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**To:** Mayor and Council

**From:** Derek Abbotts, Director of Planning and Building

**Meeting Date:** March 9, 2026

**Subject:** Report #PB-008-2026 – Zoning By-law – Release of 2<sup>nd</sup> Draft By-law, Revised Mapping and Public Meeting Postponed

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## Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report PB-008-2026 (Zoning By-law – Release of 2<sup>nd</sup> Draft By-law, Revised Mapping and Public Meeting Postponed) dated March 9, 2026, for information

## Background

On November 26, 2024, Simcoe County Council approved the new Township of Clearview Official Plan. While certain site-specific sections are currently under appeal, all other sections of the Official Plan are in effect. In accordance with Section 26(9) of the Planning Act, Council is required to update the Zoning By-law within three years of adoption to ensure it conforms to the new Official Plan.

On September 8th, 2025, Council directed staff to make the Draft Comprehensive Zoning By-law available to the public for review and commenting, to coordinate an Open House and Public Meeting for the public to review, ask questions, and make comments on the proposed Draft Zoning By-law.

On September 9th, 2025, notice was given to the public for the Open House and Public Meeting, and to provide information about the draft Zoning By-law.

On September 24th, staff held an Open House at the Township Office in Stayner, from 2:00 p.m. until 7:30 p.m. Eighty (80) members of the public attended.

On October 29th, 2025, a Working Session was held to gain feedback from Council and the public about other matters in the proposed Zoning By-law. The Statutory Public Meeting was originally scheduled for October 29th. Due to the significant amount of feedback, especially regarding the Environmental Protection (EP) zones, the Public Meeting was postponed to a future date. Notice will be given as per the Planning Act once the Public Meeting date is rescheduled.

A total of one hundred fifty-nine (159) formal comments have been received as of the first comment deadline of November 5th, 2025.

On February 9, 2026 an update report was provided to Council for information. In that report Staff anticipated that an Official Plan Amendment and 2<sup>nd</sup> Draft of Zoning By-law as well as revised Zoning By-law Mapping could be made available to the public for review and comment, by February 27, 2026. It was also anticipated that on March 25<sup>th</sup>, 2026 the statutory Public Meeting would be held, that recommendation reports and finalize By-law would be considered by Council by April 2026 and that a notice of passing might be considered in May 2026.

At this time Staff and MHBC Planning are still addressing the comments received on the draft planning documents. Staff and MHBC Planning need additional time to fully review and incorporate the feedback to ensure that documents are accurate, comprehensive and aligned with all the applicable requirements.

A memo from MHBC Planning is attached as Appendix 'A'.

### Summary of Key Milestones

All published changes will include notification to members of the public and any person who signed up for notifications.

| Milestone  | Date  |
|--|---|
| Detailed review of existing Natural Heritage and Greenlands policies in the Township Official Plan, County Official Plan, and relevant provincial policy documents | December 2025   |
| Prepare Draft Official Plan Amendment and updated Revised Draft Zoning By-law for Township, NVCA and County Staff Review   | January 2026  |
| Published Draft Official Plan Amendment and Revised Draft Zoning By-law  | February 27, 2026<br>(Postponed)                          |
| Public Meeting regarding Draft Official Plan Amendment and Revised Draft Zoning By-law   | March 25, 2026<br>(Postponed)                             |
| Council meeting regarding Official Plan Amendment and Revised Draft Zoning By-law Amendment  | April 2026 (Alternative date May 2026) (likely postponed) |

### **Financial Implications**

The additional work to address comments and additional timelines for the finished Zoning By-law were not anticipated under the current budget.

### **Clearview’s Strategic Plan**

The above initiative supports the following strategic pillars: Communication

### **Report Appendices**

Appendix A: Memo MHBC – Project Update

### **Approvals**

**Submitted by:** Derek Abbotts, Director of Planning and Building

**Reviewed by:** Rossalyn Workman, Manager of Planning

**Financial Implications Reviewed by:** Kelly McDonald, Treasurer

**Approved by:** John Ferguson, CAO