply and private wells. A scoped water budget and water conservation plan is also required.

Development of new or expansion of existing partial services is not permitted, except where necessary to address failed individual on-site services in existing development and within existing partially serviced settlements, to allow for infilling or rounding out of existing development provided there is adequate capacity and suitable site conditions for the long-term provision of such services. Proposals for development of more than five lots within an existing partially serviced settlement area must be accompanied by a servicing feasibility study and a hydrogeological study.

The extension of services is permitted in co-ordination with the staging of development and in accordance with the planned and targeted population and employment allocations. Services may be linked between settlements or development nodes where it is economically advantageous.

Clearview Official Plan

The Clearview Official Plan carries forward the policies of the above-noted documents, including the servicing hierarchy. Where permitted, private services must meet site-specific development standards, including minimum lot size, on the basis of hydrogeological studies. Existing substandard services are to be raised to minimum standards.

Communal services are to be constructed by the development proponent and assumed by the Township once the system has operated for an agreed upon amount of time.

The current Official Plan suggests that there are development possibilities afforded by the Collingwood-New Tecumseth water pipeline, which runs through the Township of Clearview in proximity to New Lowell, Stayner, Brentwood, and Nottawa, and suggests further exploration through a secondary plan or servicing study. New Lowell receives water from this pipeline. Since the Official Plan was written nineteen years ago, however, it has become clear that further servicing from this source would be prohibitively costly compared to the construction of new wells within the Township.

The Clearview Official Plan provides servicing policies for Primary Urban Settlement Areas, Secondary Urban Settlement Areas, Rural Areas, and

Recreational Districts. The Official Plan policies are described below, and summarized in Table 6.1:

Avening, Batteaux, Brentwood, Dunedin, Duntroon, Glen Huron, Nottawa, Old Sunnidale, Singhampton, Sunnidale Corners (Secondary Urban Settlement Areas)

- New development is expected to occur on communal or private services, subject to the preparation of studies, demonstrating their technical and environmental adequacy to support the proposed development.
- Development is generally limited to infilling and/or minor extension of existing residential districts.
- Where major development or the settlement boundary is proposed to be extended, an Official Plan amendment is required. Justification must demonstrate that the area proposed for growth is suitable for full municipal or full communal services, either in isolation or in conjunction with the remainder of the settlement area.
- Development on partial services is not permitted, except in Nottawa.

Creemore

- Development is expected to predominately occur on full municipal services. Where this is not possible, communal services may be considered subject to studies.
- New development on partial or private services is only permitted in or as an extension of areas already equipped with such services.
- Private services may be considered where full municipal and communal services are not possible to service dry commercial uses, subject to studies. Such services are to be considered temporary and are to be replaced with municipal services at such time as they become available.

New Lowell

- Development is expected to predominately occur on full municipal or communal services. Communal services require studies and are dependant on the Township's willingness to assume ownership of the facilities.
- Private services may be considered where full municipal and communal services are not possible to service dry commercial or industrial uses or for residential infilling, subject to studies.
- Within areas enclosed by the "Special Servicing Area" (Schedules A and A2), Council may consider water only servicing with private sewage

disposal systems for infilling. Such developments must demonstrate that there will be no negative impact on ground or surface water quality, adequate and efficient expansion of the water system is possible, and that full servicing is not feasible. This option is only available for full development by plan of subdivision.

- New development on private services beyond the built-up areas of New Lowell (development other than infilling) shall be discouraged and only considered on the basis of a comprehensive, community-wide Servicing Feasibility Study and Settlement Capability Study. These studies must demonstrate that there will be no negative impact on ground and surface water quality or on natural heritage features and functions, and that the servicing proposal is safe, efficient, and will not represent a financial burden to the municipality.

Stayner

- Development is expected to predominately occur on full municipal services. Where this is not possible, communal services may be considered subject to studies.
- New development on partial or private services is only permitted in or as an extension of areas already equipped with such services.
- Private services may be considered where full municipal and communal services are not possible to service dry commercial uses, subject to studies. Such services are to be considered temporary and are to be replaced with municipal services at such time as they become available.

Rural Areas

- It is expected that new development will occur on private services, pending studies
- Large-scale retail establishments and rural business parks are only permitted on the basis of full municipal or communal services. Notwithstanding this requirement, retail uses that only sell merchandise produced on site or locally, or which are devoted to extensive outdoor storage may be permitted on the basis of private services.
- Estate residential may be permitted on private or communal servicing on the basis of studies. If communal services are proposed they must not represent a financial burden on the municipality.

Recreational Districts

- Minor development is expected to occur on private services established on

the basis of studies.

- Major development is only be considered on the basis of a Servicing Feasibility Study that establishes that the area is suitable for the installation of full municipal or communal services. The study is to be completed as part of a secondary plan or comprehensive Official Plan amendment and shall assess the feasibility of extending services from the Town of Collingwood and/or the Town of Blue Mountains.

Settlements and Developments	Classification	Municipal Water	Municipal Wastewater	Private Communal Wastewater and Water	Private Septic	Private Wells
Avening	Secondary Urban Settlement Area				✓	✓
Batteaux	Secondary Urban Settlement Area				✓	✓
Brentwood	Secondary Urban Settlement Area				✓	✓
Creemore	Primary Urban Settlement Area	✓	✓			
Dunedin	Secondary Urban Settlement Area				✓	✓
Duntroon	Secondary Urban Settlement Area				✓	✓
Glen Huron	Secondary Urban Settlement Area				✓	✓
New Lowell	Primary Urban Settlement Area	✓			✓	
Nottawa	Secondary Urban Settlement Area	✓ (partial)			✓	✓ (partial)
Old Sunnidale	Secondary Urban Settlement Area				✓	✓
Singhampton	Secondary Urban Settlement Area				✓	✓
Stayner	Primary Urban Settlement Area	✓	✓			
Sunnidale Corners	Secondary Urban Settlement Area				✓	✓
Buckingham Woods, including Windrose	Subdivision	✓			✓	
Osler Bluff	Subdivision			✓		
Collingwood Lands	Subdivision	✓			✓	
Osler Pine, Osler Angus, Osler View	Subdivision			✓		
Devil's Glen	Subdivision			✓		

Table 6.1: Summary servicing by settlement area and subdivision development.

6.2 Implications for the Official Plan: Development Servicing

- The majority of new development should continue to be planned in areas with full municipal water and wastewater services.
- Limited development on private services and partial services are currently permitted in the PPS and Growth Plan subject to specific policies and criteria.
- There is an ongoing conversation within the Township about whether or not to allow for the rounding out of settlement areas with new developments having only partial services and existing private services because of the high costs of extending full services. The Review process will consider whether or not to continue permitting partial and private services for new development in certain locations and subject to appropriate criteria.

7. Planning Issue: Agriculture

7.1 Agriculture in Clearview

Land designated for agricultural use comprises a large portion of the land base in Clearview Township (23,871.6 hectares; 43% of the total municipal land area). Within Clearview Township there are approximately 38,468 hectares of Class 1, 2, and 3 soils (high agricultural capability) and 18,465 hectares of Class 4 to 7 soils (limited agricultural capability) (Dillon Consulting et. al., 2006).

According to the most recent 2016 census of agriculture, there are 263 farms in Clearview, representing an 18% reduction from 311 in 2011. (Statistics Canada, 2017b). Oilseed and grain farming (soybeans, corn and wheat) comprise 30% of Clearview's farms. Another 20.5% of farms grow hay and other crops. 37.5% of all farms are involved in animal production, with cattle ranching and dairy farming forming the largest group of animal related farms. The "other animal production" category includes horse farming, and farms with a combination of animals.

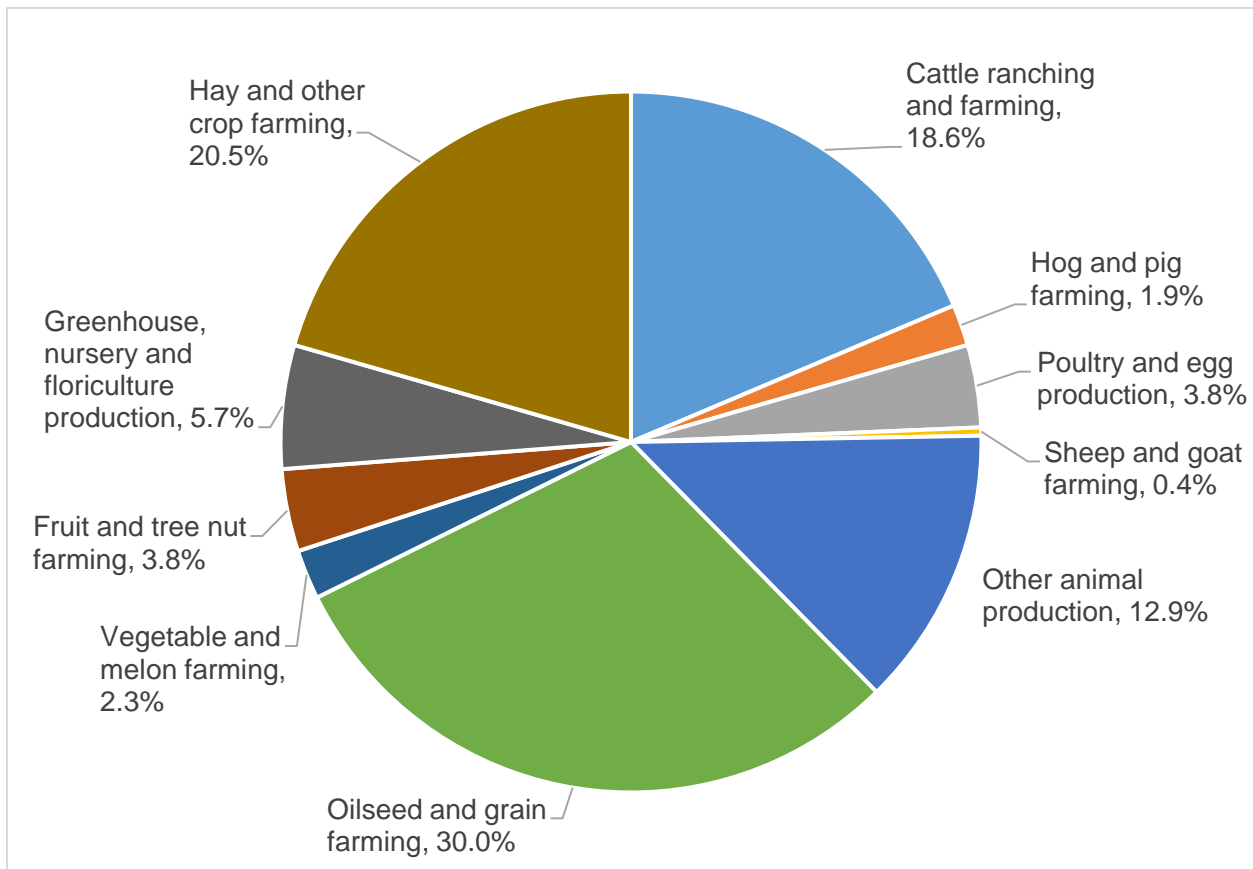


Figure 7.1: Farm types in Clearview Township (Data source: Statistics Canada, 2017b, Census of Agriculture, calculated by GSP Group).

Across Canada the trend is towards fewer, but larger farms; in Clearview this trend

has been evident over the past twenty years. In 1996 there were 432 farms in Clearview, and the average farm size was 210 acres. In 2001 the number of farms decreased to 361, with an average size of 231 acres (Dillon Consulting et. al., 2006). By 2011 the number of farms decreased to 311, and by 2016 there were 263 farms in the Township (Statistics Canada, 2017b).

Figures 7.2 and 7.3 illustrate the change in farm area from 2011 to 2016. There were two new farms over 1,600 acres, but also two new farms under 10 acres. The biggest differences between the census years were seen in 10- and 69-acre farms (11 fewer farms of this size in 2016), and 70 to 129 acre farms (19 fewer farms of this size in 2016) (Statistics Canada, 2017b).

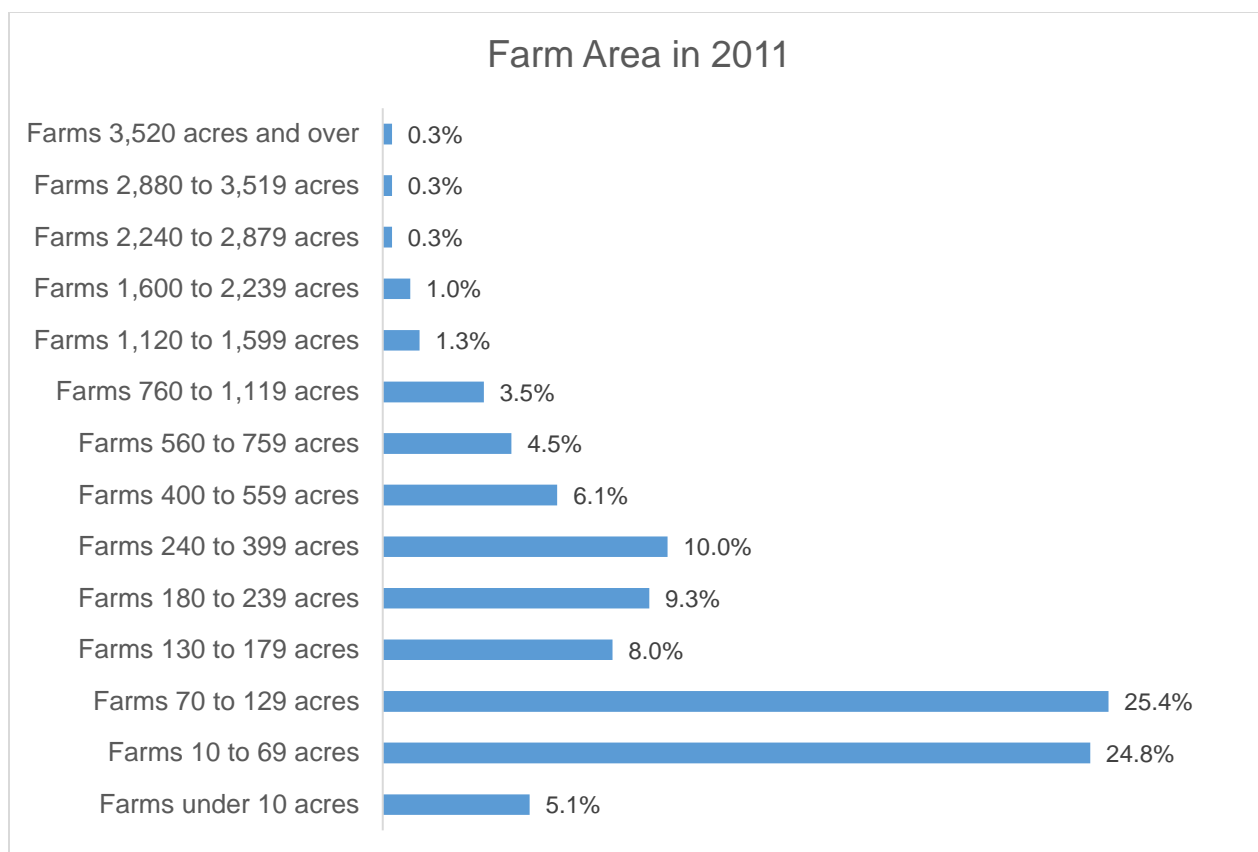


Figure 7.2: Percentage of all farms by farm area in 2011 (Data source: Statistics Canada, 2017b, Census of Agriculture, calculated by GSP Group).

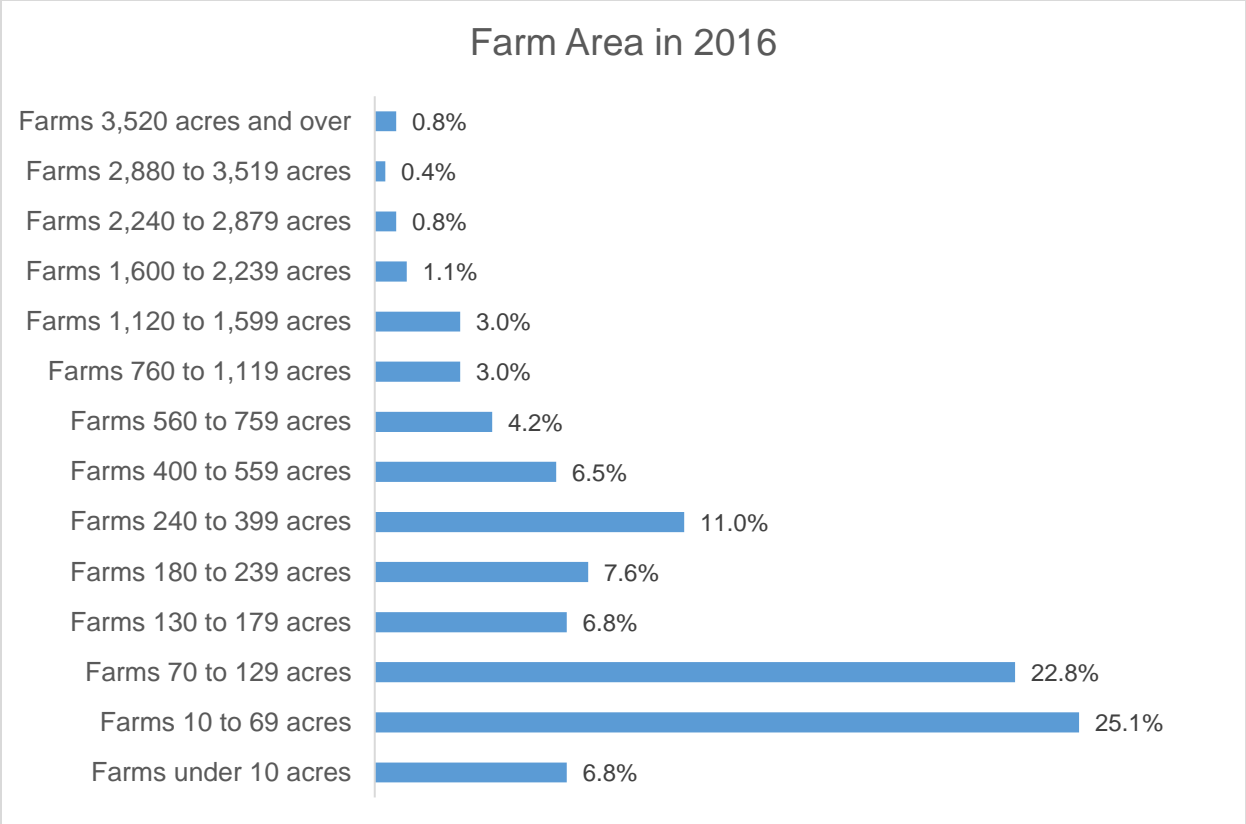


Figure 7.3: Percentage of all farms by farm area in 2016 (Data source: Statistics Canada, 2017b, Census of Agriculture, calculated by GSP Group).

7.2 Agricultural Land Use Policy Framework

Protecting agricultural lands and the viability of the agriculture and agri-food sectors are priorities for the Township, Simcoe County, and the Province. The *Planning Act* identifies “the protection of the agricultural resources of the Province” as a matter of provincial interest that planning authorities must have regard to when carrying out their responsibilities (section 2.b).

The Provincial Policy Statement further outlines policies related to the wise use and management of agricultural resources. PPS Section 2.3 establishes policies related to “prime agricultural areas,” “on-farm diversified uses,” and “minimum distance separation” between certain types of agricultural operations and other land uses. The Simcoe County Official Plan and Township of Clearview Official Plan implement the agricultural policies of the PPS.

The Growth Plan provides further policy direction regarding the protection of agriculturally productive lands and the agri-food system. In 2018 the Province released new mapping of the agricultural land base in the GGH.

Prime Agricultural Areas

The PPS defines “prime agricultural areas” as

areas where prime agricultural lands predominate [i.e. lands with Class 1, 2, and 3 soils]. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province.” (PPS, 2020, Definitions)

Together with rural lands, lands designated for agriculture are intended to provide a continuous productive agricultural land base. Provincial policies are intended to support and protect the Agricultural System, which includes the agricultural land base *and* the agri-food network. The network includes regional and local transportation infrastructure and services that support the agri-food sector.

The Growth Plan’s policies directing growth in an efficient and compact form aim to reduce sprawl and protect agricultural production. Growth Plan s. 4.2.6 includes policies on protecting the Agricultural System in the Greater Golden Horseshoe, including protecting the movement of agri-food goods, minimizing land use conflicts, and consulting with agricultural advisory committees or liaison officers.

Prime agricultural areas are designated by Simcoe County through the “agricultural” land use designation on SCOP Schedule 5.1. It is the responsibility of Simcoe County to incorporate and refine the Provincial mapping of the agricultural land base released in 2018 into the County’s land use map through the MCR process. According to Growth Plan s. 4.2.6.8, outside of the Greenbelt Area, the Provincial agricultural mapping does not apply until it has been incorporated into the Simcoe Official Plan, and until that time the prime agriculture areas identified by Simcoe County will be considered the agricultural land base.

Through the current MCR process, the County will review the Provincial mapping and may consider adding lands the Province has identified as “candidate areas” to the prime agricultural areas or they may be designated as rural lands. Simcoe County can implement the provincial mapping separately for each lower-tier municipality prior to the completion of the MCR. After the provincial mapping for the agricultural land base has been implemented in the SCOP, further refinements can only occur through an MCR process. (Growth Plan, 2019 s. 4.2.6.9; OMAFRA, 2018).

Section 4.3 of the current Official Plan outlines the policies for lands designated Agriculture in the Township. The policies pursue the goal of preserving agriculturally-productive land, preventing encroachment of incompatible land uses

and preventing farm fragmentation. Policies related to secondary uses, home occupations and home industries, and agriculturally-related industrial and commercial uses will be refined in accordance with the guidelines for on-farm diversified uses (including s. 4.3.1.2, 4.3.2.6, 4.3.2.7, 4.3.2.14). The current OP establishes a minimum lot size of 35 ha for land holdings within the Agriculture designation and encourages larger farm sizes (s. 4.3.2.5). Given concerns expressed through the Official Plan review process about the decline in smaller farms, and limited opportunities for younger generations to establish their own farm operations, policy 4.3.2.5 will be reviewed and revised for the new Official Plan. Recommendations will also be made for revisions to the zoning bylaw to implement the policy changes related to minimum lot sizes for various types of agriculture (e.g. produce and livestock).

Agricultural Uses on Rural Lands Outside of Settlement Areas

The PPS defines rural lands as “located outside settlement areas and which are outside prime agricultural areas” (PPS, 2020, Definitions). While these areas do not have as high of an agricultural capacity based on soil classifications, the Province has identified “candidate” areas that could potentially support agricultural production. The PPS also specifies that agriculture is a permitted use on rural lands:

“1.1.5.8 Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.” (PPS s. 1.1.5 Rural Lands in Municipalities)

PPS Section 1.1.5 promotes recreational, tourism, and other economic development opportunities. Other permitted uses on rural lands include: the management or use of resources, resource-based recreational uses (including recreational dwellings), limited residential development, home occupations and home industries, cemeteries and other rural land uses.

Development on rural lands must be appropriate to the infrastructure that is planned or available to avoid uneconomical extensions (PPS s. 1.1.5.5). Land uses and development on rural land must also comply with the minimum distance separations required between sensitive land uses and certain agricultural operations, including livestock (PPS s. 1.1.5.9).

Agricultural Uses on Rural Lands Within Settlement Areas

Typically in the GGH, settlement areas do not include lands designated as “rural”; however, this is the case in municipalities in Simcoe County due to the legacy of settlement area boundaries in existing Official Plans as well as special policies in the Growth Plan for the Simcoe sub-area. This poses unique challenges related to land use compatibility as there is an increased potential for land use conflicts between uses permitted on rural lands, such as agriculture, and sensitive land uses, like residential. The risk for potential land use conflicts can be heightened in settlements with municipal water and/or wastewater servicing. The PPS states that

settlement areas shall be the focus of growth and development (s. 1.1.3.1) and are to include densities and a mix of land uses which “are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available” (s. 1.1.3.2.b).

On-farm Diversified Uses

The Province has established guidelines on agricultural uses, agricultural-related uses, and on-farm diversified uses permitted in prime agricultural areas (OMAFRA, 2016). The current Clearview Official Plan section 4.3.2.14 strictly limits non-agricultural uses to those which are “compatible with the surrounding agricultural area and shall be limited to those involving conservation and the management of resource areas including natural heritage, wetland and hazard land areas.” New policies and criteria will be recommended in the new Official Plan to implement and align with the PPS policies and provincial guidelines for on-farm diversified uses, and to provide policy direction for more detailed permitted uses and regulations to be implemented through the Township’s Zoning By-law.

Lot Creation

The PPS restricts new lot creation in prime agricultural areas to:

- lots of a size appropriate for agricultural uses common in the area and to maintain flexibility for future changes in the type or size of agricultural operations;
- agriculture-related uses limited to a minimum lot size needed for the use and associated servicing;
- a residence surplus to a farming operation as a result of farm consolidation, provided that the new lot is limited to a minimum size needed to accommodate the use and appropriate sewage and water services and new dwellings are prohibited on the remnant farm parcel; and,
- infrastructure that cannot be accommodated through the use of easements or rights-of-way.

The Township’s current OP restricts new lot creation in agricultural areas to the limited circumstances outlined in OP section 9.4, including:

- where both the severed and retained parcels are used for agriculture, new lots are no less than 35 hectares in area;
- a farmhouse is rendered surplus through consolidation;
- an agriculturally related industrial or commercial use requires proximity to the agricultural community;
- where there is more than one legally existing use on property prior the

approval of the OP; and,

- for technical or legal reasons.

For the severance of a surplus farm dwelling resulting from a farm consolidation, there are several policy options to consider ranging from the restriction of eligible farm consolidations to adjoining farm parcels to the consolidation of farm parcels within a certain distance to farm parcels within the same municipality or within adjoining municipalities.

Where adjoining farm parcels are consolidated into the same farm operation, the Township has the option to require the farm parcels to be merged into one ownership or to permit the parcels to be held in separate ownership, provided there are no new dwellings permitted. The latter option was identified during stakeholder consultations as a way to allow smaller farm operations to continue including family farms, as the separate ownership allows a portion of the farm operation to be transferred in ownership which enables the next generation farmer to leverage the property as a financial asset to establish the farm operations.

Minimum Distance Separation

The Province has established formulae for determining the minimum distance separation (MDS) between sensitive land uses and livestock operations to minimize the impacts of odour and prevent the encroachment of non-agricultural land uses on farm production in rural areas. MDS applies in rural areas outside of settlement areas including both rural lands and prime agricultural areas. New land uses, creation of new lots, non-residential uses in prime agricultural areas, expanding livestock facilities, and expanding settlement areas must comply with the MDS guidelines (PPS s. 1.1.5.9, 1.1.3.8, 2.3.3.3, 2.3.6.1). The Province has established guidelines for calculating the required minimum distance separation between land uses (OMAFRA, 2014). The current Clearview Official Plan was amended to include policies regarding MDS.

Cannabis Production

The Federal *Cannabis Act*, and Cannabis Regulations establish the parameters for cannabis cultivation in Canada. A licence from the Federal government is required to cultivate, process and sell cannabis for any purpose (non-medical or medical). Federal licence holders can be verified on the Health Canada website (Health Canada, 2020). Like other agricultural producers, cannabis cultivators must also comply with municipal planning and zoning, and other Federal and Provincial Acts and Regulations pertaining to environmental protection and health, such as the *Pest Control Products Act*, and the *Fertilizers Act*, among others (Health Canada, 2018).

Under the Federal laws, cultivation licenses can be issued for three subclasses: 1) standard cultivation, 2) micro-cultivation, and 3) nursery. In each cultivation subclass cultivation may be conducted indoors or outdoors. There are restrictions

on surface area of a proposed plant by each subclass, and different activities authorized under each cultivation licence. Federal licencing for cultivation for medical purposes requires the grower to produce a site plan and good production practices report. Good production practices include filtration and ventilation systems to prevent the escape of odours associated with cannabis plant material to the outdoors; however, it is unclear how odours are to be filtered or ventilated from outdoor cultivation (Health Canada, 2018).

There are three main approaches that municipalities in Ontario are taking to regulate cannabis production through zoning. The first is to define a “cannabis production facility” in a zoning bylaw and be clear about which zones it is permitted within, with attention given to the level of infrastructure planned or available to support land use activities (e.g. water, transportation network). This approach can be used to direct all cannabis related businesses to cluster in a certain location. The second is to not only define it, but also introduce regulations regarding separation distances and setbacks from sensitive uses, such as residential, institutional, open spaces, schools and places of worship. The third approach is to determine that cannabis production falls within existing use definitions and zoning permissions, e.g. agricultural or industrial. Since cannabis cultivation and cannabis processing can have different land use impacts and facility requirements, these activities can be regulated differently at the local level (Dean, 2018; Federation of Canadian Municipalities, 2018).

Moving forward with the Official Plan Review, the Township will need to further understand the odour and other impacts of cannabis production, both indoor and outdoor, and balance regulating cannabis cultivation and processing with the PPS policies to promote and protect all types, sizes, and intensities of agricultural uses and normal farm practices (PPS s. 2.3.3.2). When cannabis production is a proposed land use through a re-zoning application and/or at the site plan stage, the Township could require an applicant to demonstrate that the indoor and/or outdoor growing areas are adequately separated from sensitive land uses to address land use compatibility and odour concerns.

7.3 Implications for the Official Plan: Agriculture

- Ensure that the agricultural designations on the new Official Plan map align with lands designated for agriculture, representing prime agricultural land, on the Simcoe County Official Plan Map 5.1.
- Promote and protect all types, sizes and intensities of agricultural uses and normal farm practices in prime agricultural areas through policies in accordance with PPS s. 2.3.3.2. Through a review of best practices in Ontario municipalities, the OP Review process will examine land use planning tools for protecting the viability of small farms.
- Align the new OP policies regarding limited non-agricultural, non-residential

uses permitted in prime agricultural areas with section 2.3.6 of the PPS, including the criteria that must be demonstrated, such as complying with the MDS formulae, clearly identifying the need, and a lack of reasonable alternative locations.

- Through a review of best practices within Simcoe County, moving forward the OP Review for Clearview will consider issues of land use conflict and compatibility issues raised in the community due to rural lands within settlement areas and propose Draft OP policies to bring greater clarity regarding permitted and appropriate uses on these lands. Appendix A illustrates certain areas where lands designated rural are proposed to be changed to non-settlement area. Moving forward with the OP review process, there is potential to include a future development overlay on the OP maps with policy clarifying that rural lands designated within urban settlement areas are intended to transition to urban land uses in the long-term.
- Incorporate policies in accordance with PPS 2020 about lot creation within prime agricultural areas. Lot creation within prime agricultural areas is discouraged, and may only be permitted for agricultural uses, agriculture-related uses, a residence surplus to a farming operation and infrastructure that cannot otherwise be accommodated through easements or rights of way (PPS, s. 2.3.4.1), lot adjustments may be permitted for legal or technical reasons (PPS, s. 2.3.4.2) and the creation of new residential lots in prime agricultural areas is prohibited (PPS, s. 2.3.4.3). There are policy options to consider for defining farm consolidations and for the criteria related to land ownership requirements for the consolidation of adjoining farm properties into one operation.
- Minimum distance separation (MDS) formulae were incorporated through Official Plan Amendment 1. The new OP will further incorporate the MDS requirements and guidelines in accordance with the PPS and the 2017 MDS Document (Publication 853), including policies regarding the creation of new lots, new land uses, and the expansion of settlement areas.
- The new OP will include policies clarifying the limited circumstances in which land may be removed from prime agricultural areas for the expansion of a settlement area in accordance with PPS sections 2.3.5 and 1.1.3.8.
- The new OP will set the framework for regulating cannabis cultivation and production in the Township that can then be implemented through the zoning bylaw. The policy framework will address the potential impacts of the cannabis industry, including potential outdoor cultivation, in accordance with Federal and Provincial regulations and guidelines.
- The new OP will include updated policies on agricultural uses, agriculture-

related uses and on-farm diversified uses in accordance with the PPS and the Provincial guidelines (OMAFRA, 2016).

8. Planning Issue: Environmental Protection

8.1 Clearview's Natural Environment

Clearview Township is located within the Nottawasaga Valley Watershed, which is under the watershed management of the Nottawasaga Valley Conservation Authority (NVCA). Three subwatersheds cross the Township: Lower Nottawasaga River Subwatershed, Mad River Subwatershed, and the Blue Mountains Subwatershed. Table 8.1 summarizes the NVCA's assessment of the environmental health of each subwatershed within Clearview Township (NVCA, 2018).

Clearview Subwatershed	Forest Conditions	Wetland Conditions	Stream Health	Groundwater Quality
Lower Nottawasaga River	Status: Fair	Status: Good Trend: Declining	Status: Poor Trend: Declining	Status: Very Good
Mad River	Status: Good	Status: Good Trend: Declining	Status: Fair Trend: Declining	Status: unclear
Blue Mountains	Status: Fair	Status: Poor Trend: Declining	Status: Good Trend: stable	Status: unclear

Table 8.1: Summary of Subwatershed assessments (Source: NVCA, 2018 subwatershed report cards)

Forest Conditions

In general in Clearview Township there are large areas of prime agricultural lands, and therefore sparse forest cover. The forest conditions and cover in the Mad River subwatershed is assessed as healthier than the other two subwatersheds. Escarpment forests along the western boundary of Clearview Township are provincially significant, supporting rare fern species, nesting birds, and deer.

Wetland Conditions

Within the Lower Nottawasaga River subwatershed, there was a net wetland loss of 101.8 ha, or a 1.4% between 2009 and 2016 due to agricultural conversion and urban development activity. It is largely due to this net loss that the NVCA assessed the wetland conditions as poor. Stayner Wetland Complex has been identified as a provincially significant wetland by the Ontario Ministry of Natural Resources and Forestry. These wetland areas are subject to municipal and provincial planning policies that help protect these wetlands from development and site alteration.

Wetlands in the Mad River subwatershed were assessed as fair, but declining due

to agricultural impacts, nutrient impacts, and sparse riparian (streambank) cover next to farm fields. The Minesing Wetlands (Swamp) are designated as provincially significant and are located partially within the Township. Within the Blue Mountains subwatershed, there are some fragmented wetlands, and thus the assessment of poor; however, the NVCA notes that the steep slopes and well-drained mean that this has likely been the case historically and does not represent a new declining trend.

Stream Health

The NVCA assessed streams within the Lower Nottawasaga River subwatershed of Clearview as either “below potential” or “impaired” due to agricultural stream alterations, sparse riparian (streambank) vegetation and nutrient inputs from agricultural activity. Lamont Creek was identified as impaired due to urban stormwater and nutrient inputs from Stayner. Within the Mad River and Blue Mountain subwatersheds, streams passing through Clearview’s agricultural areas were assessed as below potential or impaired, particularly Pretty River, and the Batteau River, where it is impacted by agricultural activities as well as urban lands, and runoff from the escarpment.

Groundwater Quality

The NVCA report cards provide limited information on groundwater quality due to data limitations, while the Province and municipality are monitoring the water quality of the wells.

8.2 Environmental Land Use Policy Framework

Protecting and conserving natural areas, features, functions, and resources are essential matters of Provincial interest, and as such, must be addressed in local municipal Official Plans. The coordinated review of Provincial Plans in 2017 affirmed the importance of watersheds as the scale for protecting the quantity and quality of water.

Planning Act

Part III of the *Planning Act* requires Official Plans to establish goals, objectives and policies to manage change and effects on the natural environment. Part V enables the passing of Zoning by-laws to protect natural features and areas.

Provincial Policy Statement

The PPS requires municipalities to protect, improve or restore the quality and quantity of water (s. 2.2.1). This is to be done through identifying water resource systems in decisions related to planning for growth such as wastewater and stormwater infrastructure, using the watershed as the scale for long-term planning, minimizing potential negative impacts, maintaining linkages and related functions among groundwater, surface water, natural heritage features and areas, and restricting development and site alteration in order to protect municipal drinking water and designated vulnerable areas, and protect vulnerable surface and ground

water.

Planning authorities are required to plan for efficient and sustainable use of water resources and ensuring stormwater management practices minimize stormwater volumes and contaminant loads (s. 2.2.1). Development and site alteration is to be restricted in or near sensitive surface water features and sensitive ground water features, and mitigative measures may be required to restore, protect, or improve these sensitive features and functions (s. 2.2.2).

The Provincial Policy Statement defines natural heritage features and areas as those that are “important for their environmental and social values as a legacy of the natural landscapes of an area” (PPS, Definitions). Natural heritage features and areas include significant wetlands, fish habitat, habitat of endangered and threatened species, significant woodlands, and significant areas of natural and scientific interest. Natural heritage features and areas together make up a “natural heritage system” intended to provide connection and linkages to support natural processes.

The PPS provides policy direction on natural heritage in section 2.1. Development and site alteration in certain natural heritage features and areas is prohibited (s. 2.1.5, 2.1.7). In significant wetlands, all development and site alterations are prohibited, except for continuing agricultural uses (s. 2.1.4, 2.1.9). The Natural Heritage Reference Manual provides further guidance for developing policies for proposed development and site alterations on defined adjacent lands to natural heritage features and areas, such as significant wetlands (Ontario Ministry of Natural Resources, 2010).

Recent changes to the PPS impacting planning for natural heritage in Clearview include:

- Continuing to require that municipalities in southern Ontario (including Clearview and Simcoe County) identify natural heritage systems, while providing flexibility as to how to achieve this outcome (2.1.3).
- Providing a new, voluntary management approach for managing local or regionally significant wetlands (2.1.10).

Growth Plan

The Growth Plan implements the PPS emphasis on protecting, improving and restoring water quality and quantity, and reiterates the importance of watershed planning. Upper and lower-tier municipalities are required to partner to ensure a watershed approach to planning for water, wastewater, and stormwater infrastructure.

Water resource systems are to be identified to protect key hydrologic features, areas, and their functions (s. 4.2.1.1-3). Large-scale developments in designated greenfield areas, and secondary plans must be informed by a subwatershed study or equivalent (s. 4.2.1.4).

Municipalities are required to develop stormwater master plans or equivalent for serviced settlement areas (s. 3.2.7.1). Large-scale developments proceeding through secondary plan, plan of subdivision, vacant land plan of condominium or site plan will also need to be supported by a stormwater management plan or equivalent (3.2.7.2).

The Province is developing further guidance on watershed planning and low impact storm water management, which can help shape the policy directions for the Official Plan (Government of Ontario, 2018).

The Growth Plan further outlines policy directions for protecting natural heritage features and areas within the Greater Golden Horseshoe. In 2018 the Province released new natural heritage system mapping for the GGH. Similar to the agricultural mapping released at the same time, the natural heritage mapping does not apply until it has been implemented in the Simcoe Official Plan, unless the County chooses to implement the mapping separately for each lower-tier municipality.

Since the Simcoe MCR is still in process, the Township's Official Plan will ensure consistency with the natural heritage systems identified in the current SCOP. After the Provincial mapping is incorporated into the SCOP, further refinements can only occur through a subsequent MCR process (Growth Plan s. 4.2.2.4, 4.2.2.5).

Beyond the natural heritage system identified in the SCOP, the Township may continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS (s. 4.2.2.6).

Simcoe County Official Plan

The SCOP adopts the watershed approach to planning and identifies "Greenlands" representing the natural heritage systems, features, areas and their functions (s. 3.3.8, 3.8, Schedule 5.1).

The objectives of the Greenlands designation include promoting biodiversity and ecological integrity, improving the quality, connectivity and amount of woodlands and wetlands, ensuring that species of conservation concern can flourish, protect, improve, and restore quality and quantity of surface and groundwater, support Provincial plans, ensure that the location, scale and form of development respects and supports the natural heritage system, and to provide opportunities for natural heritage enjoyment, appreciation, recreation, and tourism in keeping with the Greenlands objectives (s. 3.8.1-8).

The Greenlands designation includes the following:

- a) Habitat of endangered species and threatened species;
- b) Significant wetlands, significant coastal wetlands, other coastal wetlands, and all wetlands 2.0 ha or larger in area which have been determined to be locally significant, including but not limited to evaluated wetlands;

- c) Significant woodlands;
- d) Significant valleylands ;
- e) Significant wildlife habitat;
- f) Significant Areas of natural and scientific interest (ANSIs);
- g) Regional Areas of natural and scientific interest (ANSIs);
- h) Fish Habitat;
- i) Linkage areas in accordance with Section 3.3.16; and,
- j) Public lands as defined in the Public Lands Act.

Outside of settlement areas, the Clearview Official Plan must incorporate the Greenlands designation identified by the County, and can identify further local natural features. Within settlement areas, the latest available mapping and data sources for natural heritage features and areas will be used to designate Greenlands and to define the components of the natural heritage system.

Within the NEP, the land use designations and policies of the Township's new Official Plan will be consistent with those of the NEP for the Escarpment Natural Areas and Escarpment Protection Areas, as well as the other NEP land use designations.

Source water protection

Clearview Township falls within the broader plan for source water protection established for the South Georgian Bay Lake Simcoe Source Protection Region as a joint project of the regional Conservation Authorities. The Source Protection Plan (SPP) became effective on July 1, 2015 under the authority of the Clean Water Act.

The SPP emphasizes the importance of municipalities as key partners in implementing drink water source protections through land use planning. The SPP identifies 19 municipal water supply wells within Clearview Township and maps four vulnerable source water areas: wellhead protection areas, intake protection zones, highly vulnerable aquifers, and significant groundwater recharge areas. The SPP outlines policy tools and monitoring requirements for a range of potential threats to vulnerable source water areas (SGBLSSPR, 2015). There is a new municipal ground water source in the planning stage, which will comprise a cluster of three wells at the 12th Concession and Klondike Park Road.

The Township's new OP will implement the applicable mapping and policies required by the SPP for the protection of vulnerable source water areas.

Clearview Official Plan

The Clearview Official Plan supports a watershed approach to making land use designations, promoting water conservation and the efficient use of water, and to protect the quantity and quality of surface and groundwater (s. 3.3.2.5-8). The Plan includes policies on development within flood-prone areas (s. 4.1.1.14). Section 8.19 includes special policies on the Black Ash subwatershed study that the NVCA

completed in the year 2000, which impacts the northwest corner of Clearview Township, where it borders Collingwood and Town of the Blue Mountains.

Natural heritage features and areas are identified as a resource, and an important part of what makes Clearview unique. Official Plan section 2.2.2 places limitations on growth to protect natural heritage features as designated as Greenlands in the SCOP. Section 3.3 outlines the goals and objectives for protecting environmental lands like the natural heritage features and areas designated through the Simcoe County Greenlands designation and minimizing land use conflicts. The Township Official Plan follows the requirement of the PPS to plan for health and safety and preventing property damage by directing development away from areas of natural or human-made hazards (PPS s. 3.1; Clearview OP s. 3.3.1.2; 3.3.2.2; 4.1; 4.1.1).

8.3 Implications for the Official Plan: Environmental Protection

- The new Official Plan will be brought into conformity with the PPS and Growth Plan policies, and most recent NVCA studies related to watershed planning, water resources, natural heritage systems and stormwater master plans. Given the declining trend in wetland and stream health, protecting, improving and restoring these natural heritage features will be a priority.
- Township natural heritage mapping will conform with the Simcoe County Greenlands designation in SCOP Schedule 5.1.
- The new Official Plan will incorporate the required mapping and policy directions provided in the South Georgian Bay Lake Simcoe Source Protection Plan effective in 2015.
- Since the 2001 Township Official Plan was created, societal awareness of climate change has grown, and policies related to adapting to climate change and managing land use and natural resources in a way that promotes resiliency have been incorporated into the Provincial policy documents like the PPS and the Growth Plan. The new Clearview Official Plan will incorporate a climate change and resiliency lens in its new policies to conform with the Provincial policies and mitigate the impacts of a changing climate in the long run.

9. Planning Issue: Placemaking, Parks and Recreation

9.1 Sense of Place in Clearview

Clearview has a strong rural and small-town character. The new Official Plan will preserve Clearview's sense of place and introduce new policies on placemaking and urban design. The new Official Plan will also build on the Township's parks, trails, and recreation planning to protect and promote a healthy and active lifestyle within Clearview.

9.2 Current OP Urban Design Policies

Within the Special Residential Development Prerequisites (Section 4.6.2.3 (7.)), the Official Plan requires an urban design plan to the municipality's satisfaction addressing matters such as architectural control, public spaces, trails and pedestrian linkages, access, and landscaping. Few other policies exist to the general application of urban design standards, or interpretation of what should be expected upon implementation.

The OP currently outlines principles and policies related to the neighbourhood and landscape character of residential development (Section 4.6), commercial development (S. 4.7), and industrial development (S. 4.8). Section 8.12 of the General Development Policies outlines Design Guidelines applicable at the discretion of the municipality to all new development and redevelopment through site planning, development agreements, and conditional approvals. The guidelines address heritage design, new neighbourhood/subdivision design, single-site design, landscape design, and public art.

9.3 Architectural Control Plan for Residential Infill Properties (2019)

The Township sets out requirements for architectural control for residential infill properties in By-law 19-35. The goal of architectural control of infill development is to fulfill the goals and objectives of the Official Plan for maintaining consistency with the general character and historical built form of neighbourhoods. The By-law provides guidance for building siting and massing, architectural design, material and colour, and garages and utilities.

9.4 Parks and Recreation Master Plan

Public Parks are addressed under Section 4.2.2 of the Official Plan. Currently there are two park types by classification: neighborhood parks and community parks. Trail systems are addressed within Section 6.8. but do not include park-related policies.

The Recreation, Culture and Parks Master Plan (2019) establishes park standards, and objectives for the new Official Plan including adopting parkland classification

with an associated schedule and parkland amenities standards. The Master Plan recommends updating trails policies to focus on parkland connectivity.

9.5 Implications for the Official Plan: Placemaking, Parks and Recreation

- Currently there are limited general urban design policies directing development within the Township, with guidelines provided in Section 8.12. Section 4.6.2.3 (7.) lists the need for an urban design plan towards special lots, however, needs further direction on best practice standards. The new Official Plan will build on the design guidelines to develop general urban design directions, policies, and criteria for the interpretation of these standards. The new Official Plan will clarify the design and public amenity requirements for new neighbourhoods/subdivisions and single-site developments and incorporate the Architectural Control Plan requirements in By-law 19-35.
- New urban design policies will include guidance for preserving the unique downtown characters of Creemore and Stayner to enable the continuation of an attractive streetscape for the enjoyment of residents and visitors. These policies will include recommendations from the Stayner Downtown Open Space (Amenities) Improvement Plan (2018) with focus on placemaking and making the downtown safe and attractive for pedestrians.
- Population demographics for the Township display an aging population, with increase in those aged 65 and over. This indicates a need for greater accessibility standards and multi-generational design. The new OP should expand on accessibility standards with reference to AODA and promote age-friendly communities through planning and design.
- The new OP will adopt parkland classifications and amenities standards by park type established in Appendix C of the Recreation, Culture and Parks Master Plan with associated schedules.
- The new OP will include policies on trails that will foreground their strategic role in connecting parks and green spaces and promoting active transportation.
- For parkland dedication, the recommendation in the Recreation, Culture and Parks Master Plan to continue to accept rates of 5% for residential and 2% for non-residential will require associated policies in the new Official Plan that must also consider recent changes to the Planning Act in respect of the future incorporation of parkland dedication and cash-in-lieu requirements as part of a broader community benefits strategy and by-law.
- The new Official Plan will update the policies on public uses to reflect the language of the Growth Plan on “public service facilities.” In conformity with

the Growth Plan, policies will direct new public service facilities, including hospitals and schools to settlement areas, with preference given to sites that are easily accessible by active transportation and transit where the service is available.

- The new Official Plan will update the policies on Community Improvement Plans and Areas to provide greater clarity and reflect current legislation and best practices.

10. Public Engagement

10.1 Online Survey

An online survey was developed to provide information about the Official Plan Review, and to receive input from respondents on their vision for the future of the Township and to determine priority issues to address through the Official Plan Review. The survey link was posted on the Township's website, promoted at the Public Meeting, and through the Township's website and social media. The survey was open from September 26 to November 30, 2019 and received 154 responses.

The complete findings from the online survey and summary graphs are included in Appendix B.

Input on Vision Statement

Official Plans include vision statements, and therefore the first question of the survey was intended to inform the new vision statement and asked respondents to select key words that describe their ideal vision for Township in 20 years. The keywords with the most selections were: **family-friendly, small town, affordable, safe, rural, sustainable, thriving, and peaceful.**

Key Planning Priorities

The remainder of the survey questions were organized by theme, and asked respondents to rank their priorities for each theme. Below is a summary of the top priorities identified, to be read alongside the complete findings included in Appendix B.

Infrastructure: improving infrastructure for walking, hiking, and cycling (e.g. trails and sidewalks); and directing new development to areas with municipal water and wastewater service to optimize existing infrastructure.

Housing and new growth: getting the land use map right so that new development can take place where it makes sense.

Places to shop and work: focusing new retail growth in our community hubs (e.g. downtowns, other nodes and/or clusters of businesses); improving policies on urban design (e.g. how buildings and streetscapes appear); enabling more locations for employment (e.g. new places of industries and large employers).

Agriculture: improving policies regarding on-farm diversification and innovation (e.g. on-farm businesses, agri-tourism, agriculture-related businesses was the top rated, though all three agricultural matters asked about ranked as high priorities for respondents.

Environment and recreation: protecting our water was by far the highest priority for residents, followed by enhancing parks and recreation opportunities, and planning

for environmental sustainability and climate change.

Following the thematic priority ranking questions, respondents were given the opportunity to explain their rankings, and to ask any further questions, or provide further comments about land use and the Official Plan Review Process. Responses vary, and can be reviewed in Appendix B.

The final section of the survey asked respondents to identify the community within which they live, and their age group. The location of respondents reflects to some extent the distribution of population throughout the Township. There was a good diversity and representation in the age range of respondents.

The survey also provided respondents with the opportunity to add their name, email and phone contact information for future updates on the Official Plan Review process. These responses have been omitted from Appendix B for privacy reasons.

10.2 Statutory Public Meeting

The Township held a Public Meeting in accordance with Section 26 of the *Planning Act*, on Monday November 4, 2019, 6:30pm in Council Chambers, Township of Clearview Administration Centre.

The Public Meeting was intended to officially announce the start of the Official Plan Review, to provide information about the process, and to provide an opportunity for members of the public to provide input.

At the Public Meeting, the Township's planning consultants for the Official Plan Review, GSP Group, delivered a presentation overviewing the Official Plan Review process, planning framework, and issues to be addressed through the review. This was followed by public comments, and answers provided by Township Staff and GSP Group where appropriate. A summary of the public meeting comments can be found in the Council Minutes:

https://www.clearview.ca/sites/default/files/uploads/meetings/november_4_2019_-_council_minutes_web.pdf

Another statutory Open House and Public Meeting will be held to present the draft of the new Official Plan and will provide members of the public with an opportunity to provide feedback that will be considered as part of the finalization of the new Official Plan.

10.3 First Nations Engagement

The announcement of the Official Plan Review, and advertisement for the Public Meeting in November was circulated to Curve Lake First Nation, and Williams Treaty First Nation, which have both indicated an interest in Township planning matters. When the new Draft Official Plan is ready for circulation to public agencies, a broader group of fifteen First Nations identified by Simcoe County will

be notified and given the opportunity to review and provide input on the Official Plan.

10.4 Stakeholder Workshops

Workshops were held with four stakeholder groups organized into broad thematic clusters on November 19 and 26, 2019:

Tuesday November 19, 2019

- Group 1:) 9:30am-11:00am (Commercial and employment lands)
- Group 2) 1:00pm-2:30pm (Agricultural, agri-food, and rural lands)
- Group 3) 3:00pm-4:30pm (Environment & sustainability)

Tuesday November 26, 2019

- Group 4) 9:30am-11:00am (Residential growth and community well-being)

The workshops were well-attended small group discussions that provided useful input on the local challenges and how well the current OP was addressing land use issues. Participants also offered suggestions on revisions to the land use designations map. See Appendix C for a summary of the workshop discussion themes.

10.5 Simcoe County Consultation

On November 26, 2019, Township Staff and GSP Group met with two members of the Simcoe County Planning Staff. As the approval authority for the new Official Plan, consulting with Simcoe County is a requirement of the *Planning Act*. This was a productive meeting wherein County staff provided an update on the MCR progress. Matters of policy and conformity with Provincial and County requirements were discussed and clarified.

11. Conclusion & Key Policy Directions

This discussion paper has outlined the planning framework, the community structure in the current Township Official Plan and discussed key planning issues that will inform the Official Plan Review process: growth management and housing development, employment and commercial lands, agriculture, environmental protection, and placemaking, parks and recreation. Public engagement on the Official Plan Review began in Fall 2019 and will continue as the Review proceeds.

11.1 Key policy directions

- **Complete communities, Appropriate Intensification, Housing Options and Land Use Mix:** It is essential that the new Official Plan conform with changes to the Provincial and County legislative and policy framework since the Official Plan was created in 2001. While some conformity issues have been addressed through Official Plan Amendments introduced in the interim, the new Official Plan can more clearly and smoothly integrate these issues. The “complete communities” concept is a foundation of the Provincial policy direction; the new Official Plan will adopt this approach.
- **Directing growth to the right areas:** Optimizing the appropriate land included within settlement areas and areas designated for development versus rural land within settlement areas. Lands may be re-designated through the Official Plan Review process to better respond to constraints and opportunities. Transportation linkages and traffic control will be a factor in directing new growth.
- **Clarify servicing policies:** Especially within smaller secondary urban settlement areas, refine the policy provisions and limitations regarding partial and private servicing.
- **Agricultural protection, viability and diversification:** Agriculture and agri-food industries are foundational in the Clearview economy. The new Official Plan will provide clarity regarding on-farm diversification and innovation, aligned with the Provincial guidelines. The Plan will also update the policies on rural land and farm consolidations and severance to encourage a range of farm sizes. The Plan will also introduce policies to foster new agricultural business hubs at key intersections.
- **Environmental protection and enjoyment:** Protecting, improving and restoring water resources and the natural environment will be cornerstones of the new Official Plan. Clearview Township has a network of trails for walking and cycling used by residents and visitors. The Plan will encourage the continued improvement and expansion of the trails and sidewalk networks, requiring integration where appropriate in new developments.

- **Enhance the Township’s sense of place and character:** Improve policy direction on urban design, and integrate recommendations from the Parks, Recreation, and Culture Master Plan to enhance sense of place, protect community character, address community health and well-being, and improve trails and their connectivity.

11.2 Next steps

The next step of the Review process is to draft the new Official Plan and then engaging with Staff, Council and members of the public for input on how to improve the draft. There will be an open house and public meeting to present the key policy directions and receive feedback and input before moving forwards with the final Official Plan.

11.3 Current Official Plan Structure

The current Official Plan structure is as follows:

1. Introduction (3 pages)
2. Municipal growth strategy (5 pages)
3. Goals and objectives (7 pages)
4. Land use policy (102 pages)
 - This section is generally organized by land use designation and includes an overview, policies for inside and outside of settlement areas where appropriate, policies on permitted uses, specifications for site plan control, exceptions where appropriate, and directions for zoning.
5. Niagara Escarpment Plan (41 pages)
6. Transportation policies (5 pages)
7. Municipal servicing policies (9 pages)
8. General development policies (22 pages)
9. Consent policies (5 pages)
10. Community improvement policies (3 pages)
11. Implementation (8 pages)
12. Interpretation (2 pages)

11.4 Proposed Draft Official Plan Structure

1. Vision, Goals and Objectives
2. Community Structure & Growth Management
 - Primary Urban Settlements
 - ▶ Built-up Areas
 - ▶ Designated Greenfield Areas

- Rural Settlement Areas
 - Rural Areas
 - ▶ Prime Agricultural Areas and Rural Lands
 - ▶ Recreational Districts
 - Natural Heritage System
3. General Policies
 4. Land Use Designations
 5. Implementation
 6. Interpretation
 7. Schedules

12. References

- Dean, Laura. (2018, Jan 10). *Municipal Land Use Planning Regulations and Cannabis Production Facilities*. Aird Berlis. Available: <https://www.airdberlis.com/insights/publications/publication/municipal-land-use-planning-regulations-and-cannabis-production-facilities>
- Dillon Consulting et. al. 2006. *Intergovernmental Action Plan for Simcoe, Barrie & Orillia. Existing Capacities Assessment, Rural Development Potential Report*. With: Ainley Group, Bourie & Associates, Caldwell Consulting, Clara Consulting, EDP Consulting, Enid Slack Consulting, Lapointe Consulting, Tera Trends, Will Dunning Inc. Available: <https://www.simcoe.ca/Planning/Documents/IGAP-GPA-Simcoe-Rural-Development-Potential-Report-April-2006.pdf>
- Government of Ontario. 2018. *Watershed Planning in Ontario: Guidance for land-use planning authorities*. Draft February 2018 for engagement. Available: http://www.downloads.ene.gov.on.ca/envision/env_reg/er/documents/2018/013-1817_DraftGuidance.pdf
- Government of Ontario Ministry of Municipal Affairs and Housing. 2020. *Provincial Policy Statement*. Available: <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>
- Government of Ontario Ministry of Municipal Affairs and Housing. 2019. *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*. Available: <https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>
- Health Canada. 2018, June 27. *Cannabis Licensing Application Guide: Cultivation, Processing and Sale for Medical Purposes Licences Application Requirements and Process to Become a Licence Holder*. Available: <https://www.canada.ca/en/health-canada/services/drugs-medication/cannabis/industry-licensees-applicants/licensing-summary/guide.html#b>
- Health Canada. 2020. *Licensed cultivators, processors and sellers of cannabis under the Cannabis Act*. Available: <https://www.canada.ca/en/health-canada/services/drugs-medication/cannabis/industry-licensees-applicants/licensed-cultivators-processors-sellers.html#wb-auto-5>
- Hemson, 2017. *Employment Land Budget and Residential Land Budget Summary Results for Clearview Township*. Available: <http://www.simcoe.ca>
- Niagara Escarpment Plan*. 2017. Available: <https://www.escarpment.org/LandPlanning>

- Nottawasaga Valley Conservation Authority. 2018. Subwatershed Report Cards for Lower Nottawasaga River, Mad River, and Blue Mountains. Available: <https://www.nvca.on.ca/Pages/Watershed-Health-Checks.aspx>
- Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA). 2018. *Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe*. Available: <http://www.omafra.gov.on.ca/english/landuse/agsys-ggh-final.htm#b31>
- Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA). 2016. *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas*. Available: <http://www.omafra.gov.on.ca/english/landuse/agsys-ggh-final.htm#b31>
- Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA). 2016. *The Minimum Distance Separation (MDS) Document. Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks*. Publication 853. Available: <http://www.omafra.gov.on.ca/english/landuse/mds.htm>
- Ontario Ministry of Natural Resources. March 2010. *Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005*. Second Edition. Toronto: Queen's Printer for Ontario
- Planning Act, R.S.O. 1990, c. P.13*. Current version December 10, 2019. Available: <https://www.ontario.ca/laws/statute/90p13>
- Simcoe County. 2014. *Housing Our Future: Our Community 10-Year Affordable Housing and Homelessness Prevention Strategy 2014-2024*. Available: <https://www.simcoe.ca/SocialHousing/Documents/AHHPS%20Full%20Strategy%20.pdf>
- Simcoe County. 2018. *Municipal Fact Sheet. Township of Clearview*. Available: https://www.simcoe.ca/Planning/Documents/2018_Municipal%20Fact%20Sheet_Clearview.pdf (accessed September 2, 2019).
- South Georgian Bay Lake Simcoe Source Protection Region (SGBLSSPR) 2015. *South Georgian Bay Lake Simcoe Source Protection Plan*. Available: <https://www.simcoe.ca/Planning/Documents/2015-approved-source-protection-plan.pdf>
- Statistics Canada. 2002. Clearview, Ontario (Code3543005) (table). 2001 Community Profiles. 2001 Census. Available: <https://www12.statcan.gc.ca/english/profil01/CP01/Details/Page.cfm?Lang=E&Geo1=CSD&Code1=3543005&Geo2=PR&Code2=35&Data=Count&SearchText=CLEARVIEW&SearchType=Begins&SearchPR=01&B1=All&Custom=> (accessed January 29, 2020).

- Statistics Canada. 2007. Clearview, Ontario (Code3543005) (table). 2006 Community Profiles. 2006 Census. Statistics Canada Catalogue no. 92-591-XWE. Ottawa. Released March 13, 2007. Available: <https://www12.statcan.gc.ca/census-recensement/2006/dp-pd/prof/92-591/index.cfm?Lang=E> (accessed January 29, 2020).
- Statistics Canada. 2012. Clearview, Ontario (Code 3543005) and Simcoe, Ontario (Code 3543) (table). Census Profile. 2011 Census. Statistics Canada Catalogue no. 98-316-XWE. Ottawa. Released October 24, 2012. Available: <http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E> (accessed January 29, 2020).
- Statistics Canada, 2016 Census of Population, Statistics Canada Catalogue no. 98-400-X2016325. Data Tables: Commuting Flow from Geography of Residence to Geography of Work: - Census Subdivisions: Sex (3) for the Employed Labour Force Aged 15 Years and Over Having a Usual Place of Work, in Private Households, 2016 Census - 25% Sample Data. <https://www12.statcan.gc.ca/census-recensement/2016dp-pd/dt-td/Rp-eng.cfm> (accessed October 8, 2019).
- Statistics Canada. 2017a. *Clearview, TP [Census subdivision], Ontario and Ontario [Province]* (table). *Census Profile*. 2016 Census. Statistics Canada Catalogue no. 98-316-X2016001. Ottawa. Released November 29, 2017. <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E> (accessed January 29, 2020).
- Statistics Canada. 2017b. *Clearview, Ontario Census Consolidated Subdivision [CCS350243005]. CANSIM Table 32-10-0403-01 Farms classified by farm type; CANSIM Table 32-10-0404-01 Farms classified by total farm area* 2016 Census of Agriculture. Available: <https://www.statcan.gc.ca/eng/ca2016>
- Stefan Bolliger Associates Inc. Landscape Architects. 2018, May. *Stayner Downtown Open Space (Amenities) Improvement Plan. Master Design Concept*.
- Township of Clearview. 2001. *Official Plan*. January 2019 consolidation. Available: <https://www.clearview.ca/building-planning/zoning-land-use-planning/official-plan>

Appendix A

Proposed Urban Settlement Area and
Land Use Designation Mapping
Changes

Appendix B

Clearview Official Plan Review
Online Survey Summary Data

Appendix C

Clearview Official Plan Review
Stakeholder Workshop Summaries