



# MEMO

<b>To:</b>	Township of Clearview Mayor and Council
<b>From:</b>	MHBC Planning
<b>Date:</b>	February 27, 2026
<b>File:</b>	0505M
<b>Subject:</b>	Project Update - Draft Official Plan Amendment and Zoning By-law Review

In late 2024, MHBC was retained by the Township of Clearview to prepare a new Zoning By-law. Over the course of 2025, the draft Zoning By-law was prepared and shared with the public and agencies for review and comment. Based on the comments received, the primary area of concern in the Draft Zoning By-law was the draft mapping and regulations for the Environmental Protection Zones.

MHBC and the Township of Clearview Planning and Development Staff presented report #PB-046-2025 to Council regarding the status of the Comprehensive Zoning By-law Project Update and the Draft Environmental Protection Zones. As a result of report #PB-046-2025, Council directed staff to pursue an Official Plan Amendment to the Township of Clearview Official Plan 2024 to address implementation challenges directly related to the public concern received regarding the draft Environmental Protection Zones (EP1, EP2 and EP3). Through report #PB-046-2025, MHBC and Township Staff committed to new project milestones based on the planned process to prepare an Official Plan Amendment specific to the natural heritage system mapping and policies as input to the updated Zoning By-law and EP zones.

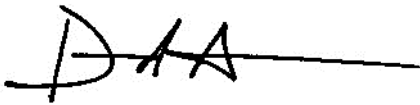
In January 2026, MHBC and Township Staff drafted an Official Plan Amendment to reflect updated and refined Greenlands/Natural Heritage Feature mapping in the Township's Official Plan and to modify policies associated with permitted uses in the land use framework for the Greenlands designations. In February 2026, MHBC and Township Staff circulated the draft Official Plan Amendment and Zoning By-law to the County of Simcoe and NVCA Staff for initial review and comment. The County comments identified concerns with the proposed approach to the natural heritage system mapping and conformity with the County Official Plan. NVCA comments requested additional areas to be zoned to implement the NVCA regulated areas.

MHBC and Township Staff have determined that additional discussions are required with the County and NVCA to present draft natural heritage mapping and policies that balance the comments received from the agencies with the concerns raised by the public on the EP zones and property impacts. As a result, publishing the Draft Official Plan Amendment and Revised Draft Zoning By-law, as targeted

in report #PB-046-2025, is recommended to be deferred to allow for further discussions and preparation of a response to comments. MHBC and Township Staff remain committed to preparing an Official Plan Amendment and Zoning By-law that will better address the public and agency comments received as part of the Zoning By-law review process to date. Following additional consultation with County of Simcoe Staff, the Draft Official Plan Amendment and implementing Draft Zoning By-law will be published in advance of a public meeting. Staff are targeting spring 2026 to publish the draft Official Plan Amendment and Zoning By-law, and to hold the public meeting.

Yours truly,

## **MHBC**

A handwritten signature in black ink, appearing to read 'DAA', with a long horizontal line extending to the right.

Dave Aston, MSc, MCIP, RPP  
Partner

A handwritten signature in black ink, appearing to read 'Aleah Clarke', written in a cursive style.

Aleah Clarke, BES, MCIP, RPP  
Associate