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# Planning Justification Report

4806 Sunnidale-Tosorontio Townline,

Township of Clearview

Emmanuel Baptist Church of Barrie

## Application for Zoning By-law Amendment

May 2026

The Jones Consulting Group Ltd.

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## 1.0 INTRODUCTION

On behalf of our client, Emmanuel Baptist Church of Barrie, we are pleased to provide this Planning Justification Report to examine the planning merits of the application for a Zoning By-law Amendment for lands located at 4806 Sunnidale-Tosorontio Townline, in the Township of Clearview, County of Simcoe (Figure 1).

Figure 1. Location Plan



The purpose of the Zoning By-law Amendment application is to rezone the lands from Institutional (IN) to Institutional Exception (IN-XX) to permit the development of a single detached dwelling as further described in Section 5.5 of this Report.

This Planning Report examines the subject lands, site context, and land use policies. This Report concludes that the application represents orderly and proper land use planning that is consistent with the Provincial Planning Statement, and conforms to the County of Simcoe Official Plan, and the Township of Clearview Official Plan.

## 2.0 PROPERTY LOCATION AND SITE DESCRIPTION

The lands subject to the application are municipally known as 4806 Sunnidale-Tosorontio Townline, in the Township of Clearview, hereinafter referred to as the subject lands (**Figure 1**). The lands are located in the southeast quadrant of the Township, north of the of the CFB Borden border, and within 0.3 kilometres of the settlement area of Angus in the Township of Essa.

The subject lands are rectangular in shape with a total area of approximately 13,077 square metres (1.38 hectares) and have approximately 91.3 metres of frontage along Sunnidale-Tosorontio Townline. The lands are also located along the Barrie-Collingwood Railway corridor and County Road 10 to the east; however, vehicular access is to be provided solely from Sunnidale-Tosorontio Townline. The property is vacant and contains vegetation along the lot lines (**Figure 2**)

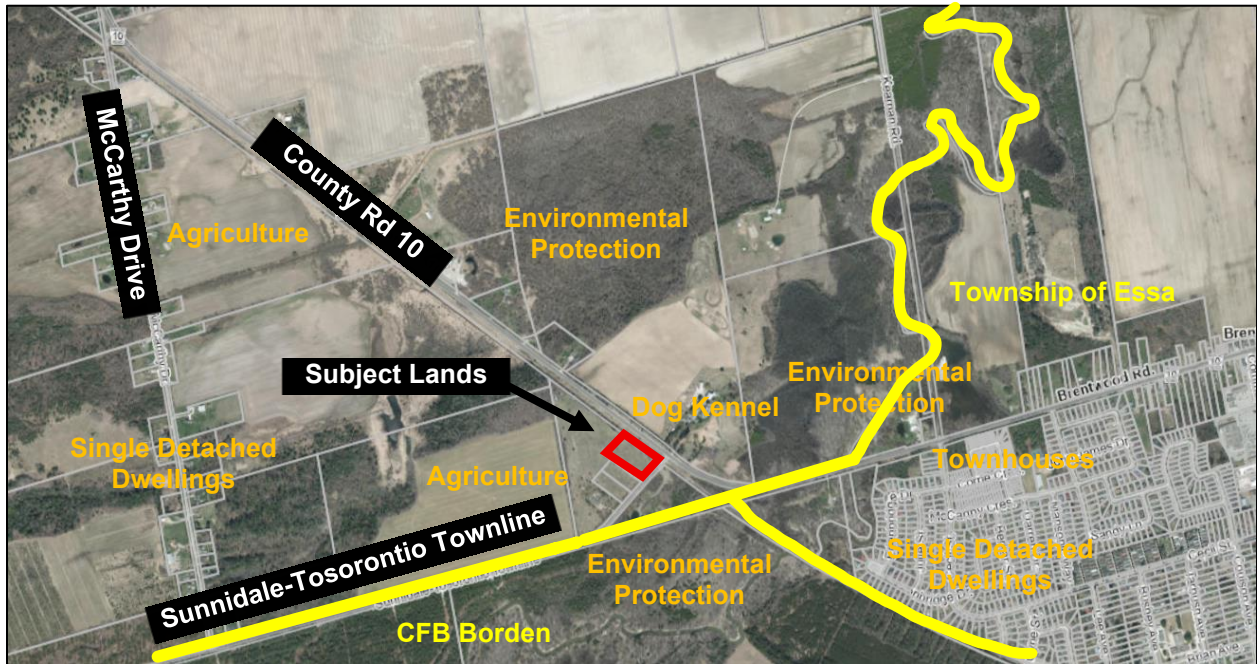
**Figure 2. View of Subject Lands from Sunnidale-Tosorontio**



### 3.0 SURROUNDING LAND USES

The subject lands are surrounded by residential and agricultural uses (**Figure 3**).

**Figure 3. Surrounding Land Uses**



The immediate surrounding land uses are as follows:

- **North:** Agriculture (**Figure 4**) and Environmental Protection lands (Provincially Significant Wetland (PSW)).
- **South:** Environmental Protection lands (PSW) (**Figure 5**), and CFB Borden.
- **East:** Barrie Collingwood Railway, Dog Kennel (**Figure 6**) and Environmental Protection lands (PSW). Further east consists of single detached dwellings and townhouses within the Settlement of Angus, in the Township of Essa.
- **West:** Agriculture and one (1) single detached dwelling along Sunnidale-Tosorontio Townline (**Figure 7**). Further west consists of Environmental Protection lands (PSW) and single detached dwellings along McCarthy Drive.

**Figure 4. Agricultural Land to the North along County Road 10**



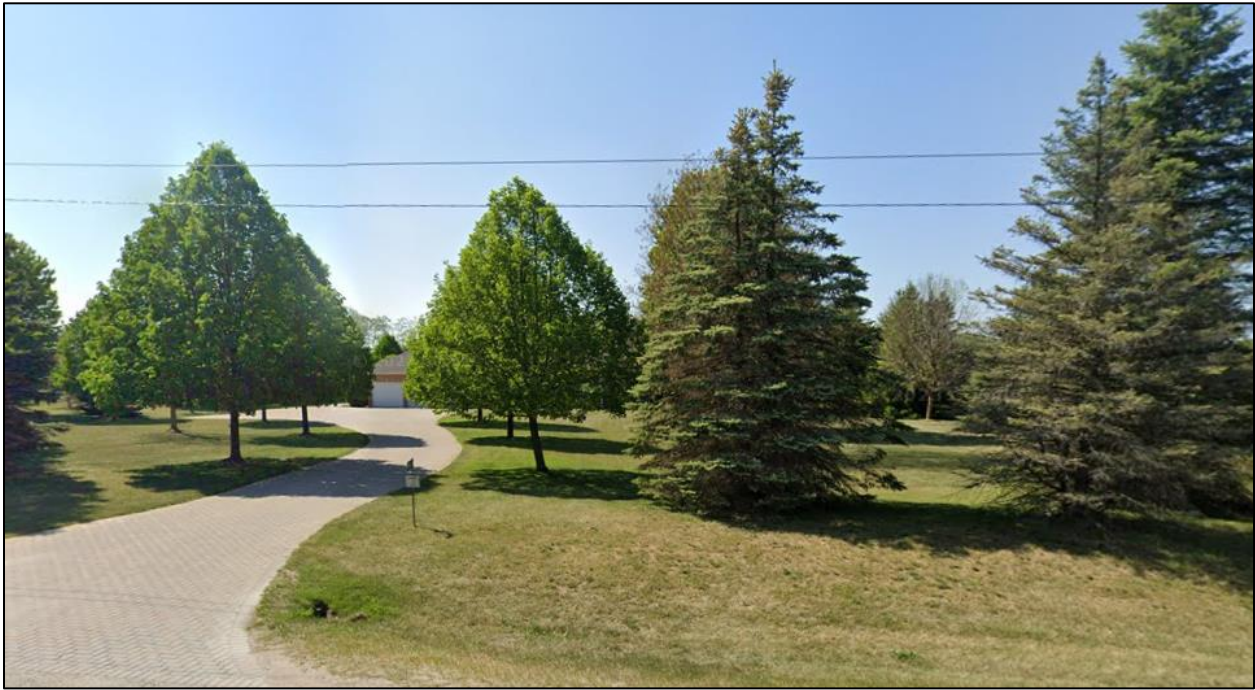
**Figure 5. Environmental Protection lands to the South along Sunnidale-Tosorontio Townline**



**Figure 6. Dog Kennel to the East along County Road 10**



**Figure 7. Single Detached Dwelling to the West along Sunnidale-Tosorontio Townline**





with the County and Township Official Plan. As such, the lands are now proposed to be zoned Institutional Exception (IN-XX) zone to not change any existing permissions except requesting a single detached dwelling also be permitted. As discussed with Township Staff, the technical materials required in support of the Zoning By-law Amendment application are detailed in detail in Section 4.2 below.

## 4.2 Supporting Technical Reports and Plans

The following technical reports and plan have been prepared in support of the proposed applications.

### 1. Planning Justification Report

This Planning Justification Report examines the subject lands, site context, land use policies, and proposed uses. The Report concludes that the proposed application represents orderly and proper land use planning that will positively contribute to the future growth and quality of life in the Township of Clearview.

### 2. Concept Plans

The exact details of the built form is unknown at this time as no buildings or structures are currently proposed. Since the Institutional (IN) zone provisions are not intended to be applicable to single detached dwellings, the proposed Zoning By-law Amendment will request a single detached dwelling be permitted in addition to the permitted uses within the IN Zone. Two concept plans have been prepared demonstrating the general development envelope that would comply with the zoning provisions in the Rural (RU) zone in the current in-effect Township of Clearview Comprehensive Zoning By-law 06-54 (Concept Plan #1), as well as, the proposed zoning in the new draft Township of Clearview Comprehensive Zoning By-law (Concept Plan #2). The concept plans demonstrate the lands have sufficient area to accommodate a single detached dwelling, driveway and individual water and wastewater services.

### 3. Scoped Environmental Impact Study

A Scoped Environmental Impact Study was prepared by Azimuth Environmental in support of the proposed application. The purpose of this report was to provide an understanding of natural environmental conditions and potential for impacts related to the proposed rezoning and potential future residential development on significant natural heritage features and functions of the property and adjacent lands. The Study states there are no significant natural features on the subject property. Any potential/confirmed Greenland feature or function identified within this report is associated with adjacent lands (i.e. lands within 120 metres of the property). The Study concludes the proposed rezoning and any future proposed development of a single residential dwelling is not anticipated to result in a negative impact upon the identified significant natural heritage features or their ecological functions subject to the incorporation of the environmental protection measures. For more information please refer to the Study.

### 4. Calculation of MDS I Setbacks Letter

A Letter was prepared by Colville Consulting Inc. to review the Minimum Distance Separation (MDS) I setbacks applicable to a single detached dwelling. The MDS I setback requirements were calculated for all livestock facilities within 750 metres of the subject lands that had the potential of creating a constraint within the Subject Lands. The Letter concluded no calculated setback encroaches into the subject lands, therefore, the proposed future dwelling will conform with Minimum Distance Separation guidelines.

### 5. Prime Agricultural Letter of Opinion

A Letter of Opinion was prepared by Colville Consulting Inc. confirming the subject lands are not within Prime Agricultural Area. The Letter concludes the proposed application to permit a single detached dwelling is consistent with provincial policy and municipal policies and will not conflict with other agricultural uses in the area.

## 5.0 PLANNING ACT AND POLICY ANALYSIS

The following subsections provide a summary assessment of how the proposed application has regard to the Planning Act, is consistent with the Provincial Planning Statement, and conforms to the County of Simcoe Official Plan, and Township of Clearview Official Plan.

### 5.1 Planning Act (R.S.O. 1990, c. P.13)

Section 2 of the Planning Act contains the following matters of provincial interest that approval authorities must have regard to in carrying out the responsibilities under the Act. The matters of provincial interest have been listed below, along with an explanation of how the proposed application has regard to those matters.

*a) the protection of ecological systems, including natural areas, features and functions;*

A Scoped Environmental Impact Study was prepared for the proposed application and concludes the proposed rezoning and any future proposed development of a single residential dwelling is not anticipated to result in a negative impact upon the identified significant natural heritage features or their ecological functions.

*b) the protection of the agricultural resources of the Province;*

A Letter of Opinion was prepared by an agrologist confirming the subject lands are not within a Prime Agricultural Area and that the proposed application will not conflict with other agricultural uses in the area.

*c) the conservation and management of natural resources and the mineral resource base;*

Natural heritage features are not anticipated to be impacted as noted in point a) above. No mineral resources have been identified on the lands.

*d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

An Archaeological Assessment was not requested as a submission requirement by the County of Simcoe or Township of Clearview. No development is currently proposed.

*e) the supply, efficient use and conservation of energy and water;*

Any future development will need to utilize individual water and wastewater services, as municipal services are not available.

*f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*

The subject lands will require an entrance permit from Sunnidale-Tosorontio Townline. No access is proposed from County Road 10. Any future development will need to utilize individual water and wastewater services, as municipal services are not available.

*g) the minimization of waste;*

Any future development will need to comply with the waste management program in place with the County.

*h) the orderly development of safe and healthy communities;*

The subject lands are located in a rural area and are proposed to contain a single detached dwelling, which is consistent with the existing built form in the surrounding area.

*h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*

Any future development will need to comply with the accessibility requirements in the Ontario Building Code.

- i) *the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*  
The subject lands will not contain any facilities as the purpose of the application is to permit a single detached dwelling. Further, these uses are not permitted in the existing zoning on the lands.
- j) *the adequate provision of a full range of housing, including affordable housing;*  
The application will permit the lands to be developed with one (1) single detached dwelling, and maintain all existing as-of-right permitted uses.
- k) *the adequate provision of employment opportunities;*  
Not applicable as the subject lands are not within an employment area.
- l) *the protection of the financial and economic well-being of the Province and its municipalities;*  
The Township's financial and economic well-being is not anticipated to be negatively impacted by the proposed application.
- m) *the co-ordination of planning activities of public bodies;*  
Circulation of the proposed application will occur to all appropriate agencies and public bodies identified in the Planning Act. Upon circulation, they will have the opportunity to review and provide comments.
- n) *the resolution of planning conflicts involving public and private interests;*  
The application will be considered at a statutory Public Meeting, which will provide the public the opportunity to comment on the proposed application.
- o) *the protection of public health and safety;*  
The Township Building and Fire Department will receive a copy of the proposed application for review and comment.
- p) *the appropriate location of growth and development;*  
The application proposes to permit a single detached dwelling. The subject lands are surrounded by single detached dwellings on agricultural and rural lots.
- q) *the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*  
The subject lands are located adjacent to County Road 10, which contains a County of Simcoe LINX public transit route, and the nearest transit stop is located within approximately two kilometres, in the settlement of Angus. The abutting roadways of Sunnidale-Tosorontio Townline and County Road 10 do not have sidewalks.
- r) *the promotion of built form that,*  
  - (i) *is well-designed,*
  - (ii) *encourages a sense of place, and*
  - (iii) *provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
 If approved, the application will permit rural uses, which will be consistent with the surrounding area.
- s) *the mitigation of greenhouse gas emissions and adaptation to a changing climate.*  
Additional considerations may be further considered once the built form is proposed.
- In my professional planning opinion, the proposed Zoning By-law Amendment application has regard to the Matters of Provincial Interest identified in the Planning Act.

## 5.2 Provincial Planning Statement (PPS), 2024

The Provincial Planning Statement (PPS) came into effect on October 20, 2024. Planning decisions must consider all components of the PPS and how they interrelate, and decisions must be consistent with the PPS.

The Provincial Planning Statement (PPS) is a policy framework based on the Vision for Ontario's Land Use Planning System. Chapter 1 of the PPS states the Vision is to increase the supply and mix of housing options, address the full range of housing affordable needs, and support a strong and competitive economy. The PPS seeks to protect our cultural and natural heritage resources, direct growth to settlement areas, and to ensure that efficient development patterns optimize the use of land, resources and public investment in infrastructure and public services facilities.

The four (4) principal parts of the PPS include (i) Chapter 2: Building Homes, Sustaining Strong and Competitive Communities, (ii) Chapter 3: Infrastructure and Facilities, (iii) Chapter 4: Wise Use and Management of Resources, and (iv) Chapter 5: Protecting Public Health and Safety. The following sub-sections assess the application's consistency with the PPS.

### 5.2.1 Building Homes, Sustaining Strong and Competitive Communities

Chapter 2 of the PPS contains policies for building homes and sustaining strong and competitive communities. The applicable policies from this section have been listed below followed by an assessment of the applications conformity with the policies.

#### 1) Rural Areas

The PPS defines Rural Areas as a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas. The subject lands are defined as rural lands.

Policy 2.5 contains general policies for rural areas, which are included below:

#### 2.5.1 *Healthy, integrated and viable rural areas should be supported by:*

- a) *building upon rural character, and leveraging rural amenities and assets;*
- b) *promoting regeneration, including the redevelopment of brownfield sites;*
- c) *accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) *using rural infrastructure and public service facilities efficiently;*
- e) *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- f) *providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- g) *conserving biodiversity and considering the ecological benefits provided by nature; and*
- h) *providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.*

2.5.2 *In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.*

2.5.3 *When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels. Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.*

A Letter of Opinion was prepared by an agrologist confirming the subject lands are not within Prime Agricultural Area and that the proposed application will not conflict with other agricultural uses in the area. The subject lands are identified as rural lands, and are not within a rural settlement area. If approved, the proposed application will permit the development of one (1) single detached dwelling, which is compatible with the surrounding area.

## 2) Rural Lands

Section 2.6 contains general policies for rural lands, which are reviewed below.

### 2.6.1 *On rural lands located in municipalities, permitted uses are:*

- a. *the management or use of resources;*
- b. *resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
- c. *residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*
- d. *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e. *home occupations and home industries;*
- f. *cemeteries; and*
- g. *other rural land uses.*

### 2.6.2 *Development that can be sustained by rural service levels should be promoted.*

The lands are proposed to permit one (1) single detached dwelling, which is permitted use on rural lands. Any future development would utilize individual water and wastewater services, as municipal services are not available.

## 5.2.2 Infrastructure and Facilities

Chapter 3 of the PPS contains policies for infrastructure and public service facilities.

Policy 3.6.4 states where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

Policy 3.6.8 provides requirements for stormwater management planning.

Any future development would utilize individual water and wastewater services, which would need to comply with the Ontario Building Code. Further, any future development would require a lot grading plan to review stormwater management.

## 5.2.3 Wise Use and Management of Resources

Chapter 4 of the PPS contains policies for the wise use and management of resources. The following provides a review of the relevant policies within this section.

### 1) Natural Heritage

Policy 4.1.1 states that natural features and areas shall be protected for the long term.

The Scoped Environmental Impact Study prepared for the submission states there are no significant natural features on the subject property, and the proposed rezoning and future proposed development of a single residential dwelling is not anticipated to result in a negative impact upon the surrounding identified significant natural heritage features or their ecological functions.

### 2) Water

The Policies in Section 4.2 direct planning authorities to protect, improve or restore the quality and quantity of water.

There is no reason to anticipate any negative impacts to water resources.

## **5.2.4 Protecting Public Health and Safety**

Chapter 5 of the PPS contains policies for protecting public health and safety. The applicable policies from this section have been listed below followed by an assessment of the applications conformity with the policies.

### **1) General Policies**

Policy 5.1.1 states development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.

No development is proposed within any natural hazards. No human-made hazards exist on or in proximity to the site.

### **2) Natural Hazards**

Policy 5.2.2 directs development away from natural hazards such as flooding or erosion hazards.

The subject lands are identified to be within 120 metres of the provincially significant wetland of the Minesing Swamp. The Scoped Environmental Impact Study concludes no negative impacts are anticipated.

### **3) Human-Made Hazards**

Policy 5.3.1 deals with development on, abutting or adjacent to human-made hazards.

No human-made hazards exist on or in proximity to the site.

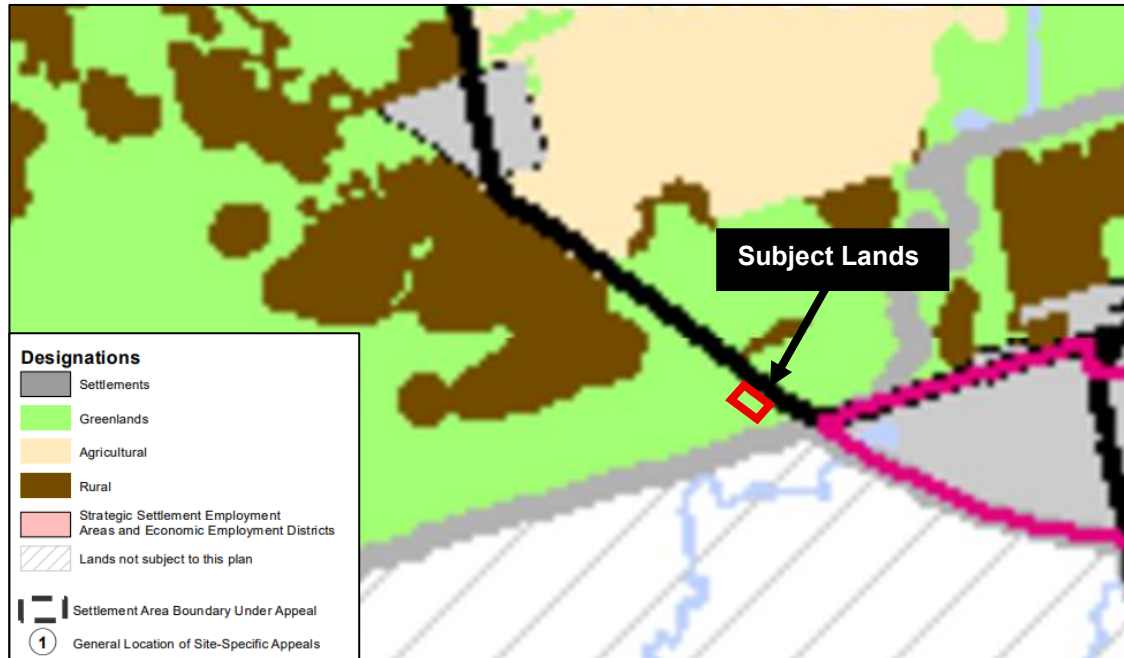
In my professional planning opinion, the proposed application is consistent with the Provincial Planning Statement, 2024.

## 5.3 County of Simcoe Official Plan

The Township of Clearview is a lower-tier municipality located within the County of Simcoe. The County's Official Plan contains overall growth policies and planning strategies to help provide guidance for growth throughout the County. The general intent of the County Official Plan is to direct urban-type growth to the settlement areas, while preserving prime agricultural land and respecting the environment.

The subject lands are designated as Greenlands in the County Official Plan Schedule 5.1 (**Figure 9**).

**Figure 9. County of Simcoe Official Plan Land Use Designation**



### 5.3.1 Official Plan Policy Analysis

The proposed development conforms to the County of Simcoe Official Plan as evidenced by the following sections.

#### 5.3.1.1 General Development Policies (Section 3.3)

Section 3.3 contains general development policies for all land use designations. The applicable policies are assessed below:

##### 1) Natural Heritage

*3.3.15 Despite anything else in this Plan, except Section 4.4 as it applies to mineral aggregate operations only, development and site alteration shall not be permitted:*

- i. In significant wetlands and significant coastal wetlands.*
- ii. In the following unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions: Significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest (ANSIs), and coastal wetlands (not covered by 3.3.15 i) above).*
- iii. In the following regional and local features, where a local official plan has identified such features, unless it has been demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions: wetlands 2.0 hectares or larger in area determined to be locally significant by an approved EIS, including but not limited to evaluated wetlands, and Regional areas of natural and scientific interest (ANSIs).*
- iv. In fish habitat except in accordance with provincial and federal requirements.*

- v. *In habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
- vi. *On adjacent lands to the natural heritage features and areas listed above, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. Adjacent lands shall generally be considered to be:*
  - a. *within 120 metres of habitat of endangered species and threatened species, significant wetlands, significant coastal wetlands, wetlands 2.0 hectares or larger determined to be locally significant by an approved EIS, significant woodlands, significant wildlife habitat, significant areas of natural and scientific interest – life science, significant valleylands, and fish habitat;*
  - b. *within 50 metres of significant areas of natural and scientific interest – earth science;*
  - c. *A reduced adjacent lands from the above may be considered based on the nature of intervening land uses. The extent of the reduced area will be determined by the approval authority in consultation with the applicant prior to the submission of a development application, and supported by an EIS, demonstrating there will be no negative impacts beyond the proposed reduced adjacent lands area.*

*Nothing in the above policies is intended to limit the ability of agricultural uses to continue.*

*Despite anything else in Sections 3.3 and 3.8, in those portions of the Greenlands designation including Section 3.8.10 that are also designated in Provincial plans as listed in Section 3.8.10 (a) to (h), if the provisions of the Provincial plan are more restrictive than those of Section 3.8, then the Provincial plan prevails.*

The Scoped Environmental Impact Study states there are no significant natural features on the subject property. The subject lands are within 120 metres of natural heritage features on adjacent lands including a provincially significant wetland and significant woodland. The Study concludes the proposed rezoning and any future proposed development of a single residential dwelling is not anticipated to result in a negative impact upon the identified significant natural heritage features or their ecological functions subject to the incorporation of the environmental protection measures.

## **2) Railway Lines**

*3.3.24 The County acknowledges the importance of rail infrastructure and recognizes its critical role in long-term economic growth and the efficient and effective movement of goods and people. The County shall ensure the continued viability and ultimate capacity of the rail corridors and yards (if applicable) are protected and shall identify and support strategic infrastructure improvements such as targeted grade separations. The County encourages protection of non-active rail line corridors from encroachment of sensitive land use development to allow for future expansion of rail services.*

*Sensitive land uses are discouraged adjacent to or in proximity to rail facilities.*

*All proposed residential or other sensitive land use development within 300 metres of a railway right-of-way will undertake noise studies as required, to the satisfaction of the County or the local municipality whichever is the approval authority, in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified.*

*All proposed residential or other sensitive land use development within 75 metres of a railway right-of-way will be required to undertake vibration studies, to the satisfaction of the County or local municipality, whichever is the approval authority, in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate or attenuate any adverse effects from vibration that were identified.*

*All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the County or local municipality, whichever is the approval authority of the application, in consultation with the appropriate railway. Where applicable, the County will ensure that sightline requirements of Transport Canada and the railways are addressed.*

*Implementation and maintenance of any required rail noise, vibration and safety impact mitigation measures, along with any required notices on title such as warning clauses and/or environmental easements, will be secured through appropriate legal mechanisms, to the satisfaction of the County or the local municipality, whichever is appropriate, and the appropriate railway.*

The subject lands are adjacent to the Barrie Collingwood Railway (BCRY), which is owned by the County and has frontage on County Road 10. The County of Simcoe provided pre-consultation comments and noted a 30-metre setback will be required from the railway corridor to any new residential building. The Township of Clearview Zoning By-law also requires a 30-metre setback for any building or structure adjacent to a railway corridor. Concept Plan #1 has been prepared to demonstrate the developable area for a single detached dwelling subject to the Rural (RU) zoning provisions, including a 30 metre setback from the BCRY corridor (**Figure 8**).

### **5.3.1.2 Greenlands Designation (Section 3.8)**

Section 3.8 contains policies for lands in the Greenlands designation. The applicable policies are assessed below:

#### **1) Objectives**

- 3.8.1. *To protect and restore the natural character, form, function, and connectivity of the natural heritage system of the County of Simcoe, and to sustain the natural heritage features and areas and ecological functions of the Greenlands designation and local natural heritage systems for future generations.*
- 3.8.2. *To promote biodiversity and ecological integrity within the County's natural heritage features and areas and the Greenlands designation.*
- 3.8.3. *To improve the quality, connectivity and amount of woodlands and wetlands cover across the County.*
- 3.8.4. *To ensure that species and communities of conservation concern can continue to flourish and evolve throughout the County.*
- 3.8.5. *To contribute to the protection, improvement, and restoration of the quality and quantity of surface water and ground water and the function of sensitive surface water features and sensitive ground water features within the County.*
- 3.8.6. *To ensure that the Greenlands designation complements and supports the natural heritage systems established in provincial plans and is linked with the natural heritage systems of adjacent jurisdictions, and to require local municipalities to identify and protect natural features and ecological functions that in turn complement and support the Greenlands.*
- 3.8.7. *To ensure that the location, scale, and form of development respect and support the protection of the County's natural heritage system.*
- 3.8.8. *To provide opportunities for natural heritage enjoyment and appreciation and for recreational and tourism uses in keeping with the Greenlands objectives, that foster healthy and liveable communities and enhance the sense of place and quality of life that characterize the County.*

The proposed application will meet the objectives of the Greenlands designation as natural heritage features will be protected. The Scoped Environmental Impact Study concludes the proposed rezoning and any future proposed development of a single residential dwelling is not anticipated to result in a negative impact upon the identified significant natural heritage features or their ecological functions subject to the incorporation of the environmental protection measures.

#### **2) Policies**

- 3.8.9. *Natural heritage in Simcoe County will be protected by:*
  - a) *The Greenlands designation, which is the natural heritage system of the County of Simcoe; and*
  - b) *The natural heritage systems of the 16 local municipalities which may identify local natural features and areas in addition to the County's Greenlands designation.*

The subject lands are designated Greenlands in the County of Simcoe Official Plan.

*3.8.10 The County's natural heritage system primarily includes the following natural heritage features and areas, wherever they occur in the County:*

- a) Habitat of endangered species and threatened species;*
- b) Significant wetlands, significant coastal wetlands, other coastal wetlands, and all wetlands 2.0 ha or larger in area which have been determined to be locally significant, including but not limited to evaluated wetlands;*
- c) Significant woodlands;*
- d) Significant valleylands;*
- e) Significant wildlife habitat;*
- f) Significant Areas of natural and scientific interest (ANSIs);*
- g) Regional Areas of natural and scientific interest (ANSIs);*
- h) Fish Habitat;*
- i) Linkage areas in accordance with Section 3.3.16; and,*
- j) Public lands as defined in the Public Lands Act.*

*The County's natural heritage system is generally identified as the Greenlands designation on Schedule 5.1.*

The Scoped Environmental Impact Study concludes there are no significant natural features on the subject property, and any potential feature or function identified within the Study Area is associated with adjacent lands (i.e. lands within 120 metres of the property).

*3.8.11 The mapping of the Greenlands designation on Schedule 5.1 is approximate, and does not reflect certain features such as habitat of endangered species and threatened species, or new or more accurate information identifying natural heritage features and areas. Any minor adjustment to the Greenlands designation as determined through more detailed mapping, field surveys, the results of an EIS, information received from the Ministry of Natural Resources and Forestry or conservation authorities or local municipal official plans will not require an amendment to this Plan. Despite anything else in Section 3.8, if any lands are demonstrated to be of a feature type listed in Section 3.8.10, even if they are not mapped in Schedules 5.1, those lands are to be protected in accordance with 3.3.15 and 3.3.16. With respect to settlement areas and expansions to settlement areas, the policies of 3.8.17 and 3.8.18 apply.*

An Official Plan Amendment is not proposed as the Scoped Environmental Impact Study concludes there are no significant natural features on the subject property. The Study concludes the proposed rezoning and any future proposed development of a single residential dwelling is not anticipated to result in a negative impact upon the identified significant natural heritage features or their ecological functions subject to the incorporation of the environmental protection measures.

### **3) Development Control**

*3.8.15 Outside of settlement areas, and subject to Section 3.3.15 (other than for 3.8.15 vi. which is subject to policy 4.4.1), the following uses may be permitted in the Greenlands designation or on adjacent lands as described in Section 3.3.15:*

- i. Agricultural uses;*
- ii. Agriculture-related uses;*
- iii. On-farm diversified uses;*
- iv. Forestry on public lands or in County forests in accordance with an approved management plan and sustainable forest practices;*
- v. Forestry on private lands as permitted by the County's Forest Conservation Bylaw or by a local municipality's tree bylaw under the Municipal Act, 2001;*

- vi. *Mineral aggregate operations, if approved through a local Official Plan amendment;*
- vii. *Outdoor passive recreational uses; and*
- viii. *Subject to demonstrating that the lands are not within a prime agricultural area, residential dwelling units on lots which were approved prior to the approval date of this policy (May 9, 2016).*

The proposed application will permit one (1) single detached dwelling, which is permitted on lands designated Greenlands on lots that existed prior to May 9<sup>th</sup>, 2016, and not within prime agricultural area. The lands are an existing lot approved prior to May 9<sup>th</sup>, 2016, and a Letter of Opinion was prepared by an agrologist confirming the subject lands are not within Prime Agricultural Area.

*3.8.21 When considering planning applications in the Greenlands designation, more detailed mapping, field surveys, the results of an EIS, information received from the Ministry of Natural Resources and Forestry or conservation authorities or local municipal official plans may be used to determine more precise boundaries of the Greenlands designation or individual natural heritage features and areas. Any minor adjustment to the Greenlands designation as determined by this information will not require an amendment to this Plan. Where a refinement or adjustment to the Greenlands designation is facilitated without an amendment to this Plan, the land use designation abutting that portion of the Greenlands designation shall apply. A change to any other designation is subject to the policies of this Plan and shall require an amendment to this Plan if required by the applicable policies.*

An Official Plan Amendment is not proposed as the Scoped Environmental Impact Study states any potential/confirmed Greenland feature or function identified within the Study Area is associated with adjacent lands (i.e. lands within 120 metres of the property). No change in designation is required to permit a single detached dwelling on the lands.

### **5.3.1.3      Transportation (Section 4.8)**

Section 4.8 contains transportation policies for all designations

#### **1) County Roads**

*4.8.32 Entrance permits to County Roads may generally be obtained for approved uses on existing lots, if no entrance currently exists and if safety and drainage matters can be adequately addressed, and for new municipal roads which intersect with County Roads. New entrances shall not be permitted to individual residential lots created on County Roads following June 30, 1996, except in settlement areas designated in Official Plans and in accordance with the requirements of the County Entrance By-law regulating access to County Roads.*

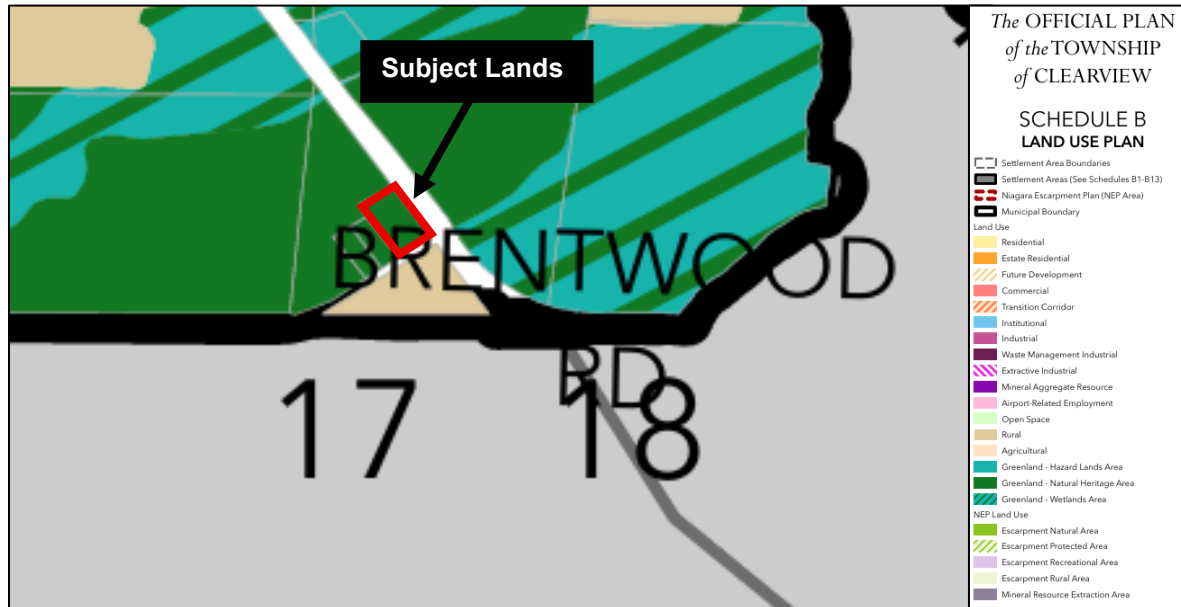
The lands are only proposed to be accessed from Sunnidale-Tosorontio Townline. No access is proposed on County Road 10.

In my professional planning opinion, the proposed application conforms to the policies of the County of Simcoe Official Plan.

## 5.4 Township of Clearview Official Plan

The Township of Clearview Official Plan articulates the Township’s planning vision and objectives and guides land use planning in the Town to the year 2031. The lands are designated Greenland – Natural Heritage Area on Schedule B, Land Use in the Township of Clearview Official Plan (**Figure 10**).

**Figure 10. Township of Clearview Official Plan Schedule B Land Use**



### 5.4.1 Official Plan Policy Analysis

The proposed development conforms to the Township of Clearview Official Plan as evidenced by the following sections.

#### 5.4.1.1 Rural and Agricultural Lands (Section 3)

Section 3 contains policies for Rural and Agricultural lands. The applicable policies are assessed below:

##### 1) Policy 3.2: General Policies for the Rural & Agricultural Designations

###### 3.2.3 Development Near Settlement Areas

1. *Subject to Policy No. 3.2.3.10 below, the policies in this section of the Official Plan shall apply to any “land near a settlement area,” which for the purposes of this section shall refer to any land designated “Rural” or “Agricultural” that is located:*
  - a. *within one kilometre of the boundary of an Urban Settlement Area in the Township of Clearview, as identified on Schedule A to this Plan;*
  - b. *within one kilometre of: (i) the municipal boundary of the Town of Collingwood; or (ii) the municipal boundary of the Town of Wasaga Beach; or*
  - c. *within 500 metres of: (i) the settlement area boundary of the Community of Angus, as identified in the Official Plan of the Township of Essa; or (ii) the settlement area boundary of the Hamlet of Glencairn, as identified in the Official Plan of the Township of Adjala-Tosorontio.*

The subject lands are not designated Rural or Agricultural.

2. *Notwithstanding the designations shown on Schedule B to this Official Plan, any land near a settlement area (as defined in No. 3.2.3.1 above) shall be subject to the policies that apply to the “Agricultural” designation, except insofar as those policies conflict with the policies in this section of the Plan, in which case the policies in this section shall prevail.*

The subject lands are within 500 metres of the settlement area boundary of the Community of Angus in the Township of Essa. As such, the Agricultural designation policies are applicable to the subject lands.

3. *Notwithstanding anything to the contrary in this Official Plan, the permitted uses of any land near a settlement area shall be strictly limited to:*
  - a. *agricultural uses in accordance with the policies in Section 3.3.1 of this Official Plan;*
  - b. *on-farm diversified uses in accordance with the policies in Section 3.3.3 of this Plan;*
  - c. *agriculture-related uses, subject to Policy No. 3.2.3.4 and No. 3.2.3.5 below; and*
  - d. *non-agricultural uses in accordance with the policies in Section 3.3.4, subject to No. 3.2.3.6, No. 3.2.3.7, and No. 3.2.3.8 below.*

Section 3.3.1 of the Township Official Plan states agricultural uses include all types of farm operations, single detached dwellings, accommodation for full-time farm labour, greenhouses, and equestrian centres. The proposed Zoning By-law Amendment will permit a single detached dwelling on the lands, which is a permitted use in the Agricultural designation.

## **2) Policy 3.3: “Agricultural” Designation**

### **3.3.1 Agricultural Uses (Primary Uses)**

1. *This Official Plan intends for agricultural uses to be and remain the predominant land uses within the “Agricultural” designation, and intends for agricultural uses of all types, sizes, and intensities, and all normal farm practices, to be promoted and protected in that designation.*
2. *For greater clarity, the term “agricultural uses” in Policy No. 3.3.1.1 includes single detached farm dwellings and accessory buildings and structures used for agricultural purposes.*

The proposed Zoning By-law Amendment will rezone the lands to permit a single detached dwelling.

### **5.4.1.2 Greenlands Designation (Section 4.9)**

Section 4.9 contains policies for lands in the Greenlands designation. The applicable policies are assessed below:

#### **1) Policy 4.9.1: General Policies for “Greenlands” Designations**

8. *Anyone proposing development or site alteration in or adjacent to one of the “Greenlands” designations:*
  - a) *shall be required to submit an EIS, prepared in accordance with Section 5.4 of this Plan, as part of a complete application; and*
  - b) *may be required to provide additional studies to determine the extent of natural heritage features and areas affected by the proposed development, or to determine the extent of hazardous lands and the locations of hazardous sites, for the purpose of delineating precise boundaries for the “Greenlands” designations.*

The subject lands are designated Greenlands – Natural Heritage Area on Schedule B Land Use. A Scoped Environmental Impact Study was prepared for the proposed application, which concludes the proposed rezoning and any future proposed development of a single residential dwelling is not anticipated to result in a negative impact upon the identified significant natural heritage features or their ecological functions.

#### **2) Policy 4.9.2: “Greenlands – Natural Heritage Area” Designation**

1. *Outside of Settlement Areas, and subject to the policies in this section, the following uses may be permitted in or adjacent to the “Greenlands – Natural Heritage Area” designation:*
  - a. *existing agricultural uses;*

- b. *single detached residential dwellings (both farm and non-farm) on existing lots of record having distinct and separate ownership on the day this Official Plan came into effect;*
- c. *home businesses in dwellings that lawfully existed on the day this Official Plan came into effect;*
- d. *outdoor passive recreation uses;*
- e. *conservation uses;*
- f. *forestry on public lands or in County forests, in accordance with an approved management plan and with sustainable forest practices;*
- g. *forestry on private lands as permitted by Simcoe County's Forest Conservation By-law or by a tree by-law passed by the Township of Clearview under Section 135 of the Municipal Act, 2001; and*
- h. *mineral aggregate operations that have been approved through an amendment to this Official Plan.*

The proposed application will permit a single detached dwelling, which is listed as a permitted use on existing lots of record in the Greenlands – Natural Heritage Area designation.

- 3. *Residential dwelling units on lots that were approved prior to May 9, 2016 (being the approval date of Policy No. 3.8.15 in the SCOP), may be permitted in or adjacent to the "Greenlands – Natural Heritage Area" designation outside of Settlement Areas, provided that it has been demonstrated that the subject lands are not within a prime agricultural area.*

A Letter of Opinion was prepared by an agrologist confirming the subject lands are not within Prime Agricultural Area.

- 4. *The establishment of a single detached dwelling on an existing lot of record in the "Greenlands – Natural Heritage Area" designation shall only be permitted where the lot has frontage on a public road and is of sufficient size to accommodate the proposed dwelling without having a negative impact on natural heritage features or their functions.*

The proposed application will permit a single detached dwelling to be developed. The lands are an existing lot of record and has frontage on a public road. A Scoped Environmental Impact Study was prepared which confirmed the lands do not contain any significant natural features on the property. Further, Concept Plan #1 and Concept Plan #2 has been prepared to demonstrate the lands have sufficient size to accommodate the dwelling.

- 7. *The Township discourages any disturbance to lands in the "Greenland – Natural Heritage Areas" designation, and development shall generally be directed away from such areas.*

The purpose of the application is to permit a single detached dwelling on lands that do not contain natural heritage features, as concluded in the Scoped Environmental Impact Study.

- 8. *Any development that does occur in the "Greenlands – Natural Heritage Area" designation shall proceed in accordance with the policies in Section 5.2 of this Official Plan.*

Section 5.2 of the Official Plan contains policies on the protection of natural heritage features. The Scoped Environmental Impact Study concludes the lands do not contain natural heritage features.

- 10. *In establishing provisions and standards for zones in the "Greenlands – Natural Heritage Area" designation, the implementing Zoning By-law will prioritize the protection of all natural heritage features and areas from disturbances resulting from human activity.*

The application proposes the single detached dwelling on the lands be subject to the provisions in the Rural (RU) zone. Further, the Township Zoning By-law Review proposes the lands to be zoned Environmental Protection – Natural Heritage (EP1), which does permit single detached dwellings subject to an Environmental Impact Study. The Scoped Environmental Impact Study concludes the lands do not contain natural heritage features, and the development of a single detached dwelling on the lands is not anticipated to negatively impact any adjacent natural heritage features.

### 5.4.1.3 Natural Heritage & Climate Change (Section 5)

Section 5 contains policies for natural heritage features. The applicable policies are assessed below:

#### 1) Policy 5.2.1: Natural Heritage Features

1. *The following shall be considered natural heritage features and areas within the Township's natural heritage system:*
  - a) *significant woodlands;*
  - b) *significant valleylands;*
  - c) *provincially significant wetlands, locally significant wetlands identified based on the criteria established in Policy No. 5.2.3.8 of this Plan, and all wetlands measuring 2 hectares or more in area, regardless of whether those wetlands have been evaluated or not;*
  - d) *significant wildlife habitat;*
  - e) *habitat of endangered species and threatened species;*
  - f) *fish habitat;*
  - g) *provincially significant areas of natural and scientific interest (ANSIs);*
  - h) *regionally significant ANSIs;*
  - i) *public lands, as defined in the Public Lands Act; and*
  - j) *linkage areas, as defined in No. 5.2.1.9 below, which themselves may not be inherently sensitive but which serve to provide connections and corridors between other elements of the natural heritage system.*

The Scoped Environmental Impact Study concludes the lands do not contain significant natural heritage features. The lands are adjacent to a provincially significant wetland and significant woodland to the south. The Study concludes the proposed rezoning and any future proposed development of a single residential dwelling is not anticipated to result in a negative impact upon the identified significant natural heritage features or their ecological functions.

4. *Notwithstanding anything else in this Official Plan, no development or site alteration shall be permitted:*
  - a) *in provincially significant wetlands;*
  - b) *in the habitat of endangered species and threatened species, except in accordance with provincial and federal requirements;*
  - c) *in fish habitat, except in accordance with provincial and federal requirements; or*
  - d) *in any of the following, unless it has been satisfactorily demonstrated there will be no negative impacts on natural heritage features or areas or on their ecological functions:*
    - i. *significant woodlands;*
    - ii. *significant valleylands;*
    - iii. *wetlands that have been identified as locally significant based on the criteria established in Policy No. 5.2.3.8 below;*
    - iv. *significant wildlife habitat; or*
    - v. *provincially or regionally significant ANSIs.*

No development is proposed within any natural heritage features, as concluded in the Scoped Environmental Impact Study.

5. *No development or site alteration shall be permitted on lands adjacent to any of the features and areas listed in Policy No. 5.2.1.4, unless:*

- a) *the ecological and hydrological functions of the lands adjacent to the natural heritage feature or area have been evaluated; and*
- b) *it has been demonstrated to the satisfaction of the Township, the NVCA, and any other responsible approval authority that there will be no negative impacts on the natural heritage feature or area or on its ecological or hydrological functions.*

The Scoped Environmental Impact Study concludes the lands are adjacent to natural heritage features, including a provincially significant wetland and significant woodland to the south. The Study concludes the proposed rezoning and any future proposed development of a single residential dwelling is not anticipated to result in a negative impact upon the identified significant natural heritage features or their ecological functions.

## **2) Policy 5.4.1: Environmental Impact Studies**

- 1. *Pre-submission consultation for any development application that will require an EIS will include the Township and the NVCA.*

A Scoped Environmental Impact Study was prepared in consultation with the Township and Nottawasaga Valley Conservation Authority (NVCA).

### **5.4.1.4 Infrastructure & Municipal Services (Section 7)**

Section 7 contains infrastructure policies, including servicing, stormwater management and transportation. The applicable policies are assessed below:

#### **1) Policy 7.2.5: Servicing Outside Settlement Areas**

- 1. *Development on lands located outside Settlement Areas may be permitted using individual on-site water services and individual on-site wastewater services, provided that the Township and any other responsible approval authority is satisfied that:*
  - a) *the proposed method of providing such services is adequate to support the proposed form of development;*
  - b) *the proposed services will be provided in a manner that adequately addresses vulnerabilities and risks associated with climate-influenced hazards; and*
  - c) *site conditions are suitable for the long-term provision of such services with no negative impacts.*

Any development on the lands would require individual water and wastewater services as no municipal services are available.

#### **2) Policy 7.5.3: Road Network**

- 1. *Public roads in Clearview Township shall be classified according to the following hierarchy, as shown on Schedule G:*
  - (f) *Local Roads, whose primary purpose is to provide access to abutting properties and to carry vehicular traffic at relatively low operating speeds to other roads;*

The subject lands have frontage on the local road of Sunnidale-Tosorontio Townline. Driveway access would only be permitted from this road as no access is permitted from County Road 10.

### **5.4.1.5 Implementation (Section 11)**

Section 11 contains implementation policies, which include Official Plan Amendments, Zoning By-law Amendments, Consents and other Planning Act applications. The applicable policies are assessed below:

#### **1) Policy 11.2.3: Amendments to the Zoning By-law**

- 1. *Council shall consider all complete applications to amend the Zoning By-law.*
- 2. *The Township shall not give an affirmative response under Subsection 34 (10.4) of the Planning Act regarding the completeness of an application for an amendment to the Zoning By-law unless*

*and until it is fully satisfied that all information and material needed to make a determination regarding the application has been provided in an acceptable and satisfactory format.*

- 3. Applications to amend the Zoning By-law that pertain to legal non-conforming uses shall be considered in accordance with the policies set out in Subsection 11.2.2.*
- 4. Amendments to the Zoning By-law, including those made through the passing of a minor by law, shall be consistent with the intent and policies of this Official Plan and shall generally maintain the overall intent of the Zoning By-law.*

A Zoning By-law Amendment application has been submitted to rezone the lands to permit a single detached dwelling. In my opinion, the application is consistent with the intent and policies of this Official Plan as the lands have been identified to not contain natural heritage features, through a Scoped Environmental Impact Study, and single detached dwellings are permitted in the Greenlands – Natural Heritage designation, as well as on lands adjacent to settlement area boundaries. The proposed application will allow uses that are consistent with the adjacent lots, and will be compatible with the rural character of the surrounding area.

In my professional planning opinion, the application conforms to the policies of the Township of Clearview Official Plan.

## 5.5 Township of Clearview Zoning By-law

The current Township of Clearview Zoning By-law 06-54 was adopted by Township Council in 2006 and has had a number of housekeeping and site-specific amendments since that time. The Township is currently completing a Zoning By-law Review and has released a draft new Zoning By-law for public comment. The following sections provide an analysis of the application's compliance with the current in-effect and proposed new Zoning By-law.

### 5.5.1 Current In-Effect Zoning By-law

The subject lands are zoned Institutional (IN) and within the Hazard Land (FP) Overlay Zone in the Township of Clearview Zoning By-law 06-54 (**Figure 11**).

The Institutional (IN) zone permits various institutional land uses including, but not limited to, an art gallery, place of worship, library, museum, school and hospital. Residential uses are not permitted.

The Hazard Land (FP) Overlay Zone permits all uses in the underlying zoning category subject to approval by the Nottawasaga Valley Conservation Authority (NVCA). The NVCA provided pre-consultation comments and confirmed the proposed application can be supported without the need for additional technical studies as the change does not introduce new or intensified land use pressures that would warrant further environmental or hazard-related review at this stage.

**Figure 11. Township of Clearview Zoning By-law 06-54**



The **purpose** of the Zoning By-law Amendment application is to rezone the lands from the Institutional (IN) zone to the Institutional Exception (IN-XX) zone (**Figure 12**).

The **effect** of the application will allow a single detached dwelling to be constructed on the lands. Further, the Zoning By-law Amendment will permit the dwelling to be subject to the provisions in the Rural (RU) zone as the Institutional (IN) development standards were not intended to be applicable to a single detached dwelling.

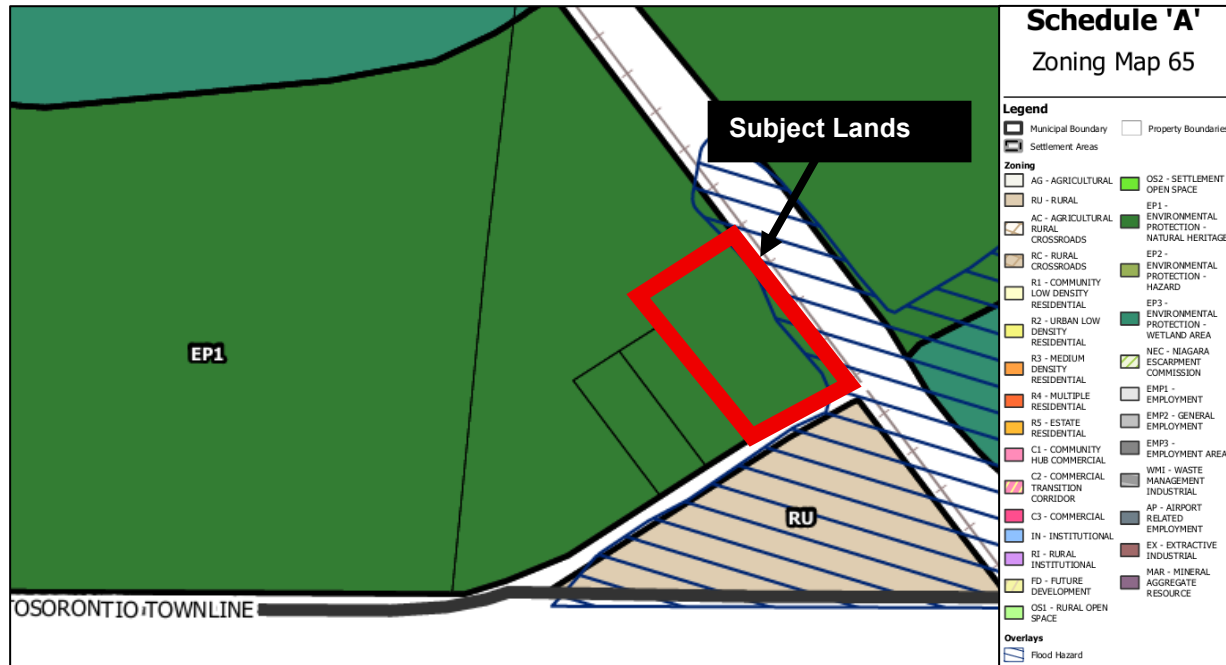
Figure 12. Zoning By-law Amendment Schedule – Township of Clearview Zoning By-law 06-54



## 5.5.2 New Draft Zoning By-law

The Township of Clearview released a new draft Zoning By-law for public comment in September 2025. The subject lands are proposed to be zoned Environmental Protection – Natural Heritage (EP1) and within the Flood Hazard Overlay (Figure 13).

Figure 13. Schedule A, Zoning Map 65, New Draft Township of Clearview Zoning By-law



### 5.5.2.1 Flood Hazard Overlay

A portion of the subject lands along County Road 10 and the Barrie Collingwood Railway corridor is proposed to be within the Flood Hazard Overlay zone. Section 5.34 (b) in the new draft Zoning By-law, states the following:

- b) *Despite anything else in this By-law, the following Uses shall not be permitted to locate within lands shown as affected by the Flood Hazard Overlay:*
- i. *Uses permitted in the Institutional (IN) Zone; and*
  - ii. *Any Use associated with the disposal, manufacture, treatment, or storage of hazardous substances.*

None of these uses are proposed. Further, the NVCA provided pre-consultation comments and confirmed the proposed application can be supported without the need for additional technical studies as the change does not introduce new or intensified land use pressures that would warrant further environmental or hazard-related review at this stage.

### 5.5.2.2 Environmental Protection – Natural Heritage (EP1)

#### 1) Proposed Permitted Uses

As noted in Table 12.1 in the new draft Zoning By-law, the EP1 zone proposes to permit the following uses, which are consistent with the Greenlands – Natural Heritage Area designation:

- Agro-forestry (subject to additional regulations)
- Existing agricultural use
- Conservation Use

- Existing Gravel Pit
- Passive Recreation (subject to additional regulations)
- Public Park (subject to additional regulations)
- Home Business (subject to additional regulations)
- Single detached dwelling (subject to additional regulations, as reviewed below)

A single detached dwelling is permitted subject to the specific provisions listed below.

(b) *Permitted on any Lot that actually and legally Existed on May 9, 2016 and only where the following is demonstrated to the satisfaction of the Township:*

The subject lands are an existing lot prior to May 9, 2026.

i. *The subject lands are not in a prime agricultural area;*

A Letter of Opinion was prepared by an agrologist confirming the subject lands are not within Prime Agricultural Area.

ii. *The subject lands have frontage on a public road; and*

The subject lands have frontage on a Sunnidale-Tosorontio Townline.

iii. *The subject lands are of sufficient size to accommodate the proposed Dwelling without having negative impact on natural features or on their ecological functions.*

Concept Plan #2 has been prepared to demonstrate that the lot is sufficient size to accommodate a single detached dwelling that would comply with the new Township of Clearview Zoning By-law (**Figure 14**). The Scoped Environmental Impact Study has confirmed the subject lands do not contain significant natural heritage features, and the proposed rezoning and any future proposed development of a single residential dwelling is not anticipated to result in a negative impact upon the identified significant natural heritage features or their ecological functions.

## 2) Proposed Zoning Regulations

Table 12.2 contains the Environmental Protection – Natural Heritage (EP1) zone regulations, which notes all permitted uses are subject to the following: *“As required by Section 6.2 Agricultural (AG) Zone and 120 m from a Primary Natural Heritage Feature or 50 m from a Secondary Natural Heritage Feature, or a reduced Setback if supported by the findings of an Environmental Impact Study.”*

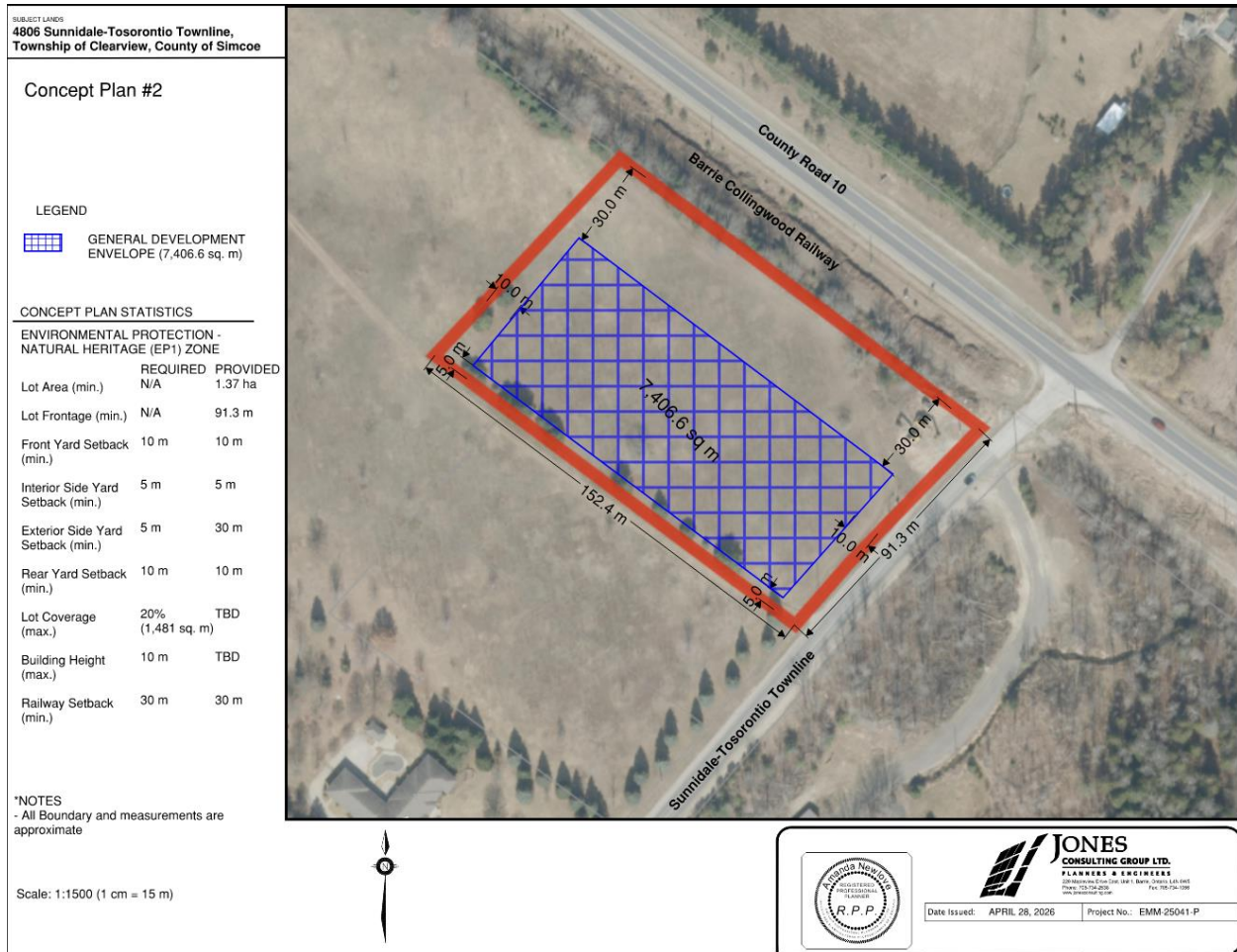
The new draft Zoning By-law defines a Primary Natural Heritage Feature as follows: *Means a significant woodland; significant valleylands; a provincially significant Wetland; a Wetland that has been identified as locally significant based on the criteria established in the Township Official Plan or measures 2 hectares or more in area; significant wildlife*

A reduced setback from the adjacent natural heritage features is supported by the Scoped Environmental Impact Study through the following:

- The Scoped Environmental Impact Study states the subject lands do not contain any significant natural heritage features, and that the lands are adjacent to the primary natural heritage features of a provincially significant wetland and significant woodland.
- The Study states the southern extent of the subject property is approximately 35 metres from the closest point of the Minesing Swamp Complex located to the south. The Study concludes this separation from the southern property line would be expected to be sufficient to mitigate any potential indirect impacts associated with a single detached dwelling.
- Further, the Study concludes the separation from the southern extent of the subject property to the woodland habitat is also expected to be sufficient to mitigate any potential indirect impacts associated with a single detached dwelling.

As such, a single detached dwelling would be permitted on the lands and subject to Section 6.2. A concept plan has been prepared to demonstrate the developable area for a single detached dwelling that would comply with these requirements (**Figure 14**).

**Figure 14. Concept Plan #2**



### 5.5.2.3 Zoning By-law Amendment

The **planning merits** of the proposed rezoning have been outlined throughout this Report, and a summary of the merits are listed below:

- The proposed Zoning By-law Amendment will only permit the additional use of a single detached dwelling that will be subject to the Rural (RU) zoning provisions as the Institutional (IN) zoning provisions were not intended to be applicable to residential uses.
- No additional built form or site alteration is currently proposed. Any development would need to comply with the zoning standards for the Rural (RU) zone, which would be consistent with the permissions in the surrounding area. Concept Plan #1 and Concept Plan #2 has been prepared to demonstrate the developable area of the subject lands that would comply with the current in-effect and new Township Zoning By-law.
- The Scoped Environmental Impact Study prepared in support of the application concluded the lands do not contain any natural heritage features, and that the development of a single detached dwelling is not anticipated to result in any negative impacts.
- A Letter of Opinion was prepared by an agrologist confirming the subject lands are not within Prime Agricultural Area, and the application will not conflict with agricultural uses in the area.

- The lands are an existing lot of record prior to May 9<sup>th</sup>, 2016.
- The Minimum Distance Separation (MDS) Letter concludes no calculated setback encroaches into the subject lands.
- The new draft Township of Clearview Zoning By-law proposes to permit a single detached dwelling on the lands.

In my professional opinion, the proposed Zoning By-law Amendment meets the intent of the current in-effect and new draft Township Zoning By-law.

## 6.0 CONCLUSION

This report reviewed the land use planning merits of the proposed application for a Zoning By-law Amendment for lands located at 4806 Sunnidale-Tosorontio Townline, in the Township of Clearview, County of Simcoe.

In my professional planning opinion, the proposed application has regard to matters of provincial interest, is consistent with the Provincial Planning Statement, and conforms to the policies of the County of Simcoe Official Plan and Township of Clearview Official Plan.

The proposed application will permit the development of a single detached dwelling on lands located within a rural and agricultural area. A single detached dwelling is a permitted use within the County of Simcoe Official Plan and Township of Clearview Official Plan.

The proposed application is appropriate as the technical work prepared in support of the proposal concludes the lands are not prime agricultural area, do not contain significant natural heritage features, and the proposed rezoning and any future proposed development of a single residential dwelling is not anticipated to result in a negative impact upon the identified adjacent significant natural heritage features or their ecological functions. Further, a single detached dwelling would comply with MDS requirements and is proposed to be permitted in the new Township of Clearview Zoning By-law. The proposed development of a single detached dwelling would be consistent with the rural character of the area. As such, the proposed application represents good planning as no negative impacts are anticipated to natural heritage features, agricultural lands, surrounding existing uses, and any future development of the lands.

Sincerely,

**THE JONES CONSULTING GROUP LTD.**



Amanda Newlove, BURPI., MCIP, RPP  
Senior Planner