

By-law Number 26-xx

The Corporation of the Township of Clearview

**Being a By-law to adopt Amendment No. 4 to the 2024 Official Plan of the
Township of Clearview**

(Official Plan Amendment No. 4)

Whereas Section 21 of the Planning Act R.S.O., 1990 c. P.13. as amended, provides that Council may amend its Official Plan;

And Whereas Council of the Corporation of the Township of Clearview has considered the appropriateness of amending the Official Plan in regard to various lands and land use policies located within the Township of Clearview, County of Simcoe;

And Whereas Council of the Corporation of the Township of Clearview adopted the 2024 Official Plan at its meeting held on May 27, 2024, with the County of Simcoe providing approval on November 12, 2024;

And Whereas Council deems it necessary and desirable to adopt an amendment to the Official Plan of the Township of Clearview;

Now Therefore Council of the Corporation of the Township of Clearview hereby enacts as follows:

1. That the attached explanatory text, policies and schedules that constitute Amendment Number 4 to the 2024 Official Plan of the Township of Clearview, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make an application to the County of Simcoe for approval of the aforementioned Amendment Number 4 to the 2024 Official Plan of the Township of Clearview.
3. This By-law shall come into force and take effect on the date of its final passing subject to approval of the County of Simcoe and in accordance with the provisions of the Planning Act R.S.O, 1990 c. P.13.

By-law Number 26-xx read a first, second and third time and finally passed this
____ day of _____, 2026.

Douglas Measures, Mayor

Sasha Helmkey, Director of Legislative Services/Clerk

[Clearview Logo]

Official Plan Amendment No. 4

to the 2024 Township of Clearview Official Plan

Applicant: N/A

Owner: N/A

Municipal Address: (Multiple properties affected)

Legal Description: (Multiple properties affected)

ARN: (Multiple properties affected)

File No.: 2026-###

Staff Report No.: PB-###-2026

Completeness Date: N/A

Public Meeting Date: September 14, 2026

Township Adoption Date: September 14, 2026

Adopting By-law: 26-##

Basis of the Amendment

The Council of the Township of Clearview initiated the process of amending its Official Plan through the adoption of a resolution directing Township staff to initiate a two-phased approach to the expansion of the settlement area boundary of the Urban Settlement Area of Stayner. As part of Phase 1 of that process, Council adopted a preferred boundary for the expanded settlement area. This Official Plan Amendment ("OPA No. 4"), being Amendment No. 4 to the Official Plan of the Township of Clearview as approved by the County of Simcoe on November 26, 2024, and as subsequently amended ("Official Plan"), represents the culmination of Phase 1 of the Stayner Settlement Area Boundary Expansion.

The basis of the two-phased Stayner Settlement Area Boundary Expansion, and therefore of this Amendment, is provided in Staff Report #PB-014-2026 (Stayner Secondary Plan – Boundary Expansion, Growth Strategy & Project Authorization), dated April 27, 2026. That report was itself based on previous Staff Reports that had "established Council's direction to initiate a secondary planning exercise to assess the feasibility of accommodating growth to 2071, to endorse the proposed study area including the Growth Reserve Overlay (GRO) lands, and to advance a subsequent report detailing project scope, timing, cost, and deliverables."

The lands affected by this Amendment are shown on Map 1 attached hereto. Map 1 is attached as reference material for this preamble and does not form part of the Amendment itself.

The County of Simcoe is the approval authority for this Amendment. Following its approval, this Amendment will come into effect pursuant to the applicable provisions of Section 17 of the *Planning Act* (R.S.O. 1990, c. P.13).

Official Plan Review

Although the resolution that initiated this Amendment did not make direct reference to the policies for an "Official Plan Review" set out in Section 1.2.3 of the Township's Official Plan, this Amendment does address matters contemplated in that section, specifically matters under Clause 1.2.3.4(c): "making any alterations to the boundaries of Settlement Areas as Council considers necessary or advisable in order to ensure orderly, efficient, and sustainable development."

Policy No. 1.2.3.10 states that "any alterations to the boundaries of Settlement Areas ... made through an Official Plan Review process" will be guided by principles that include following:

- "All alterations to Settlement Area boundaries will be consistent with the Community Structure & Growth Management policies set out in Section 2 of this Official Plan and based on the land needed to accommodate growth projected to 2051." (Clause 1.2.3.10(a))

- “The decision to add lands to a Settlement Area will generally be based on the suitability of the subject lands for development in the short or medium term, with the ability to provide municipal services and infrastructure to support development being considered a top priority.” (Clause 1.2.3.10(b))
- “In addition to the factors described above, decisions regarding alterations to Settlement Area boundaries will also take into consideration the logical rounding out of Settlement Areas.” (Clause 1.2.3.10(d))

The policies in Section 2 of the Official Plan direct that the Urban Settlement Areas of Stayner and Creemore are “meant to be the primary locations for new development in the Township” and are “intended to serve as focal points for the majority of the population and employment growth projected” (Section 2.2, p. 21). Table 2.1 in the Official Plan further establishes a target share of 70% of the Township’s population growth to 2031 being directed to the two Urban Settlement Areas (52.5% to Stayner and 17.5% to Creemore). The expansion of the boundaries of the Stayner Urban Settlement Area is consistent with the intent of the Official Plan’s policies and will support its overall growth management strategy.

Under Policy No. 1.2.3.11 of the Official Plan, any alteration to the boundary of Stayner is also subject to Policy No. 13.1.1.12, which states: “Any amendment to this Official Plan that alters the boundary of the Urban Settlement Area of Stayner shall also amend the boundary of Specific Policy Area 13.1.1 ... so as to encompass all lands within the flooding hazard limit of Lamont Creek that are located west of the Clearview Train Trail and within the altered Settlement Area Boundary.”

The expanded settlement area boundaries do not contain any new lands within the flooding hazard limit of Lamont Creek, and therefore no corresponding amendment to the boundaries of Specific Policy Area 13.1.1 is required at this time.

Comprehensive Planning Framework

The lands added to the Stayner Urban Settlement Area through this Amendment are to be designated “Residential”, with the exception of those portions that are designated using one of the “Greenlands” designation, which will retain that existing designation. In order to ensure that residential development proceeds in an orderly and coordinated manner, this Amendment adds a new subsection, Subsection 13.1.9, containing area-specific policies that require the preparation of a comprehensive planning framework for the development of the subject lands, such as that provided by a Secondary Plan, Community Master Plan, or Master Environmental Servicing Plan. Among other things, this comprehensive planning framework will provide for the phasing of development in a manner consistent with Policy No. 4.2.1.34 of the Official Plan, which states: “Residential development may be phased, at the Township’s discretion, in accordance with the availability or provision of water and wastewater services, with the impact of development on the community, or with any other considerations that the Township considers appropriate.”

Development Near Settlement Areas & Rural Crossroads

Under Policy No. 3.2.3.1(a), any land located within one kilometre of the boundary of an Urban Settlement Area is considered “land near a settlement area” and therefore subject to the policies in Section 3.2.3 of the Official Plan. The purpose of those policies is “to discourage forms of development that could hinder or preclude the eventual expansion of settlement areas or that could introduce inefficient land use patterns in the vicinity of existing settlement areas.” The expansion to the Stayner Urban Settlement Area means that Section 3.2.3 of the Official Plan now applies to certain lands that had not previously been subject to the policies in that section. Those lands are identified on Map 1.

Furthermore, Policy No. 2.2.4.1(a)(iii) of the Official Plan identifies the area surrounding the intersection of County Road 7 and Concession 12 (Sunnidale) as a “Rural Crossroads”. That intersection, located approximately 300 metres north of the northeast corner of the expanded Settlement Area boundary, is now situated in an area that is subject to Section 3.2.3 following the expansion.

According to Section 2.2.4 of the Official Plan, “Rural Crossroads” have been identified to “serve as focal points for small-scale development to provide economic opportunities outside of Settlement Areas while maintaining the existing character of the rural landscape” (p. 31). The reduced distance between the boundary of the Stayner Urban Settlement Area and the Rural Crossroads at the intersection of County Road 7 and Concession 12 (Sunnidale) means that it is no longer appropriate for that area to serve the function envisioned for “Rural Crossroads” in the Township’s Official Plan. Moreover, there is potential for the policies for “Rural Crossroads” in Section 2.2.4 to conflict with those in Section 3.2.3 regarding development near settlement areas. Therefore, this Amendment includes consequential amendments to Section 2.2.4 for the purpose of removing the identification of this area as a “Rural Crossroads”. Map 1 identifies the lands that are no longer subject to Section 2.2.4 using the 400-metre “conceptual radius” established in that section of the Official Plan.

Lands Affected

The following lands are added to the Stayner Urban Settlement Area through this Amendment, as shown on Map 1:

- all of Lot 22, Concession 1 (Nottawasaga), being the entirety of the properties known municipally as 1148 Centre Line Road and as 342, 344, and 346 Warrington Road and portions of the properties known municipally as 112 and 118 Fletcher Street and as 272 and 352 Warrington Road;
- part of Lot 23, Concession 1 (Nottawasaga), being the entirety of the properties known municipally as 1210, 1238, 1248, and 1256 Centre Line Road; as 103 and 119 Fletcher Street; and as 347, 370, 383, 384, 402, 410, 414, 418, 450 Warrington Road; and portions of the properties known municipally as 112 and 118 Fletcher Street; as 338 and 352 Warrington Road; and as 6004 21/22 Sideroad Nottawasaga;

- part of Lot 26, Concession 1 (Nottawasaga), being the entirety of the property known municipally as 299 Mowat Street North;
- all of Lot 27, Concession 1 (Nottawasaga), being the entirety of the properties known municipally as 329 and 359 Mowat Street North and as 1344 County Road 7; and
- part of Lot 22, Concession 2 (Nottawasaga), being the entirety of the properties known municipally as 1277, 1293, 1299, 1309 County Road 42 and as 6176, 6246, 6278 21/22 Sideroad Nottawasaga; the entirety of the property assigned Roll No. 432-901-000-20-9321; and portions of the properties known municipally as 1247 County Road 42, as 259 Margaret Street, and as 6004 21/22 Sideroad Nottawasaga.

The following lands, which were already subject to Section 3.2.3 of the Official Plan, are no longer subject to Section 2.2.4, as shown on Map 1:

- part of Lot 28, Concession 1 (Nottawasaga), being a portion of the property known municipally as 5546 27/28 Sideroad Nottawasaga;
- part of Lot 29, Concession 1 (Nottawasaga), being a portion of the property known municipally as 1558 County Road 7;
- part of Lot 1, Concession 12 (Sunnidale), being a portion of the property known municipally as 1409 County Road 7; and
- part of Lot 1, Concession 13 (Sunnidale), being a portion of the property known municipally as 1717 County Road 7.

The following lands are no longer subject to Section 2.2.4 and are now subject to Section 3.2.3, as shown on Map 1:

- part of Lot 28, Concession 1 (Nottawasaga), being a portion of the property known municipally as 5546 27/28 Sideroad Nottawasaga;
- part of Lot 29, Concession 1 (Nottawasaga), being a portion of the property known municipally as 1558 County Road 7;
- part of Lot 1, Concession 12 (Sunnidale), being a portion of the property known municipally as 1409 County Road 7; and
- part of Lot 1, Concession 13 (Sunnidale), being a portion of the property known municipally as 5394 Concession 12 Sunnidale.

The following lands are now subject to Section 3.2.3, as shown on Map 1:

- part of Lot 20, Concession 1 (Nottawasaga), being the entirety of the property known municipally as 1482 Centre Line Road and portions of the properties known municipally as 1448 and 1532 Centre Line Road;
- part of Lot 21, Concession 1 (Nottawasaga), being the entirety of the properties known municipally as 1426 Centre Line Road and as 478 and 484 Warrington Road and portions

of the properties known municipally as 1448 Centre Line Road and as 472 Warrington Road;

- part of Lot 28, Concession 1 (Nottawasaga), being a portion of the property known municipally as 5546 27/28 Sideroad Nottawasaga;
- part of Lot 29, Concession 1 (Nottawasaga), being portions of the properties known municipally as 1558 and 1634 County Road 7;
- part of Lot 20, Concession 2 (Nottawasaga), being the entirety of the properties known municipally as 1485 and 1517 County Road 42 and a portion of the property known municipally as 1547 County Road 42
- part of Lot 21, Concession 2 (Nottawasaga), being a portion of the property known municipally as 1453 County Road 42;
- part of Lot 29, Concession 2 (Nottawasaga), being a portion of the property known municipally as 7972 Highway 26;
- part of Lot 20, Concession 3 (Nottawasaga), being the entirety of the property known municipally as 1518 County Road 42 and portions of the properties known municipally as 1508 and 1574 County Road 42;
- part of Lot 21, Concession 3 (Nottawasaga), being portions of the properties known municipally as 1454 and 1508 County Road 42;
- part of Lot 1, Concession 9 (Sunnidale), being the entirety of the properties known municipally as 1351, 1393, and 1415 Centre Line Road and a portion of the property known municipally as 5838 Concession 9 Sunnidale;
- part of Lot 2, Concession 9 (Sunnidale), being portions of the properties known municipally as 1324 3/4 Sideroad Sunnidale and as 5766 Concession 9 Sunnidale;
- part of Lot 1, Concession 10 (Sunnidale), being portions of the properties known municipally as 1065, 1291, and 1303 Centre Line Road;
- part of Lot 2, Concession 10 (Sunnidale), being the entirety of the property known municipally as 5628 Concession 10 Sunnidale and portions of the properties known municipally as 6725 Highway 26 and as 1034 3/4 Sideroad Sunnidale;
- part of Lot 1, Concession 12 (Sunnidale), being a portion of the property known municipally as 1409 County Road 7;
- part of Lot 2, Concession 12 (Sunnidale), being portions of the properties known municipally as 5261 and 5315 Concession 12 Sunnidale;
- part of Lot 1, Concession 13 (Sunnidale), being a portion of the property known municipally as 5394 Concession 12 Sunnidale; and
- part of Lot 2, Concession 13 (Sunnidale), being a portion of the property known municipally as 5300 Concession 12 Sunnidale.

The Amendment

Purpose & Effect

The purpose of this Official Plan Amendment (“OPA No. 4”), being Amendment No. 4 to the Official Plan of the Township of Clearview as approved by the County of Simcoe on November 26, 2024, and as subsequently amended (“Official Plan”), is to amend the schedules to the Official Plan to effect the expansion of the Stayner Urban Settlement Area.

OPA No. 4 also makes certain amendments to Section 2.2.4 of the Official Plan and to Appendix ‘B’ for the purpose of removing the identification of the area surrounding the intersection of County Road 7 and Concession Road 12 (Sunnidale) as a “Rural Crossroads”.

Amendment No. 4 to the Official Plan of the Township of Clearview

Amendment No. 4 to the Official Plan of the Township of Clearview consists of the changes to the text and schedules set out in Item 1 through Item 21 below.

- Item 1: The second paragraph of Section 2.2.4 (Rural Crossroads) is hereby amended by striking out “and two others without names” in the first sentence and substituting “and one other without a name”.
- Item 2: Policy No. 2.2.4.1 is hereby amended:
- (a) by adding “and” at the end of Subclause 2.2.4.1(a)(ii); and
 - (b) by striking out Subclause 2.2.4.1(a)(iii), renumbering any subclauses appearing thereafter as necessary.
- Item 3: Section 13.1 (Area-Specific Policies – Area 1: Stayner) is hereby amended by adding the following subsection at the end:

13.1.9 Stayner Settlement Area Expansion Lands

The lands designated as “Specific Policy Area 13.1.9” on Schedule SP-1 to this Official Plan, being those lands that were added to the Stayner Urban Settlement Area through Amendment No. 4 to this Official Plan, referred to in this section as the “subject lands”, shall be subject to the following area-specific provisions, in addition to all other applicable policies of this Official Plan:

1. Notwithstanding anything to the contrary in this Official Plan, it is the intent of the Township that the development of the subject lands will proceed through the preparation of a Secondary Plan, Community Master Plan,

Master Environmental Servicing Plan, or similar comprehensive planning framework that addresses, among other things, the following matters:

- (a) the provision of an appropriate mix of land uses, including residential uses of varying densities and dwelling types, public service facilities, and parks and open spaces;
 - (b) the provision of municipal water services and municipal wastewater services capable of accommodating all proposed development of the subject lands or portions thereof;
 - (c) stormwater management and drainage for proposed development;
 - (d) the ability of existing and proposed transportation infrastructure to accommodate traffic (both vehicular and by active transportation modes) generated by proposed development of the subject lands or portions thereof;
 - (e) the avoidance or, where avoidance is not possible, the minimization and mitigation of impacts on natural heritage features and areas;
 - (f) compatibility with existing land uses in the area surrounding the subject lands, including the wastewater treatment lagoons at 5833 27/28 Sideroad Nottawasaga and lawfully existing land uses located outside the Stayner Urban Settlement Area; and
 - (g) the phasing of development as necessary in conjunction with the matters referred to in Clauses 13.1.9.1(a)-(f) above;
2. To clarify, the process of preparing the comprehensive planning framework referred to in No. 13.1.9.1 above may be initiated by the Township or by one or more private proponents of development.
3. Until such time as the comprehensive planning framework referred to in No. 13.1.9.1 is in place:
- (a) the land uses permitted on the subject lands shall be limited to lawfully existing uses; and
 - (b) development and site alteration associated with a lawfully existing use of the subject lands or any portion thereof may be permitted, but no development that involves the creation of a new building lot shall be approved.
4. The Zoning By-law may apply holding provisions to the subject lands, or to any portion or portions thereof, to ensure the matters contemplated in this section of the Official Plan are satisfactorily addressed before development is allowed to proceed.

- Item 4: Appendix B (Rural Crossroads) is hereby amended by deleting the map illustrating the 400-metre conceptual radius surrounding the intersection of County Road 7 and Concession 12 (Sunnidale).
- Item 5: Schedule A ("Municipal Structure") to the Official Plan of the Township of Clearview is hereby amended:
- (a) by changing the area identified on that Schedule as the Stayner Urban Settlement Area to include those areas identified on Schedule 'A' to OPA No. 4 as "Area to be added to Stayner Urban Boundary"; and
 - (b) by changing the area within the one-kilometre buffer around the Stayner Urban Settlement Area to include the area identified on Schedule 'A' to OPA No. 4 as "Land Near Settlement Area - 1km (New Boundary)".
- Item 6: Schedule B ("Land Use Plan") to the Official Plan of the Township of Clearview is hereby amended by changing the area identified on that Schedule as being located within the Stayner settlement area boundary to include those areas identified on Schedule 'B' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 7: Schedule B-12 ("Land Use Plan: Stayner") to the Official Plan of the Township of Clearview is hereby amended:
- (a) by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'C' to OPA No. 4 as "Area to be added to Stayner Urban Boundary";
 - (b) by changing the land use designation of any land designated "Agricultural" within the areas added to the Stayner Urban Settlement Area to "Residential"; and
 - (c) by changing the land use designation of any land designated "Rural" within the areas added to the Stayner Urban Settlement Area to "Residential"; and
- Item 8: Schedule C ("Natural Heritage System") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'D' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 9: Schedule C-1 ("Natural Heritage System: Wetlands") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'E' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".

- Item 10: Schedule C-2 ("Natural Heritage System: Woodlands") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'F' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 11: Schedule C-3 ("Natural Heritage System: Steep Slopes") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'G' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 12: Schedule D ("Water Resources: Key Map") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'H' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 13: Schedule D-1 ("Water Resources: Highly Vulnerable Aquifers") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'I' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 14: Schedule D-2 ("Water Resources: Significant Groundwater Recharge Areas") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'J' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 15: Schedule D-5 ("Water Resources: Wellhead Protection Areas: Stayner") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'K' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 16: Schedule E ("Mineral Aggregate Resources") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'L' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 17: Schedule F ("Waste Management Sites") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'M' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".

- Item 18: Schedule G ("Transportation System") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'N' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 19: Schedule G-2 ("Transportation System: Stayner") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'O' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".
- Item 20: Schedule SP-1 ("Specific Policy Areas: Area 1: Stayner") to the Official Plan of the Township of Clearview is hereby amended:
- (a) by modifying the boundary of the Stayner settlement area to include those areas identified on Schedule 'P' to OPA No. 4 as "Area to be added to Stayner Urban Boundary";
 - (b) by identifying the areas added to the Stayner settlement area through Item 20 (a) above as "Specific Policy Area 13.1.9", as shown on Schedule 'P' to OPA No. 4; and
 - (c) by striking out "Special Policy Area" wherever it appears and, in each case, substituting "Specific Policy Area", as shown on Schedule 'P' to OPA No. 4.
- Item 21: Schedule SP-1.2 ("Development Concept: Specific Policy Area 13.1.5 (Grand Estates of Clearview)") to the Official Plan of the Township of Clearview is hereby amended by modifying the boundary of the Stayner settlement area to include the area identified on Schedule 'Q' to OPA No. 4 as "Area to be added to Stayner Urban Boundary".