

**Appendix A: Zoning By-law review Public Comment Summary**

Number	Address	Comment	MHBC Response
1	51 McKean Blvd. Nottawa	I'm just curious about the outcome	noted
2		I am really excited that clearview is looking into additional small home bilaw to assist in affordable housing.	noted
3		<p>It would be appreciated to consider expanding the zoning to allow for childcare in commercial spaces. There is limited childcare available in Stayner and my family has been greatly impacted by this. I work in Collingwood and have to drive to Angus for childcare. It is very inconvenient and unfortunately the thought of relocating is very much on our mind due to this. Please consider expanding the zoning so that way the many families raising children who live in Stayner, can continue living here</p>	<p>The draft zoning by-law includes Day Care Facility as a permitted use in all three commercial zones (C1, C2 and C3). All 3 commercial zones are proposed in Stayner. Daycare facility is also proposed to be permitted in the R4 (High Density Residential Zones) and in the institutional zones (IN and RI).</p>
4	1351 centreline rd, stayner, on l0m1s0	I would like to sever off 5 acres, and build a house on the property. The area where we would like to build the house is already cleared, and we would have no reason to take down anymore trees to build. I've reached out asking if this is possible and was told it is not because the back acreage of the property is part of the NVCA but we would not be touching any of that part of the land.	The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.
5	8 Edgewood Crescent	<p>The following is an initial submission of comments and I may provide additional comments as the matter progresses. From a quick review it appears that the Township is are changing the provisions (the standards and regulations of a zone) that apply to most of the residential areas in New Lowell (RS1). For example, the minimum lot frontage requirement is increasing, the minimum lot area is increasing, the minimum front yard is increasing, the minimum rear yard is increasing, the minimum interior side yard is increasing, and the minimum exterior side yard is increasing. It is unclear why these much more restrictive provisions are required. The current adopted by-law has been in force since 2006 and, to my knowledge, it is not apparent that current provisions have caused any land use planning issues or concerns and that they are in anyway inappropriate in regard to good land use planning or consistency with the PPS 2024 and conformity with the OP. The proposed revisions would unreasonably restrict development potential on the lots and make it more difficult to accommodate an additional dwelling unit at a time when many families may need such a unit to accommodate family members or assist in paying mortgages etc. There are sufficient provisions in place to determine the appropriateness of an additional dwelling unit and increasing minimum provisions to restrict the building envelope is not necessary. Establishing title problems related to legal non-conforming status and/or requiring an increase in the number of variances is not efficient land use planning and does not make the best use of residentially designated and zoned lands.</p>	The new R1 zone was created to streamline the former RS1 and RS zones. Based on further review of the Township's residential zoned lands, an additional Hamlet Residential (R4) zone has been added to the zoning by-law to ensure that the lands zoned R1 are not subject to more restrictive zoning provisions, than the 2006 zoning by-law's RS1 zone.
6		Enough of the taking away from us. You already tax us through the roof and now want to control us even more. Thought the government was trying to make it easier for people to build?	noted
7	10564 County Road 10	<p>Parts of our property that are active farmland have been re-zoned as EP1. The EP limit previously extended only to the edge of the forest land, which made sense. Now it extends to include part of the farmland and also includes our house (10 yrs old) and old barn location. It is noted that our house (10 years old) complied with the required setbacks and from the creeks required by NVCA at the time, and was found to be outside of the flood plain based on a flood study completed. As the house and surrounding property is now EP-1 this would restrict us from constructing a new barn or greenhouse. It would also require us to complete another study in order to prove (again) that any proposed building would be outside of the flood plain, causing additional expense. The forest has been re-zoned from EP to EP1 and EP2. We periodically perform agro-forestry to harvest trees for commercial purpose. Under the new zones, this would not be permitted in the EP2 areas, which has an impact to the viability of future harvest.</p>	The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.

to Environmental Protection 1 (EP1) Dear [Mayor/Planner/Clerk], I am writing to formally oppose the proposed rezoning of my property located at [insert property description/roll number] from its current Rural (RU) designation to Environmental Protection – Natural Heritage (EP1). While I respect the Township’s responsibility to protect natural heritage features, this proposed rezoning would have serious negative impacts on my property value, my family’s use and enjoyment of the land, and my long-term ability to maintain and improve the property.---

1. Property Value Impacts Reduced Market Value: Rural (RU) zoning allows for a wide range of uses (residential dwelling, home business, agriculture, accessory buildings, etc.). By contrast, EP1 zoning prohibits most development and imposes restrictive setbacks from natural features (120m from Primary, 50m from Secondary). Buyers value flexibility and future potential; removing that flexibility directly reduces property value. Perception of Constraint: Even if some limited uses are technically permitted, the “Environmental Protection” label stigmatizes properties, creating the perception that they are heavily restricted or unbuildable, which diminishes buyer interest and reduces resale value.---

2. Restrictions on Reasonable Use Current Rural Zoning Flexibility: Under Rural zoning, I can reasonably maintain my dwelling, construct accessory buildings, operate small-scale home-based businesses, and enjoy the property as intended. EP1 Limits: Table 12.1 and 12.2 (attached) show that EP1 zoning eliminates or severely restricts: New dwellings (only permitted if legally existing prior to May 9, 2016). Accessory structures unless tied to conservation or flood control. Expansion or replacement of existing buildings without costly Environmental Impact Studies. Normal agricultural and recreational uses that are allowed in Rural zoning. These restrictions effectively “freeze” my property, stripping away uses I have reasonably relied upon when purchasing and maintaining it.---

3. Unnecessary Duplication of Protections Existing legislation already protects sensitive features: Provincial Policy Statement, Conservation Authority regulations, and site-specific permits under the Planning Act and Environmental Protection Act. Adding EP1 zoning is duplicative and unnecessarily punitive. Environmental concerns can be addressed through site-specific studies (e.g., Environmental Impact Studies) when development is actually proposed—rather than a blanket rezoning that pre-emptively removes property rights.---

4. Fairness and Proportionality Rezoning private land to EP1 without compensation effectively transfers value from the property owner to the public. This constitutes a de facto expropriation of rights without due process or compensation. If the Township wishes to preserve lands exclusively for natural heritage protection, acquisition—not unilateral rezoning—should be the appropriate mechanism.---

5. Request Given the above, I respectfully request that Council: 1. Reject the proposed rezoning of my property to EP1 and retain its current Rural designation. 2. Alternatively, consider site-specific protections targeted only to genuine environmental features (e.g., wetlands, floodplains) rather than applying broad EP1 zoning to the entirety of my property.---

3626 HOGBACK RD NEW  
8 LOWELL ON, L0M1N0

The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.

2902 3/4 sunnidale  
9 sideroad

I want to understand clearly how this affects my home and my property and my future.

Draft Zoning Maps have been posted on the Township's website. Amended zoning maps will be released in the first quarter of 2026, prior to the Public Meeting.

<p>3626 HOGBACK RD NEW 10 LOWELL ON, L0M1N0</p>	<p>to Environmental Protection 1 (EP1)Dear [Mayor/Planner/Clerk],I am writing to formally oppose the proposed rezoning of my property located on HOGBACK RD NEW LOWELL ON, L0M 1N0 from its current Rural (RU) designation to Environmental Protection – Natural Heritage (EP1).While I respect the Township’s responsibility to protect natural heritage features, this proposed rezoning would have serious negative impacts on my property value, my family’s use and enjoyment of the land, and my long-term ability to maintain and improve the property.---1. Property Value ImpactsReduced Market Value: Rural (RU) zoning allows for a wide range of uses (residential dwelling, home business, agriculture, accessory buildings, etc.). By contrast, EP1 zoning prohibits most development and imposes restrictive setbacks from natural features (120m from Primary, 50m from Secondary). Buyers value flexibility and future potential; removing that flexibility directly reduces property value.Perception of Constraint: Even if some limited uses are technically permitted, the “Environmental Protection” label stigmatizes properties, creating the perception that they are heavily restricted or unbuildable, which diminishes buyer interest and reduces resale value.---2. Restrictions on Reasonable UseCurrent Rural Zoning Flexibility: Under Rural zoning, I can reasonably maintain my dwelling, construct accessory buildings, operate small-scale home-based businesses, and enjoy the property as intended.EP1 Limits: Table 12.1 and 12.2 (attached) show that EP1 zoning eliminates or severely restricts:New dwellings (only permitted if legally existing prior to May 9, 2016).Accessory structures unless tied to conservation or flood control.Expansion or replacement of existing buildings without costly Environmental Impact Studies.Normal agricultural and recreational uses that are allowed in Rural zoning.These restrictions effectively “freeze” my property, stripping away uses I have reasonably relied upon when purchasing and maintaining it.---3. Unnecessary Duplication of ProtectionsExisting legislation already protects sensitive features: Provincial Policy Statement, Conservation Authority regulations, and site-specific permits under the Planning Act and Environmental Protection Act. Adding EP1 zoning is duplicative and unnecessarily punitive.Environmental concerns can be addressed through site-specific studies (e.g., Environmental Impact Studies) when development is actually proposed—rather than a blanket rezoning that pre-emptively removes property rights.---4. Fairness and ProportionalityRezoning private land to EP1 without compensation effectively transfers value from the property owner to the public.This constitutes a de facto expropriation of rights without due process or compensation. If the Township wishes to preserve lands exclusively for natural heritage protection, acquisition—not unilateral rezoning—should be the appropriate mechanism.---5. RequestGiven the above, I respectfully request that Council:1. Reject the proposed rezoning of my property to EP1 and retain its current Rural designation.2. Alternatively, consider site-specific protections targeted only to genuine environmental features (e.g., wetlands, floodplains) rather than applying broad EP1 zoning to the entirety of my property.---</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>
<p>wife and I potentially considering moving to the area and are interested in 11 this information</p>	<p>we are particularly interested in any changes made to the construction of sheds on an owners property</p>	<p>Accessory buildings will continue to be permitted as per section 5.9 of the Draft By-law</p>
<p>5786 Sunnidale Concession 2, New Lowell L0M 1N0 12</p>	<p>I'm having a difficult time trying to find what zoning changes are pertaining to my property but from what I can see it would appear that the majority of my property is being changed to environmentally protected land. Our house was just built on this property in 2022 which would appear to be when all these changes were being proposed yet we were uninformed that our property could be this grievously affected. As I stated I could be incorrect as I'm having a hard time trying to find out how to look specifically at my property online. I definitely oppose any changes that restrict the land usage, especially when this is a newly developed piece of property which we were permitted to build upon.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>
<p>5786 Sunnidale 13 Concession 2, New Lowell</p>	<p>I strongly oppose any changes to our zoning. Our house was just built in 2022. Looking at the map more than half our house is environmentally protected and our building at front of property which was permitted to be built around 2020 and 2021 is also affected. Most of our yard immediately surrounding our home is also EP land in this new zoning bylaw. This is unacceptable! How could you allow us to build on property you were planning to restrict the ability to live on? This zoning change can NOT be approved and isn't acceptable</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>

<p>14 6164 Conc Rd 2 Sunnidale</p>	<p>We are opposed to the changing of designation of any part of our property from Rural to Environmentally Protected. We feel this change will greatly affect our investment that we have made in this property. When we made the purchase, we agreed on the changing of designation from Rural to EP for the back half of the property. If it had been designated as per your proposal, we would not have made the purchase.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>
<p>6181 Concession 2 Sunnidale CON 2PT Lot 4 RP51R17814 PART 1 REG 15 10.13AC 400.00FR D</p>	<p>Please accept this as opposition to the new zonig by-law as it applies to the formentioned property. This propert does not contain any of the features required for this designation, this has been cleared farm land for more than 80 years.Definition:Natural Heritage Features: These include diverse areas such as significant wetlands, woodlands, fish habitat, and habitat of endangered and threatened species, as well as natural and scientific areas of interest.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>
<p>16 4769 Highway 26</p>	<p>The Draft Zoning By-law designates a portion of the lands as 'Agricultural'. The Agricultural zoning is not in line with the Township OP designation (Mineral Aggregate Resource) or County of Simcoe Land Use designation (Rural). We request and recommend that an alternative zoning be considered.</p>	<p>Noted. New zoning schedules will be released with the next draft of the Zoning By-law.</p>
<p>6155 Concession 2 Rd Sunnidale, New Lowell - Roll 432904000116800 6174 Concession 2 Rd Sunnidale, New Lowell - 17 Roll 432904000125515</p>	<p>My concern is in relation to the changing of the zoning to EP3 on my current property. I am currently in the process of preparing for an application to build a house and associated accessory garage on Concession 2 Rd Sunnidale. I just purchased this property in 2025. I have a geotechnical report and engineering drawings prepared. I applied for the entrance permit and have installed a proper entrance in accordance with the townships specifications. Changing the zoning to "EP3 ENVIRONMENTAL PROTECTION WETLAND AREA" would prevent me from constructing my home and accessory garage next year. This would also significantly devalue the property if I were to sell it since no one could build anything on it. With respect to my property on Concession 2 Sunnidale, changing the zoning to EP1 would also prevent me from building an accessory garage structure. These 2 properties were both previously allowed to have a primary residence and accessory buildings on them under the old zoning by-law. We wish to request exemptions to these to properties.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>

These changes stand to significantly impact landowners' rights, the value and use of their property, and the long-standing character of our rural community. Re-zoning land has significant impacts to myself and my neighbours such as but not limited to:

1. **Restricts Property Rights:** Limiting the ability to build, renovate, or make reasonable use of privately-owned land—without due process or compensation—sets a troubling precedent. Property owners who have maintained their land responsibly should not be penalized without clear justification.
2. **Lacks Transparency:** There has been insufficient disclosure about the scientific or environmental criteria used to determine which properties are being rezoned. Without public access to the data and rationale, this process appears arbitrary and opaque.
3. **Devalues Land and Creates Financial Hardship:** Many residents have invested in rural properties with the expectation of being able to build, expand, or improve their homes. These changes could drastically lower property values and create financial uncertainty for families and local businesses.
4. **Fails to Consider Individual Circumstances:** Environmental protection should be implemented based on site-specific assessments—not sweeping changes that ignore how individual parcels of land are used, maintained, or developed.
5. **Contradicts Principles of Fair Governance:** Significant by-law amendments that affect land use rights must be subject to public meetings, impact assessments, and stakeholder engagement. A top-down approach undermines trust in local governance. Additionally, even if my property is not directly affected by these zoning changes, the impact on neighboring parcels will significantly reduce the overall value, appeal, and utility of my land. Property value is inherently connected to the surrounding area. If adjacent properties are restricted from being maintained, developed, or improved, this diminishes the attractiveness of the neighborhood as a whole, discourages investment, and reduces resale potential. It also limits future options for collaboration with neighbors, shared infrastructure, or subdivision potential—further devaluing what many of us have worked hard to build. In this sense, the negative economic impact is not isolated, and it is unfair to assume unaffected properties will remain untouched financially or functionally. For these reasons I am strongly against re-zoning!

5870 Sunnidale  
Concession Rd. 2, New  
18 Lowell

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We strongly oppose the following changes on our property:

- Zoning change of lower portion from Residential to Rural
- Changing the settlement area to exclude our property
- Creating Environmental protection zoning on large portions of our property
- Extending the flood risk zoning up the hill and at the bottom part.

These changes make no sense and are devaluating our property. We were promised to not have the settlement area changed during the official plan process. Why is that done now. Also the zoning change of the lower half of the property from residential to rural is illogical. That part would make an ideal extension of the county Rd. 9 buildings, especially when there is a shortage of building lots in Creemore and the federal and provincial government are pushing to create more housing.

7724 County Rd. 9  
19 Creemore

We also oppose the process of this bylaw change. How can you propose sweeping changes of zoning bylaws without contacting the affected landowners.

The zoning by-law review process has not included any amendments to the Township's settlement areas. Settlement areas are established through the Township's Official Plan (OP) and the proposed zoning by-law seeks to implement the approved land use designations of the OP. The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping. The flood mapping was prepared by NVCA and is included in the zoning by-law as an overlay zone, the limits of which can be refined by NVCA through detailed assessment, should development be proposed. The zoning by-law amendment process affects all lands in the Township, and as such, notice was provided in accordance with the Planning Act on the Township's website.

<p>20 43290400000000.00</p>	<p>Why is this land and surrounding residential properties zoned as waste management area. Please fix this area, and move back to rural.</p>	<p>The zoning by-law review has not added any new lands to the Waste Management Industrial zone. Lots zoned Waste Management are zoned Waste Disposal Industrial in the 2006 Zoning By-law. The provided ARN does not match any lots in the township. Please provide an updated ARN if you continue to have concerns.</p>
<p>432904000216300, along with a few other properties along County Rd 9, County Rd 10 and 12/13 Sideroad 21 east of New Lowell</p>	<p>These properties have been included in the FD zoning, and should be in residential zoning.</p>	<p>Noted. Amended zoning maps will be released in the first quarter of 2026, prior to the Public Meeting.</p>
<p>3842 Hogback Road New Lowell, L0M1N0</p>	<p>I am opposed to my property being re-zoned as EP1. I do not have national heritage landmarks on my property and the change from rural to EP1 drastically limits or eliminates my ability to use my property. It is in my family's plans to be able to support our children into adulthood with a place to live while the rest of the housing market is wildly unaffordable to them, and to potentially support our parents with housing as well. This would require an A.R.U. Zoning our area as EP1 would prevent this from being an option for us. I would like to see the zoning stay the way it is with my property rural and overlaid with NVCA if required (currently part of my property has this) I feel that my area has been blanketed without warrant as EP1 and this should not be the case EP(1,2,3) should only be for areas that truly have heritage landmarks and not a sweeping area that blocks progress. The Ontario planning act states that an A.R.U. is permitted (not exact wording). As well the provincial government has made amendments to acts to make it easier to build additional housing to support the housing crisis in Ontario. Simcoe county also offers credits to build additional housing. This change in zoning is contradictory to both the planning act and the programs in place to build affordable housing. A secondary recommendation is include ARU in table 12.1 for EP zone permitted uses, this would give anyone in any EP zone the ability to have a study completed and still be able to build, this is not ideal but the current verbiage and table setup prevents this completely. ARU is included in table 6.1 for rural permitted uses. A property that does not have any national heritage landmarks should not have to have the same restrictions as property's that have landmarks.</p> <p>Thank you for reviewing my comments and concerns and I look forward to seeing the changes to the zoning in my area.</p> <p>Kris Sutton</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping. The revised Environmental Protection Zone framework will utilize an overlay instead of the previously proposed EP1 Zone, and the existing Rural zoning category will continue to be the underlying zone on the subject lands. The Rural zone does permit an ARU.</p>
<p>2443 9/10 Sideroad Sunnidale 23</p>	<p>I would like to comment on the change being proposed whereby the current RU zone is being changed to EP. As I discussed with Colin the current RU zone contains a dwelling and trees that were planted and will need to be harvested in the next 10 years. By changing this area to EP if when the trees are harvested, the property owner would like to revert to a more RU use they will be required to jump through hoops to change the area back to RU. I would like to see the zoning to remain as it is.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping. The revised Environmental Protection Zone framework will utilize an overlay instead of the previously proposed EP1 Zone, and the existing Rural zoning category will continue to be the underlying zone on the subject lands.</p>

<p>2585 9/10 Sideroad 24 Sunnidale</p>	<p>With respect to the Industrial Waste Disposal zoning. This site is on the very low end of waste disposal. There was a household disposal site here for approximately 2 years but it was closed due to the high water table. By calling it industrial waste I believe that it can create a reason to sensationalize the waste that is actually there. In a time where there are exceptions to other zoning by area, maybe we should use this opportunity to describe how the 9 waste sites in the Township were actually used.</p>	<p>The Waste Management Industrial zone identifies sites which are or where used for waste storage and disposal. These site's are specifically designated and zoned to reflect existing or previous waste management sites due to the environmental impacts of activities on the site and the need for rehabilitation prior to redevelopment. Site specific zones are only established where a site specific zoning by-law amendment application is submitted by a land owner.</p>
<p>My property is 9840 County Road 10 Brentwood as well as the adjacent lands behind me 25 and to the north</p>	<p>I feel that the flood zone is greater then needed as I have lived here for over 60 years and water does come up (during heavy rain or controlled by land owner to the west) but mainly due to the neighbouring lands on 12/13 sideroad created a burm on the drainage ditch and also a complete blockage of waterflow to irrigate his property with commercial water sprayers. This shows that the concern of the waterflow is a manmade issue not a natural heritage.</p>	<p>The flood mapping was prepared by NVCA and is included in the zoning by-law as an overlay zone, the limits of which can be refined by NVCA through detailed assessment, should development be proposed.</p>
<p>5542 Concession 2 Sunnidale Clearview Roll#432904000126880 26</p>	<p>Re: Zoning Changes from Rural to EP " Definitely Apposed". Have property values been considered in this potential decision to change my property from Rural to EP. As I am in the understanding that property values will drop due to this change. No potential buyers can add buildings etc therefore less potential sale value. If property drops in potential sale value or sale potential how is the Township of Clearview going to compensate for this to the owners.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>
<p>2443 9/10 Sideroad Sunnidale and 2459 9/10 27 Sideroad Sunnidale</p>	<p>The RU zoning for these properties needs to be maintained at the existing line. The area was planted in trees and a number of years ago and those trees are reaching maturity and will have to be harvested. It makes no sense to force the property owner to have to have a study done or have it rezoned to revert back to RU acceptable uses.  As well the houses that exist in this area should also continue be in the RU zone as the EP would restrict the uses that have been historically done at these dwellings.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>
<p>5492 Sunnidale Tosorontio Townline 28 New Lowell, ON, L0M 1N0</p>	<p>How do I appeal for EP1 the property is on one acre as the entire property has been protected including the house? We would like to extend the house in the future so protecting the entire property makes it impossible for our future plans.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>

My family and I have lived in New Lowell for about 3 years and we chose New Lowell because we love the area, but also because we wanted more land we could use to build our future. We have plans to use the property in a healthy way that would enrich our lives but also bring more value to the town. Plans that the current proposed new zoning would destroy. Under the proposed zoning changes our home which my family and I purchased about 3 years ago as a rural property would now be set on environmentally protected property. It seems to me that whoever is making these zoning changes is not looking closely enough to the specifics of the properties and simply looking at a map and drawing lines with a ruler. There is absolutely no reason that any EP zoning could not simply surround our property rather than cutting across it. The property directly beside ours (to the south) is set to be surrounded by EP rather than drawing a line directly across the middle of it like our property. The way the proposed line is drawn would place our physical house and shop on EP rather than rural land as it is currently zoned, and how we purchased it. Again, there is zero reason to do it this way. There is nothing on my property that differs on the side of the line you want to zone as EP from the side you wish to keep as Rural. Aside from some trees that are decorative, almost my entire property is cleared. There is nothing there to "protect". The proposed rezoning I can only see as an error. No person standing on the property would logically conclude that this it needs to be set as EP. It seems as though whoever is drawing the line simply took a ruler from the back of the 2 properties to the south of our property and just drew a line without actually checking where any structures were actually built or what the current state of the property is. There is forest behind our property but not ON our property. The property has been set as rural for 40 or 50 years. I am not sure what the point would be of suddenly making 2/3rds of the property worthless EP land. This would effectively punish my family simply for choosing New Lowell to call our home; as our property would instantly and permanently become worthless to any prospective buyer in the future. The property value would simply never recover from this and my family would be left holding the bag. I cannot believe that the township of Clearview would knowingly and willfully hurt their tax paying residents. I respectfully and hopefully request you do not make these proposed changes to our property. In my opinion there is no need to make any changes to our property at all. However, at the very least, it should be set to surround our property rather than cutting straight across it. The proposal as it currently stands simply makes no sense at all. I would gladly have a counsel member come and visit our property to see in a real world situation what the township is proposing and how little sense it actually makes. I genuinely believe this is simply an oversight that can and should be corrected before proceeding. Thank you,

2459 9/10 Sideroad  
Sunnidale, New Lowell,  
29 Ontario, L0M1N0

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5485 Conc 2, Sunn  
30 432904000118600.0000

We oppose to changing zoning to this property. We requested rural on original plan and wish it to remain the same. We wish to do some agricultural on this eight acres. This zoning would only cause our property to lose its value, causing stress and anxiety.

The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping. Based on the new mapping, the areas of the subject lands which are current zoned Rural will remain zoned Rural and an Environmental Protection overlay will be applied in the same areas as the existing 2006 Zoning By-law.

<p>The roll numbers impacted are: 432904000222900, 432904000222905, 432904000222901, 432904000222910, 432904000222824, 432904000222822, 432904000222820, 432904000222801, 432904000222800, 432904000222804, 432904000222802, 432904000222800, 31 432904000223002</p>	<p>I do not support the zoning label "Private Waste Management Facility" as it does not align with the previous WDAA designation and appears to significantly change the size, shape, and intent of the area. I request clarification and that further studies and public consultation occur before any zoning is finalized.</p>	<p>Noted. Amended zoning maps will be released in the first quarter of 2026, prior to the Public Meeting.</p>
<p>2371 county rd 42 Stayner 6548 12/13 side road 32 Stayner</p>	<p>This land has been farmed for many generations and is agricultural land. We don't see a reason why this should ever be EP zoned. We appose this proposal.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>
<p>3811 Concession 12 Sunnidale Road, Roll Number 33 432904000321001</p>	<p>Dear Planning Staff and Members of Council, We are writing to formally object to the proposed designation of my whole property as Environmental Protection One (EP1) under the Draft Zoning By-law (PB-033-2025 Appendix A). Eliminating the current mixed Rural/EP designation imposes significant restrictions that are inconsistent with the property's current use, its historical function, and its development potential under the existing Rural (RU) zoning in the ~2.5 acres fronting on to Concession 12. 1. Inconsistency with Existing Use and Permissions Under the current by-law (Section 3.0 Zones), the northerly ~2.5 acres (~8%) of the property is thoughtfully zoned Rural (RU), which permits the following uses that we have plans for: * Agricultural operations (e.g. maple syrup production, plant nursery, apiary/bees) * Accessory buildings and structures (e.g. another greenhouse or poly tunnel, and a driveshed/equipment storage barn) * Accessory dwelling unit (e.g. for multi generational living) * Accessory farm produce road-side retail stand (seasonal) * Accessory farm cidery (seasonal) * Temporary seasonal outdoor attractions (e.g. Nature walks, Plein Air Painting workshops) * Home occupations and small-scale rural businesses (e.g. existing Art Studio, including workshops) As confirmed at the Open House on September 24th with your project team, the proposed EP1 zone would prohibit these uses that we specifically considered when purchasing the property in 2021 as we became full time Clearview residents with future goals to age in place, support rural entrepreneurship, and be good stewards of the ~92% (27+ acres) of our property that are currently environmentally protected- including a portion that is provincially significant wetlands. 2. Impact on Property Rights and Value The EP1 designation would: * Prohibit accessory dwelling unit * Restrict accessory buildings and rural economic activities. For example Under EP1 OFDU's are prohibited, and only Home Businesses are allowed - and there are very strict and limiting definitions for storage (interior only, 4 square meters- smaller than an average hallway closet), and 3 customers (most cars hold 5-6 passengers when they stop by) or for only one commercial registered vehicle These limitations materially reduce the property's value and utility, with no transition provisions. This raises concerns under Section 1.1.1 of the Provincial Policy Statement (PPS), which supports healthy, livable, and safe communities through appropriate development. 3. Conflict with Strategic Planning Objectives The Clearview Official Plan encourages rural diversification, housing flexibility, and agricultural viability. The application of the EP1 zone contradicts these goals by: * Blocking on-farm diversified uses * Preventing housing intensification * Discouraging rural entrepreneurship This undermines the township's ability to meet housing targets and support rural resilience. We respectfully request that the EP1 designation be removed from the northern portion of the property currently zoned as RU, and replaced with the newly revised Rural (RU) zoning. Thank you for considering this objection. We are committed to working collaboratively with the township to ensure that planning decisions are evidence-based, equitable, and aligned with long-term community goals.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>

34	<p>I had a chance to attend the open house , however was unable to discuss a zoning change that would be beneficial to Clearview. I currently run a successful school program that benefits Clearview Meadows. I have been looking for a location for over a year for expanding my program. However my issue is C1 is not zoned for Childcare which currently in Stayner makes up most of the businesses downtown which for walking distance to the schools including True North Christian Academy would be a benefit to all. I constantly am turning parents away or adding them to my very long wait list. I have listened to the concerns of parents as current school hours make it difficult to maintain a full time job without having to rely on others which sometimes is not consistent for them. Other towns surrounding Clearview allow childcare to operate in commercial, which as our area grows we will need the flexibility for different childcare programs just not full time care. I would be happy to discuss this further about the current zoning concerns.</p>	<p>The draft zoning by-law includes Day Care Facility as a permitted use in all three commercial zones (C1, C2 and C3). All 3 commercial zones are proposed in Stayner. Daycare facility is also proposed to be permitted in the R4 ( High Density Residential Zones) and in the institutional zones (IN and RI).</p>
4329-040-00222820-0000 35	<p>We do not support the zoning label “ Private Waste Management Facility “ as it does not align with the previous WDAA designation and appears to significantly change the size ,shape and intent of the area . I request clarification and that further studies and public consultation occur before any zoning is finalized.</p>	<p>Noted. Amended zoning maps will be released in the first quarter of 2026, prior to the Public Meeting.</p>
5319 sunnidale 36 concession 5 New Lowell	<p>I do not support the zoning label “Private Waste Management Facility” as it does not align with the previous WDAA designation and appears to significantly change the size, shape, and intent of the area. I request clarification and that further studies and public consultation occur before any zoning is finalized.</p>	<p>Noted. Amended zoning maps will be released in the first quarter of 2026, prior to the Public Meeting.</p>
37 6572 Highway 26, Stayner	<p>AG, with the exception that there can be no livestock.The draft by-law proposes to rezone my property to EP1.I strongly object to this re-zoning.The proposed rezoning is not appropriate to my property and would deprive me of a number of uses which I currently enjoy as of right in the AG zoning. It would also have a serious negative impact on my ability to use and eventually sell my property and significantly reduce the market value of my property.For example, under the proposed by-law, it would not be permitted to build a dwelling on my property since my lot did not legally exist in 2016 but was created by severance around 2019. I could not demolish my house and build a new one.Another example is that under the proposed by-law, a home business would only be permitted in a dwelling – accessory buildings are not included. The proposed rezoning is not appropriate to my property because there is no feature on my property which gives rise to any environmental or natural heritage concern. My property is flat, and other than the buildings, the driving areas are gravel and the rest is grass. It is completely fenced on 3 sides. There is no water feature. It is assessed by MPAC as fully Residential.My property is not a woodland, not a valley land; there is no wildlife habitat, no endangered species habitat or fish habitat, nor is it near a stream, not in a flood plain, no ANSI, no wetland and not a linkage area. The proposed EP1 zone in the draft zoning by-law copies the Greenland Schedule in the 2024 OP. The 2024 OP , Schedule B - Land Use Plan and Schedule C – Natural Heritage System, depict an area in green which includes my Property and designates it as “Greenland”.However, the Greenland Schedules in the 2024 OP are only meant to be a general guideline to where Greenlands may be located:Sec 4.9 of the 2024 OP states that “The boundaries of the Greenlands designations, as shown on Schedule B to this Official Plan, should be considered approximate, with their precise location to be determined by the Township, ... Minor adjustments to the boundaries of any of the “Greenlands” designations, as determined through more detailed mapping ... will not require an amendment to this Official Plan, provided the overall intent of this Plan is maintained.” That the mapping is only approximate is evident from the fact that the boundary of the green land area around my property is delineated as a straight line arbitrarily drawn with a ruler which does not follow any particular feature.The 2001 OP included the same Greenland mapping and was similarly worded: sec 4.1 of the 2001 OP similarly stated that; “While reference can be made to Schedules A through A14 as an indication of the lands subject to the Greenland policies of this Plan, the precise location of these areas and associated policy requirements shall, in all cases, be determined in consultation with the appropriate approval Authority(s), (e.g. Township of Clearview, Nottawasaga Valley Conservation Authority/County of Clearview).”Under the 2001 OP, the mapping Schedules also depicted my property as included in the Greenland. However, my property was correctly zoned AG, given that there are no features justifying any environmental zoning.The exercise of the authority granted in the 2001 OP to refine the zoning mapping resulted in my property being zoned</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping. AG-ER zoned lands in the 2006 Zoning By-law will have a site specific zone in the new Zoning By-law to prohibit livestock.</p>
38 6572 Highway 26, Stayner	<p>My property consists of 1.4 acres. It is flat with one dwelling and 3 accessory buildings. It is currently zoned AG but the proposed by-law would re-zone it to EP1.I strongly oppose this rezoning.There is no environmental feature on my property, so there is no reason to rezone as EP1. The Greenland mapping in the Official Plan has not changed since 2001and it is only approximate. The Green land mapping should follow the creek but only for a short distance, like a 30 ft width, and arguably be on both sides of the creek. Currently in the draft zoning by-law, it is an arbitrary straight line on only one side of the creek.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>

<p>9303 County Rd 91 39 Clearview, ON L0M 1H0</p>	<p>I am emailing with concerns about how the Zoning By-Law Review will affect my property. I purchased this property with the intention of building a future family home. I worked very hard to purchase this land, invested my savings into it, and have continued to save toward building. In reliance on the current zoning and regulations, I invested in architectural plans for this home. I also obtained a topographic survey of the potential building site, which was deemed most suitable by both a local builder and architect. This building site appears to be potentially compromised by the new zoning proposed in the Zoning By-Law Review. Additionally, at the time of purchase, NVCA staff advised me that the property was “probably overregulated” and that the slope of the land had been “overestimated.” I also received email confirmation the “home location appears to be acceptable given our policies and available knowledge of the site.” [REDACTED] Participating in public meetings is a challenge for me, and I want to ensure I am provided with a fair and accessible opportunity to participate in the planning process going forward. Accordingly, I respectfully request: 1. Clarification of how the proposed Environmentally Protected boundaries were determined. 2. Copies of any supporting documents, mapping, and rationale used in developing the proposed zoning changes. 3. A webmap including the draft zoning layer, or a map showing the draft zoning overlaid on aerial imagery with measurements, so that the actual boundaries are clear. The PDF map currently available splits the property between two pages and does not clearly show what portion will remain zoned Rural. Without accurate mapping, it is very difficult to assess the real impact of this proposal. Thank you for your attention to this matter. I look forward to your clarification and to working toward a balanced outcome that both protects the environment and allows for fair and reasonable use of my property.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping. 1) the Environmental Protection Zone Boundaries were informed by the Official Plan Mapping. The amended Official Plan Mapping will illustrate which environmental features are being designated and this updated mapping will inform the new Environmental Protection zoning. 2) The supporting mapping will be provided as a new appendix in the Township's Official Plan. 3) Amended zoning maps will be released in the first quarter of 2026, prior to the Public Meeting.</p>
<p>Concession 2, sunnidale, 40 New Lowell</p>	<p>I am opposed to my property on concession 2, sunnidale New Lowell, becoming zoned EP1. The zoning remaining at mostly Rural is appropriate. The Homesteader movement is a trend in which rural properties are using their acreage as a means to sustain their lives via small scale farming. I propose that Rural Properties are not held to the zoning bylaw in which a property of 4.99 acres or less is not able to house more than 4 chickens, as a livestock maximum. An acreage that consists only of grass is a terrible waste when it has the possibility of feeding people.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>
<p>5430 concession 2 41 sunnidale, New Lowell 42</p>	<p>I am opposed to the zoning bylaw being proposed for our property. I am concerned the blanket change to EP will affect our property value and minimize the future uses / changes that may be made on it.</p> <p>I want to acknowledge the EP sub categories as a positive change. We obviously need to protect EP areas but also need to be aware that not all areas under this designation require the same restrictions.</p> <p>With increased pressure/requirement to be more self sufficient I would like to see changes made to minimum property sizing requirements for small rural farming. We need to maximize property usage.</p> <p>N/A</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>
<p>Property address is 5659 43 county road 9 New Lowell</p>	<p>Firstly we don't really understand the need to change the zoning here. The reason has not been clearly stated apart from wildlife. We have a forest management plan in place and run a sugar bush. I understand the proposed zoning does not impact that. However, potential future use of the property will need an extra level of approval. We strongly oppose the proposed changes and prefer our zoning remains unchanged. Thank you.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>
<p>5512 Sunnidale-Tosorontio Town Line New Lowell, ON L0M1N0 Roll No. 4329 040 44 00104015.0000</p>	<p>I OBJECT to the rezoning of my property as EP1; it should remain as RU. The designation as EP1, Natural Heritage -Woodland Feature is INACCURATE as my property is NOT treed. A look at the zoning map clearly shows this, which leads me to wonder how such a fraudulent designation could have been made? Please leave the zoning of my property as is, designated as RU. Thank you.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>

<p>45 6422 conc. 2 New Lowell</p>	<p>Our property is farmland, no fishing, and no endangered species.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>
<p>5512 Sunnidale Torontio Townline, New Lowell, 46 Ontario</p>	<p>I am writing to formally express my deep concern and strong objection to the proposed rezoning of my property from RU (Rural Residential) to EP (Environmental Protection) under the Draft Comprehensive Zoning By-law currently under review.</p> <p>When I purchased my property, it was zoned RU Residential—a designation that has been in place for decades. The proposed change to EP zoning would significantly and unfairly impact my rights and investment in the following ways:</p> <ol style="list-style-type: none"> <li>1. Loss of Development Rights: EP zoning would severely restrict my ability to build, expand, or modify structures on my land, which I believe is a fundamental right of property ownership.</li> <li>2. Reduced Property Value: The limitations imposed by EP zoning make land less desirable to potential buyers, thereby diminishing the market value and equity of my property.</li> <li>3. Increased Regulatory Burden: Any future improvements or changes to my property would require costly environmental assessments and permits, placing an undue financial and administrative burden on me as a homeowner.</li> </ol> <p>Additionally, I would like to highlight that my property does not possess the environmental characteristics typically associated with EP zoning. The land is largely bare, with only a few struggling trees due to poor soil quality. It does not contain significant natural features that would warrant an Environmental Protection designation. Applying such a restrictive zoning label to land that lacks ecological sensitivity seems arbitrary and unjustified.</p> <p>This proposed change feels akin to a form of regulatory expropriation, stripping away the utility and value of my land without compensation. I urge Council to reconsider this rezoning initiative and maintain the current RU designation for my property.</p> <p>I respectfully request that my concerns be formally recorded and considered during the public consultation process. I am prepared to participate in any upcoming meetings or provide further documentation to support my position.</p> <p>Thank you for your attention to this matter.</p> <p>Sincerely,</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>
<p>47</p>	<p>New zoning bylaws should never affect someone's property value especially when selling. Curious to know why these are being changed and who in the township.or outside of the township decided to do this?</p>	<p>The Township approved a new Official Plan 2024. Section 26(9) of the Planning Act requires that Council update the zoning by-law within three years of the adoption of the new Official Plan. The purpose of the zoning by-law update is to ensure that the zoning by-law conforms with the Township's new Official Plan.</p>
<p>48 R0913011</p>	<p>Thank you for making this document public and for allowing input. This property has been classified as EP1. Does this document allow for the possibility of parsing out less than 10% for some kind of structure or trails for personal use on this property.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>

<p>7377 Hwy 26 Stayner ON / Roll Number 49 432902000206300.00</p>	<p>Under Commercial properties I request the zoning bylaw include the allowance for temporary trailers/mobile units during a renovation. Allowing retailers and restaurants to operate a temporary trailer or mobile unit keeps businesses open to serve the community and to keep employees employed. There should not be the requirement for a minor variance application to be completed - just submit for a temporary permit.</p>	<p>The draft zoning by-law has been updated to include permissions for temporary construction and commercial trailers in Section 5.31.g).</p>
<p>1. 43 29 040 001 16901 0000, 3341 3/4 SD RD SUNNIDALE, CON 2 S PT LOT 4 S PT LOT 5 2. 43 29 040 001 17000 0000, 3413 3/4 SD RD SUNNIDALE, CON 2 PT LOTS 4 AND 5 RP 51R9622 50 PT PART 1</p>	<p>Difficult to provide any sort of logical comment to an agency that operates outside of any form of logic and normality, and when the level of insanity in this proposal is not fully understood. In reference ONLY to the extensive rezoning of Rural lands to EP within the entire municipality, specifically my property No. 2 above, 90% of the current RU zoning will be changed, including all of the lands that the house and driveway sit on. Your draft proposal will be aggressively appealed to the OLT along with all legal forms of compensation available. The obvious question is why? What makes this portion of my property need environmental protection? There is barely a tree in this area of change, most of which are landscape trees planted by myself. Is it my lawn and driveway that need environmental protection?. Property No. 1 above falls under insanity and ignorance to a level that can't be fully comprehended. It provides for undisputable evidence that what ever entity guided this proposal, did so based on zero real environmental concerns. This property and the proposed zoning change to EP1 completely disregards the findings of a recent, lengthy, and costly environmental impact study, one of which the NVCA also has their inept involvement in. In regards to this property, the combined ineptness of both Clearview Township and NVCA are already being appealed to the OLT. In short, it bewilders me and many area residents as to simply, why? This insanity needs to be stopped.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>
<p>51</p>	<p>There needs to be a much more simplified and reasonable process for OFDU for small scale farms. If the process does not offer the assurance of reasonableness, farmers are likely to operate without engaging the town.</p>	<p>The draft zoning by-law has been updated to include further direction for On Farm Diversified Uses. The regulations for On Farm Diversified Uses are included in Section 6.7 of the Zoning By-law.</p>
<p>52 3251 12/13 Sunnidale S</p>	<p>Its my property I payed for it who gives you the right to make it protected</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>
<p>3699 McCarthy Drive and 53 3691 McCarthy Drive</p>	<p>The property located directly behind our 2 houses is zoned EP and has been since we moved here 36 years ago. Your plan is to change a huge area from County 10 and McCarthy Drive to Rural (hundreds of acres) which will encourage building more houses in the area. Throughout the years we have seen many wildlife behind us including a nesting ground for turtles, deer, coyotes, possums, foxes, hawks, bald eagles, owls (small tawny, barred and barn), and vultures. The list could go on and on. This is a wetland, marshy area that has many native species of plants and animals that work in unison with the spring run off as well as giving a protected habitat. We would like this area to be left as EP as flood plain is needed for climate mitigation. Changing it to Rural would give the means to disrupt thousands of species of plants and animals that have made this area its home for many years, and we hope for many more years to come. Thank you.</p>	<p>The referenced lands are zoned Rural and EP in the Township's 2006 zoning By-law. The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>

Consider small farms in Clearview

- 32% of Clearview farms were 69 acres or less in 2016 \*
- 30% of land in our prime agricultural area has low agricultural capability\*
- farmers with smaller properties or less fertile soil are more likely to need alternative sources of income = OFDU and home businesses
- Official Plan: “intends for agricultural uses to be and remain the predominant land use within the ‘Agricultural’ designation, and intends for agricultural uses of all types, sizes, and intensities....to be promoted and protected”

Here’s the problem

- supporting alternative sources of income supports agriculture to continue on small farms
- limits to home businesses do not support agriculture on small farms
- OFDUs permissions are treated the same as subdivision proposals rather than in an expedited fashion as recommended in Guidelines to Permitted Uses in Ontario’s Prime Agricultural Areas

Home businesses on farms

- limited to gross floor area of 25% dwelling while live-work units are limited to 50%
- no longer a home business if outdoors or uses an accessory building (allowed in residential areas)
- bed and breakfast is considered an OFDU with more onerous permissions
- limit to three people at a time which may preclude home daycare

Why make it more difficult to operate a home business on a farm when these limits do not protect farmland?

On-farm diversified Use (OFDU)

- Strategic Plan includes an initiative for “zoning permissions” for on-farm diversified use as part of its Core Business-Agriculture Priority (which does not appear on the Strategic Plan Dashboard)
- Official Plan supports this initiative with more permissive requirements for OFDU which “may be permitted without an amendment to the Zoning Bylaw” and “may be permitted without site plan approval”

The reality

- all OFDUs require Site Plan Approval
- Site Plan Approval has the very same minimum completeness requirements as a proposal for a subdivision
- no distinguishing between small and large OFDU

The draft zoning by-law has been updated to include further direction for On-Farm Diversified Uses (OFDU). The regulations for OFDUs are included in Section 6.7 of the Zoning By-law. A home business is permitted as on OFDU in an accessory building. Where a home business use is permitted as an OFDU, the restrictions of Section 5.32.2 no longer apply and the regulations of section 6.7 apply instead, thus more than three clients/ patrons/ students are permitted. The Township's site plan control by-law does require a site plan application for OFDUs. A review of the Site Plan Control By-law is outside the scope of the Zoning By-law Review process. The Official Plan and Zoning By-law distinguish between high and low capability agricultural land through the Agricultural and Rural designations. Agricultural designated/zoned lands have a higher agricultural land classification and rural designated/zoned lands have a lower agricultural land classification.

54

Comments previously submitted via email.

55 Response requested.

Please see previous email.

Noted. A response to the original email is provided in this table.

We are very concerned with the proposed expansion of the EP zoning on our property.

When we purchased our undeveloped land in 2016 we were well aware of the existing EP zone and where it was located. We took this into careful consideration when building our home to provide adequate space for the future for any additional projects: like a pool, accessory building or even possibly a accessory residential unit for our children.

The proposed change to the EP zone on our property would now not allow any of these plans to be possible. We are concerned about the negative impact this will have on the value of our property, as well as the ability to try and provide additional living spaces for future generations (which is supposed to be a very important thing to the township)

I also don't understand the rationale behind the change to our land and nobody at the first public meeting was really able to explain specifically what environmental factors required the change. Where the current EP zone is, is completely understandable and we were accepting of that when we purchased the property. But to move the line up to the front of our property makes no sense. The area where our house was built has been elevated over 5 feet from the original grade and is not treed anymore (and yet somehow it is to be deemed an EP zone)

I have had a GIS Specialist look at our property and he says there are no factors that should dictate a change to our current zoning based on all of the geographical / environmental data.

Based on all of this we ask that the current EP zoning area stays as it is (and does not change to the proposal)

5472 Sunnidale Toronto

56 Townline, New Lowell

Thank you for your consideration.

The rezoning map is not user friendly at all.

5776 Sunnidale Toronto

57 townline

You can't even zoom in and see the legends. Nothing is labelled to even find my location of my home. I don't even know if I'm being rezoned because the map is impossible to read.

The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.

Amended zoning maps will be released in the first quarter of 2026, prior to the Public Meeting.

My property is multiple zoning- but my focus is on the current RU area that will now be EP1

It appears this new bylaw will assist with some of the constraints we've been exploring over the last 2 years for the size of accessory barn and ADU.

EP1 appears to streamline NVCA regulations. We love the wetlands and have been aware of thru the interactive maps (including when we bought the property)

But after a couple of read throughs, the rezoning to EP1 appears to substantially interfere with key uses we considered when moving to Clearview:

I may have interpreted it incorrectly, can you help me confirm.

To start the conversation, here are the 5 most important uses for our Family from the current bylaw that seem to be impacted and not allowed in future:

Plant Nursery, Produce Farm

Accessory dwelling unit

Accessory Farm produce sales outlet, retail stand

Home Industry

Temporary agricultural fair or exhibition

And the setbacks seem to enforce AG related values instead of RU- the interior sideyard and front yard are my focus.

3811 Concession 12 &  
neighbouring property 3829  
58 Conc 12

Finally, the neighbouring property is now EP1-4 can i get the proposed terms on that (They are currently a modified AGI, but are broadly noncompliant and Clearview Bylaw has been heavily involved after some other neighbours reported their retail store, outdoor storage, kennel and other activities)

The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping. The existing site specific zone on the neighbouring property will continue to apply through the new zoning by-law. The updated draft of the Zoning By-law will include site specific zones in Section 13.

Currently it would appear that there is no easy and efficient method in comparing the current zoning perimeters to the sweeping new proposed changes. The existing ZB Schedule map is of such poor quality and to flip between this map schedule and the much improved newly proposed zoning schedules lacks any real insight to proposed changes. I am aware of the GIS mapping and its disclaimer, however for a quick overview of current zones and other information, it works quite well and has been extensively used by planning staff in the past. My question is, why can't the draft zone bylaw maps be placed as an optional layer within the current Clearview township GIS mapping? This is not only a question, it is also my request to the Township.

Thank you

Amended zoning maps will be released in the first quarter of 2026, prior to the Public Meeting.

Thank you for the opportunity to comment on your draft zoning by-law for the Township of Clearview. Our comments are limited to the Environmental Protection Natural Heritage Zone (and the undue restriction that it may cause the agricultural community) and updating zoning on some of our own lands to reflect current agricultural productivity and delineations.

Our comments are as follows:

1. The EP1 (Environmental Protection Natural Heritage) zone appears to cover a large amount of land, and in some cases full properties and full farms, some of which are currently in crop and do not have a single detached dwelling. The draft provisions of section 12.1 b(i) appear to prohibit a single detached dwelling on prime agricultural lands in the EP1 zone. We would ask that you reconsider the restrictiveness of this zone and allow a single detached dwelling on a property with prime agricultural land to support farm families and allow the agricultural business to expand and adapt to changing commodities. It is noted that this zoning would also not permit a livestock or implement shed, again on properties that are prime agricultural lands. We would ask that you return the flexibility to the farming community.

2. It appears that the NVCA regulated areas is included as an Overlay Zone. Our understanding is that the NVCA has recently updated its mapping and will continue to do so. Have you considered excluding it from the zoning schedules or including it on an appendix opposed to as an overlay zone? The Hazard mapping on some of our lands do not reflect current agricultural drainage. It also does not reflect most recent topographical data supplied to the NVCA to support building permits.

3. The EP1 zoning appears to reflect old aerial photo imagery or MNR layers. We would ask that you update the EP1 zoning, NVCA hazard on the subject lands to prioritize the prime agricultural land. We have included maps from the Clearview Interactive mapping, showing the zoning with the aerials underlain, followed by the proposed mapping for the same parcel. With recognition of the Federal Department of National Defense's Radar project and land acquisition occurring in Clearview Township, abutting some of the lands identified herein, and resulting in a significant number of hectares of prime agricultural land being removed from food protection we would urge you to provide flexibility to farmers and encourage agriculture in Clearview to the extent possible within the Ontario planning framework.

Thank you in advance for your consideration of our requests, and reviewing our lands with an agricultural lens.

Please include us on your future circulations and provide us with a copy of the Notice of Decision and a response to this letter on how our comments have been addressed in the final version of the zoning by-law.

1) The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping. 2) The limits of the Flood Hazard Overlay can be refined by NVCA through detailed assessment, should development be proposed. A zoning by-law amendment is not required to develop within the overlay. 3) Amended zoning maps will be released in the first quarter of 2026, prior to the Public Meeting.

1906 Centre Line Road,  
6469 12/13 Sideroad  
Nottawasaga, 5659  
Concession 6 Sunnidale,  
60 Roll 432904000230902

Dear Planning Department,

We are writing to formally provide comments regarding the proposed rezoning of our property on Kathleen Crescent, Stayner, from a Residential Low Density (RS2) zone to an Environmental Protection 2 (EP2) zone.

We do not support this proposed rezoning. Our property was established through a registered plan of subdivision process, which included the necessary technical studies to determine appropriate building envelopes and support the residential use of the land. Rezoning to an Environmental Protection zone would contradict the approvals already in place, impose additional restrictions on our property rights, and negatively impact its use and value.

For these reasons, we respectfully request that our property remain zoned as Residential, and that this objection be recorded as part of the review and decision-making process.

Thank you for your consideration of our concerns.

249 Kathleen Crescent,  
61 Stayner

The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping. The revised mapping has reflected the residential uses on Kathleen Crescent.

Hello Colin and Team

Given your clarifications, I will have to provide extensive feedback.

The impact of this sudden rezoning is very material for us. We are thoughtful stewards of the significant Environmentally Protected component of our land but this proposal of reverting from Partial Rural/Partial EP to 100% EP1 will have adverse affects.

To elaborate on my earlier questions/commentary, some of the example impacts include

1. We have always had plans to add a seasonal farmstand, another greenhouse, plus a drive shed/equipment storage (e.g. for items required to support the significant forested areas of our 30 acre property)
2. Accessory Dwelling Unit - we bought the property with intent to age in place, and also have multi-generational needs- with plans for an ADU outside the primary residence
3. OFDU- as we continue to build our lives here in Clearview- and when I retire from Full Time work, expected to leverage one or more of the OFDU's listed as a source of income.

I don't think the Council meeting is the right forum. If I take time off work to attend the Open House, would your team be able to walk through what specifically drove the rezoning proposal for our property per the draft map. Or is this better suited to a scheduled virtual meeting.

62 3811 Concession 12

The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping. Under the revised zoning mapping, many areas of the Township which were previously zoned EP1 are now identified with an environmental protection overlay or the limits of the environmental protection zone or overlay have been significantly refined. Where an underlying zone is identified, the permitted uses of the underlying zone are permitted subject to natural heritage review where required.

Good afternoon,

63

I would like to request to be added/registered as an interested party on the proceedings of the new zoning by-law updates on behalf of Tribute Communities, please.

Noted

I'm hoping that you could help me out and answer a few questions regarding the draft by-law. My home is highlighted in the attached and seems to be changing from Rural to "Environmental Protection – Natural Heritage" and to be honest I'm not entirely sure what that means in layman's terms.

Also:

- Does rezoning rural to EP typically change housing insurance at all (coverage, cost etc)?
- Will the zoning change effect property taxes?
- What does the change mean for housing/property modifications?
- Addition to house, adding a separate building/garage, landscaping, septic
- Why is there a small "rural island" across from us (to the east) - and there are others - what is the reasoning behind this?

Thank you for your help on this!!!

3176 9/10 Sideroad

64 Sunnidale

Just to be clear, I would also like to be added to the list of names as "opposed" to the zoning change in my area.

The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping. Insurance and tax rates are outside the scope of the Zoning By-law review process.

I am writing to formally oppose the proposed rezoning of my property from its current Rural (RU) designation to Environmental Protection – Natural Heritage (EP1).

While I respect the Township’s responsibility to protect natural heritage features, this proposed rezoning would have serious negative impacts on my property value, my family’s use and enjoyment of the land, and my long-term ability to maintain and improve the property.

1. Property Value Impacts

Reduced Market Value: Rural (RU) zoning allows for a wide range of uses (residential dwelling, home business, agriculture, accessory buildings, etc.). By contrast, EP1 zoning prohibits most development and imposes restrictive setbacks from natural features (120m from Primary, 50m from Secondary). Buyers value flexibility and future potential; removing that flexibility directly reduces property value.

Perception of Constraint: Even if some limited uses are technically permitted, the “Environmental Protection” label stigmatizes properties, creating the perception that they are heavily restricted or unbuildable, which diminishes buyer interest and reduces resale value.

2. Restrictions on Reasonable Use

Current Rural Zoning Flexibility: Under Rural zoning, I can reasonably maintain my dwelling, construct accessory buildings, operate small-scale home-based businesses, and enjoy the property as intended.

EP1 Limits: Table 12.1 and 12.2 (attached) show that EP1 zoning eliminates or severely restricts:

The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.

65 3626 Hogback Rd

New dwellings (only permitted if legally existing prior to May 9, 2016).

66 4 Elizabeth Street West

I live in Creemore and this location will be zoned C1 now, no transitional commercial, just commercial. Does this mean we will have to pay more taxes or will the commercial taxes only apply if and when a business is officially opened on this property?  
Thank you,

Tax rates are outside the scope of the Zoning By-law review process.

3354 3/4 Sideroad  
67 Sunnidale

Good afternoon,  
  
I have recently read through the zoning by-law review. I see 3/4 Sunnidale Sideroad on there, but cannot truly confirm where my exact location of my house is in the colour schemed areas.  
  
Could you please confirm if my property is impacted by the proposed by-law and if so, how and what the change is.  
Thank you,

The draft zoning by-law mapping identified this lot as Rural (RU) Zone with a Flood Hazard overlay.

Good Afternoon,

I am reaching out regarding the Draft Zoning By-law, for lands along County Road 42 in Stayner. Are you able to advise of the source for the EP mapping? Is this based on Provincial or NVCA data?

Furthermore, there are lands along County Road 42 that are proposed to be zoned as Future Development; however, the Official Plan recently designated these as Industrial. Are you able to provide some information related to the objective of the FD zone for these lands?

I am also happy to set up a meeting to discuss the items above.

Thank you and looking forward to hearing from you.

Hi Derek and Rossalyn,

It was nice to see you at the Open House. We would like to schedule a virtual call to discuss our properties on County Rd 42 and Centre Street. As you know, we had been engaged through the OPR process to convert these lands to residential; however, they remained as Employment. In the draft Zoning By-law they are zoned as Future Development. We would like to understand the proposed Future Development zone.

1146 and 1194 County Rd  
68 42, 248 Centre Street

The EP zoning was primarily informed by the Greenlands Designation in the Township's Official Plan. The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping. The FD zone implements the Future Development designation in the Township's Official Plan. The purpose of this zone and designation is to recognize lands in the Township's settlement areas which may accommodate growth in the long-term. In general, new development is not permitted on these lands until a secondary plan is prepared for the lands to establish an appropriate land use and to ensure that sufficient studies are prepared to support the new development. These studies may relate to the natural environment, local economics, servicing or other factors affecting the settlement area.

Hi Rossalyn

I just noticed another error in the zoning of the lots along Locke Ave that we had rezoned to RS3 a few years back as they are fully serviced but are slated for the FD zone which will not permit the construction of a new dwelling.

I think they need to remain R3.

Your thoughts?

Further:

OK as long as they get a buildable zoning and the ability to sever into 50 foot frontage.

69

Amended zoning maps will be released in the first quarter of 2026, prior to the Public Meeting.

Hello Nick,

I am a Junior Planner with Morgan Planning & Development. One of our clients owns various properties in Clearview, including a lot on Wyant Road in Stayner. We have been retained to conduct an impact assessment of the Draft Zoning By-law on each of their properties.

29 Wyant Road is proposed to be zoned 'Future Development (FD)' in the Draft Zoning By-law. In the FD zone, the Draft ZBL states that permitted uses are limited to 'Any use that legally existed on the lot on the effective date of this by-law'. Does this essentially freeze development in this zone when the draft ZBL is brought into effect? Are permitted uses in the current zoning by-law still permitted in the FD zone? Is there an application path that can be taken to permit the uses currently permitted by the in-effect Zoning By-law?

Any information is very much appreciated.

Thanks,

70 29 Wyant Road

MORGAN Planning & Development Inc.

The FD zone implements the Future Development designation in the Township's Official Plan. The property identified is in an area of the Township where the new Official Plan did not reflect the existing residential zoning. Amended zoning maps will be released in the first quarter of 2026, prior to the Public Meeting.

Good Afternoon,

I also submitted the following via the Township's webform, but I wanted to ensure it is received in a timely manner.

I am emailing with concerns about how the Zoning By-Law Review will affect my property.

I purchased this property with the intention of building a future family home. I worked very hard to purchase this land, invested my savings into it, and have continued to save toward building. In reliance on the current zoning and regulations, I invested in architectural plans for this home. I also obtained a topographic survey of the potential building site, which was deemed most suitable by both a local builder and architect. This building site appears to be potentially compromised by the new zoning proposed in the Zoning By-Law Review.

Additionally, at the time of purchase, NVCA staff advised me that the property was "probably overregulated" and that the slope of the land had been "overestimated." I also received email confirmation the "home location appears to be acceptable given our policies and available knowledge of the site."

[REDACTED]

[REDACTED] Participating in public meetings is a challenge for me, and I want to ensure I am provided with a fair and accessible opportunity to participate in the planning process going forward.

Accordingly, I respectfully request:

1. Clarification of how the proposed Environmentally Protected boundaries were determined.
2. Copies of any supporting documents, mapping, and rationale used in developing the proposed zoning changes.
3. A webmap including the draft zoning layer, or a map showing the draft zoning overlaid on aerial imagery with measurements, so that the actual boundaries are clear.

The PDF map currently available splits my property between two pages and does not clearly show what portion will remain zoned Rural. Without accurate mapping, it is very difficult to assess the real impact of this proposal.

Thank you for your attention to this matter. I look forward to your clarification and to working toward a balanced outcome that both protects the environment and allows for fair and reasonable use of my property.

Comment addressed above through the webform, but duplicated for reference: The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping. 1) the Environmental Protection Zone Boundaries were informed by the Official Plan Mapping. The amended Official Plan Mapping will illustrate which environmental features are being designated and this updated mapping will inform the new Environmental Protection zoning. 2) The supporting mapping will be provided as a new appendix in the Township's Official Plan. 3) Amended zoning maps will be released in the first quarter of 2026, prior to the Public Meeting.

71 9303 County Rd 91

253 Kathleen Cresc.

251 Kathleen Cresc.

249 Kathleen Cresc.

247 Kathleen Cresc.

245 Kathleen Cresc.

243 Kathleen Cresc.

241 Kathleen Cresc.

239 Kathleen Cresc.

237 Kathleen Cresc.

72 227 Dominion Dr.

Attention: Planning Department

Re: Draft Zoning By-Law

Please be advised that we the undersigned, object to the proposed zoning change to our properties from the current RS2 zone to the proposed EP2 zone.

We feel this is wrong as refined flood lining and building elevations were addressed and defined through proper studies when the subdivision was created in 1999. Thus, the current RS2 zone that exists today.

We strongly feel that the failure of your planning consultants not to have acknowledged this is careless at best.

Please advise that this will be addressed prior to the passing of this By-Law.

The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping. The revised mapping has reflected the residential uses on Kathleen Crescent.

I reside on Concession 2 New Lowell.

I purchased approximately 46 acres and built my house roughly 26 years ago with intentions of eventually making it a hobby farm.

The property had been farmed prior to my ownership and has continued to be farmed. First through Sommerville farms for 13 years, and currently through Fresh Acre Farms. I am registered through Agricorp.

I received a letter in the mail from a concerned neighbour regarding the proposed rezoning which would directly impact my property.

I did attend the first meeting and found it to be very disorganized, however, I was to speak with a representative who informed me that my property would be rezoned to EP land.

I am extremely opposed to this change. Not only would it devalue my property, it prevents me from building a desperately needed drive shed to store my equipment in.

Now that I am retired, I finally have the time to make these improvements and this rezoning would prevent me from doing so.

I am requesting that a significant portion of land surrounding my house remain rural to allow for these improvements.

I would like to speak with someone directly regarding these concerns.

I can be reached by email or by phone at the number listed above.

The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.

73 6138 Concession 2

Sincerely  
Hello

We live on Concession 2, New Lowell, ON. L0M 1N0. We attended your Open House and met and talked with a member of your staff, he was knowledgeable and patient with our questions.

We are aware that the back of the land is Environmentally protected and have no concerns with it as there is a small brook that runs through it.

Our concern is that you are going to make our entire home Environmentally protected??

Questions:

1) Our house has many, many trees on it does that mean we can not cut down our own trees esp. when they get close to the roof or are rotten?

2) Can we never extend our house to make it bigger?

3) Will our taxes be decreased as now we can't do any of the renovations we wanted to do?

4) If you are only having the public meeting on Oct 29, 2025 ....that does not give the public much time to respond by your first draft on Nov 5, 2025.

5) What other restrictions will you be putting on our land if it goes completely EP.

The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping. 1 & 2) Tree cutting in Clearview is regulated by the Simcoe County Tree Cutting By-law. 3) Tax rates are outside the scope of the zoning by-law review process. 4) A new public meeting is scheduled for March 2026. 5) The amended zoning maps have refined the limits of the EP zone.

74 5262 Concession 2

Look forward to hearing from you

resident of Clearview Township.

Schedule 'A', Zoning Map 79, Singhampton: I was involved in a professional capacity for a residential project located East of Singhampton (contained within Zoning Map 79), wherein a professional engineer hired by the property owner noted to us that flood hazard data supplied by the Nottawasaga Valley Conservation Authority (NVCA) was incorrect, and indicated a non-existent watercourse was creating a flood hazard on the subject property. After great expense and significant time delay, the NVCA eventually agreed the watercourse did not exist, and approvals were granted. This came at significant expense to the property owner in professional fees (surveyor, designer, professional engineer, etc.). The Flood Hazard indicated on Zoning Map 79 appears to still show this non-existent watercourse. I reached out to the engineer and was recommended to note that a town or area wide study needs to be completed for Singhampton, as we know that at least part of the regulated area is based on a watercourse that does not exist and should be changed to be based on current conditions.

The same flood hazard designation is also indicated on the property where I live (East of Singhampton), very close to the subject property noted above.

Schedule 'A', Zoning Map 41: EP limits on a property located within Schedule 'A', Zoning Map 41 appear incorrect. The EP limits partially cover an area that has not been forested, nor part of a watershed or other significant environmental feature for as far back as the aerial imagery allows (1954 on Clearview's GIS). This is on my parent's property. Identical property characteristics on adjacent properties are zoned RU (Rural).

My concerns are as follows:

- 1) If the Flood Hazard limits as shown on the maps are to be included and referenced in the Zoning By-Laws, there will be financial and time delay repercussions upon the property owners, particularly where there are one or more conservation authorities also with regulated areas found on the property (Niagara Escarpment Commission, NVCA, for example). Where these flood hazard limits are known to be at least partially incorrect, that places an unfair financial burden upon the property owner, not to mention loss of time due to delays in rectifying the mapping of flood hazards to reflect actual conditions.
- 2) The Flood Hazard Mapping for at least Singhampton requires an update and currently is at least partially based upon non-

1/2) The flood mapping was prepared by NVCA and is included in the zoning by-law as an overlay zone, the limits of which can be refined by NVCA through detailed assessment, should development be proposed. 3) The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.

Thank you again for taking the time to meet with me this morning. It was very helpful to review the maps together and discuss the issue in person.

As discussed, there appear to be inconsistencies between the mapping and the Official Plan. For example, the Woodlands and Wetlands map clearly shows there are no trees in the area where I hope to build my future family home (I will refer to this as the "cleared area"), yet the Proposed Zoning map includes much of this space within the EP1 Zone. In addition, the map identifies the immediate surrounding areas as "Other Woodlands," not "Significant Woodlands."

While I fully understand and appreciate the importance of protecting natural heritage features, I do not see a clear rationale for designating this particular area for protection given that there are no significant features to preserve. This location is the most suitable for construction and also the only site that avoids disturbing the surrounding forest. There is also an existing driveway from County Rd 91 that leads directly to the cleared area. This driveway is already wide enough for construction vehicles, and the cleared area itself is large enough to accommodate construction without removing any trees.

I understand that EP1 zoning does not necessarily prohibit future development, but it does introduce significant barriers that I am hoping to avoid; particularly if there is no specific reason to apply them in this case.

Accordingly, would the Township consider revisiting the proposed EP1 boundaries?

Specifically:

- Could the EP1 zoning be focused more directly on Wetlands and Significant Woodlands?
- At the very least, could the Township consider excluding the treeless portion (the "cleared area") and the existing driveway (if relevant) from the EP1 Zone?

On a personal note, I feel it is a little unfair that the majority of the property is proposed to be rezoned from Rural to Environmentally Protected, as this represents a significant and restrictive change. While our goals align in that I also want to see the natural features of the property preserved, I hope we can arrive at a more balanced and practical outcome.

The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.

76 9303 County Rd 91

76

OPPOSED! When Clearview twp drafted their official plan in 2006 we requested rural zoning. That was designated as such. There has been no changes to the property, no development nearby. We heated with wood cut from our own junk trees on property. There has been many trees planted, replacing ones cut. To change zoning to environmental protection, will devalue the property and waste time & resources. We oppose to the proposed zoning. This has caused nothing but stress and anxiety!

The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.

77 5485 Concession 2

Looking forward to getting further information regarding the changed zoning plans / maps (it wasn't great to have an overall available showing old vs. proposed). Also, to hear more about proposed intensification in existing settlement areas - in general, appreciate the apparent move to encourage densification/intensification of existing settlement areas, allowing ADU/ARUs. - While protecting environmental sensitive areas and promoting wildlife corridors, which are so vital to a healthy ecosystem for Clearview. It would also be appreciated if LIDAR mapping could be included to more fully understand the protected watercourse/wetland areas. What is the status of wetlands that are less than the defined 2 hectares? Are they not protected? I think the essential outline is a good one, and look forward to seeing all the relevant concerns of the various stakeholders - including our environment! - addressed. Thanks!

The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.

78

79 3827 Hogback Road

No comments left

<p>5482 Sunnidale/Tosorintio 80 Townline</p>	<p>How will this impact our ability to have a second dwelling, which is currently allowed in Simcoe County. Currently there is nothing noted in the plan in regards to 2nd dwellings. At a time when we are in a housing crisis and would like to provide a dwelling to our ageing moms or children is needed. This is the reason why we have stayed in our current residence to be able to offer this opportunity and there is currently nothing in the new bylaw proposed to address this.</p>	<p>The by-law permits additional residential units in all residential zones, agricultural zones, rural zones and some commercial zones. See section 5 of the By-law for general provisions. Additional residential units can be attached or detached buildings in residential zones.</p>
<p>81 5633 County Road 9</p>	<p>Rezoning from RU to EP1 and EP2 on a newly purchased property will greatly impact land owners with the change where change is not needed high and dry property is being changed making it worthless tanking property value and what we can do with the property rendering it useless I strongly suggest my property and others be reevaluated this is wrong making hard working peoples property change for much worse saying I can't do anything with our own land. The Planning of this township needs to be fixed more public involved when dealing with their property.</p> <p>The rezoning from RU to EP1 and EP2 without actually looking at property. Very insufficient way to do planning. The rezoning drastically impacts value and what can be done on my own land. I think my property needs to be re-evaluated.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>
<p>82 Edwards St, Creemore 83</p>	<p>The official plan shows the old landfill site on Edward St. E, Creemore as residential. The draft zoning bylaw is showing 1/2 as future residential (currently that portion is being used by Simcoe as storage of garbage/recycling bins and trucks) and the other 1/2 is shown as waste management industrial (currently it is open field with trees). Where did this change of land use come from? Why does it not match the official plan?</p> <p>No comments left</p>	<p>The updated zoning schedules will be released with the updated draft Zoning By-law. The updated schedules will identify the Edward Street properties with their existing site specific zones to ensure that the existing uses can continue as previously approved. Although the lands are designated Residential in the Official Plan, a zoning by-law amendment will be required to establish a residential zone on the Edward Street lands to evaluate factors such as the environmental impacts of the historic use of the property and servicing allocation.</p>
<p>5482 Sunnidale Tosorintio 84 Townline</p>	<p>Would like to ensure an additional dwelling be allowed. Also currently looking to rezone as Agri.</p>	<p>An additional residential unit is permitted in the Rural zone. The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>
<p>85 5785 Concession 2 86</p>	<p>We are opposed to the new zoning!</p> <p>No comments left</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p> <p>Noted</p>

87	<p>Thank you for the open house.</p> <p>It was very difficult to understand from the presentation what changes have been made to 1) mapping, 2) zoning bylaws.</p> <p>A flip overlay over the maps would be great!</p> <p>Good idea to increase EP zoning in light of climate change and the biodiversity crisis</p> <p>Good idea to increase intensification within settlement areas in order to protect agricultural lands &amp; habitat for wildlife</p> <p>I support the general expansion of EP zoned lands, &amp; appreciate that in so doing the breakdown into EP1, EP2, EP3 provides some degree of flexibility, for instance that an existing lot with EP1 zoning could potentially have a house if it can be proven their isn't harm in so doing.</p>	<p>Amended zoning maps will be released in the first quarter of 2026, prior to the Public Meeting in March 2026. The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>
88 5430 Concession 2	<p>We attended the Open House, spoken with councillors and staff, neighbours, and friends regarding the proposed zoning changes.</p> <p>We are not in agreement with the proposed changes for our property on Concession 2 Sunnidale, New Lowell.</p> <p>We feel that the change in zoning in some areas is random. More consideration should be given to the radical changes in zoning for many properties.</p> <p>We look forward to the informative Public Meeting on October 29 to discuss the future.</p>	<p>The Township has initiated an Official Plan Amendment to review the Township's Greenland Policies and Mapping. Draft Official Plan Policies and Schedules will be released with the next draft of the Zoning By-law. The next draft of the Zoning By-law will include revised Environmental Protection Zone policies and mapping.</p>
89	<p>Why are arus limited to 1 outside the settlement areas? The rural areas have more space for additional units</p>	<p>Section 2.4.2.8 of official plan restricts the maximum number of additional residential units on Agricultural and Rural properties to 1. This limit is in place due to servicing. Agricultural and rural lots do not have access to municipal services and instead require private servicing.</p>
90	<p>why are we limiting the number of ARUs in rural and ag areas? Why can't we allow more than 1 in the rural and agricultural areas. Are we allowing farm working housing year round or only seasonally. We often need the worker housing permitted year round.</p>	<p>Section 2.4.2.8 official plan restricts the maximum number of additional residential units on Agricultural and Rural properties to 1. This limit is in place due to servicing. Agricultural and rural lots do not have access to municipal services and instead require private servicing. Accommodation for full-time farm labor is permitted to be permanent or seasonal.</p>
91	<p>Is there a size limit on the ARU and what is the farm cluster</p>	<p>There is no size limit for ARUs. The farm building cluster is defined in the zoning by-law as follows: <i>Means the close grouping of the Main Buildings and Structures on a farm contained within a limited area so that the land is Used for agriculture. Buildings and Structures within the cluster shall share a common Driveway.</i></p>
92	<p>Where an agricultural severance occurred for the old farm house what's the plan for the long term where the large agricultural lots are left without the ability to building a house if the land no longer needs to be farmed?</p>	<p>Section 11.9.8.18 of the Official Plan prohibits new residential buildings on remnant agricultural lots created through a surplus dwelling consent. This policy implements section 4.3.3.1.c) of the Provincial Planning Statement, and is a requirement province wide.</p>

93	In terms of detached vs attached ARUs – look at working of housing for farmer vs farm family – concern that detached ARUs have a bigger impact on neighbours – concern that the farm building cluster could lead to confusion at the building permit stage on where the ARU is permitted if there is no minimum distance for the ARU	The farm building cluster is defined in the zoning by-law as follows: <i>Means the close grouping of the Main Buildings and Structures on a farm contained within a limited area so that the land is Used for agriculture. Buildings and Structures within the cluster shall share a common Driveway.</i>
94	As the township considered requiring pre-servicing in new builds for ARUs?	The Township has had some developments which include rough-ins for ARUs in new-builds, but it's not a requirement.
95	Own a 96 acre farm with a 2 acre commercial zone portion. Farm portion – have been considering an OFDU and the process for a permit the ofdu is too complicated and expensive, please make the ofdu a more accessible process	The draft zoning by-law has been updated to include further direction for On-Farm Diversified Uses (OFDU). The regulations for OFDUs are included in Section 6.7 of the Zoning By-law. The Township's site plan control by-law does require a site plan application for OFDUs. A review of the Site Plan Control By-law is outside the scope of the Zoning By-law Review process.
96	concern that the new zoning by-law makes it more difficult to get an OFDU approved, especially if site plan is needed. Concern with the timeline and cost for permits.	Under the 2006 zoning by-law, a rezoning is required for agriculturally related industrial and commercial uses. The new by-law would allow many of these uses without requiring a zoning by-law amendment. The Township's site plan control by-law does require a site plan application for OFDUs. A review of the Site Plan Control By-law is outside the scope of the Zoning By-law Review process.
97	is there a minimum size for a farm lot for an OFDU? Does the owner need to be a Bonafide farmer? Can we place a cap on the OFDU size in accordance with PPS 2024 (ie. 2% with a maximum building size)?	The draft zoning by-law has been updated to include further direction for On-Farm Diversified Uses (OFDU). The regulations for OFDUs are included in Section 6.7 of the Zoning By-law. There is no reference to bona fide farmer in the zoning bylaw but the property's primary use is required to remain for agricultural use. Section 6.7 of the zoning by-law does place a maximum 2% lot area cap on the OFDU.
98	Why are home business storage limited to 4m2?	This provision has been removed from the updated zoning by-law.
100	Can we allow shipping containers in the rural areas?	We have done a best practice review of shipping containers and the updated draft Zoning By-law permits shipping containers as outdoor storage.
101	some shipping containers can work well as an accessory structure provided they are converted appropriately. Blue Mountain has a by-law on them.	We have done a best practice review of shipping containers and the updated draft Zoning By-law permits converted shipping containers as accessory buildings.
102	if the parking is not changing how can we fit the parking spaces on smaller lots?	The residential zones require a 6m building setback to the garage which provides sufficient depth for a parking space.
103	my pick-up truck is longer than 6m so I'm concerned about parking requirements	We have done a review of parking space sizes and vehicle sizes. Based on this review the minimum parking space size can accommodate a pick-up truck.

104	Would like to see something to limit the ability to build buildings which back onto a public right of way	Additional design requirements for street fronting development are included in the Township's Official Plan and are to be reviewed against new development applications. Design principles are generally most appropriately addressed through Township Design Guidelines rather than the zoning by-law. Township wide design guidelines could be developed in the future subject to Council direction.
105	the problem with the smaller lots is that there isn't the infrastructure to support the smaller lots ie. sidewalks. Also consider shared driveways	Infrastructure requirements are reviewed by Township staff during each development application review in the Township.
106	Concern that permitting the parking based on square footage will reduce parking requirements	We have conducted a review of the existing parking requirements for schools and the proposed requirements. The proposed parking rate based on square metres would generally require more parking than the existing zoning by-law which requires parking based on number of classrooms.
107	don't like the terms future development but a Hold could be appropriate	The term Future Development is utilized in the Official Plan and is being included in the zoning by-law for consistency.
108	can we use lidar mapping for the EP zones	The county and conservation authority have used Lidar for their mapping. The County and Conservation Authority mapping was used to inform the new zoning maps .
109	measuring setbacks from POTL lines could be overly restrictive for cluster development.	This cluster provisions in the updated zoning by-law require setbacks to be measured for each cluster site, rather than each POTL.