
To: Mayor and Council

From: Derek Abbotts, Director of Planning & Building

Meeting Date: April 27, 2026

Subject: Report #PB-014-2026 – Stayner Secondary Plan – Boundary Expansion, Growth Strategy & Project Authorization

Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report # PB-014-2026 (Stayner Secondary Plan – Boundary Expansion, Growth Strategy & Project Authorization), dated April 27, 2026; and,

- 1) That Council direct staff to proceed with the Stayner Secondary Plan work plan prepared by GSP Group Inc. and R.J. Burnside & Associates Limited, as attached; and,
- 2) That Council authorize the Chief Administrative Officer to engage with landowners and participating developers within the Stayner Secondary Plan study area to confirm participation, funding contributions, and implementation commitments associated with the Stayner Secondary Plan process; and,
- 3) That Council reaffirm its direction to explore a settlement area boundary expansion for Stayner through a comprehensive planning process consistent with the Provincial Planning Statement, 2024, the County of Simcoe planning framework, and the Township's Development Charge Pre-payment Agreement; and,
- 4) That staff report back to Council following completion of Phase 1 with the land needs assessment, refined study area analysis, preliminary servicing assumptions, and an updated implementation plan.

Background

Council has previously considered Reports PB-009-2025 and PB-020-2025 respecting the Stayner Secondary Plan and the broader planning and servicing context for long-term growth in Stayner. Those reports 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 Township's decision to phase the Official Plan work reflected the evolving provincial planning framework and the need to align long-term growth planning with infrastructure capacity. Since that time, the Township has secured \$35 million in funding through the Housing-Enabling Water Systems Fund (HEWSF) and has entered into a Development Charge Pre-payment Agreement with three participating developers, which contemplates the inclusion of additional lands adjacent to the Stayner Primary Urban Settlement Area through an approved Official Plan Amendment or other provincially approved mechanism.

The Township's consulting team, GSP Group Inc. and R.J. Burnside & Associates Limited, has now prepared a detailed work plan for the Stayner Secondary Plan project. That work plan sets out a phased process that integrates planning and infrastructure analysis, public consultation, land needs assessment, technical studies, and the preparation of a final Secondary Plan and implementing Official Plan Amendment. For ease of reference, the proposed Stayner Secondary Plan study area previously endorsed by Council through Reports #PB-009-2025 and #PB-020-2025 is attached as Appendix D.

Comments and Analysis

Provincial Planning Framework

The Provincial Planning Statement, 2024 came into force on October 20, 2024 and is the current provincial policy framework governing planning decisions in Ontario. It permits municipalities to plan for growth using a 20 to 30-year horizon and requires settlement area boundary expansions to be assessed against matters including land needs, infrastructure capacity, agricultural impacts, transportation, and phased progression of development.

The PPS does not require a municipal comprehensive review in the same manner as the previous framework, which allows municipalities to initiate settlement area boundary reviews in a more direct and locally responsive manner. In the context of Stayner, this provides the Township with an opportunity to undertake the technical work needed to determine whether additional lands should be considered for urban expansion based on current servicing realities, development interest, and long-term planning needs.

The PPS also continues to require that planning authorities ensure sufficient land is available to meet projected growth needs and that settlement area boundary expansions represent logical and phased extensions of existing settlement areas. The proposed Stayner Secondary Plan is intended to address those requirements in a coordinated manner and to provide the planning basis for any future recommendation respecting a boundary expansion.

County Official Plan Amendment No. 7

County Official Plan Amendment No. 7 (COPA 7) establishes the County's long-term growth framework to 2051 and remains part of the existing planning context for Clearview Township. The County's growth analysis concluded that the Township has sufficient land to accommodate its allocation within the current planning horizon.

At the same time, the County has now received a provincial decision on COPA 7, and the County continues work on longer-term growth forecasts extending to 2076. This creates an important planning context for the Township, as the Stayner Secondary Plan will allow Clearview to advance a more detailed local analysis of whether its current boundary, servicing capacity, and development pipeline should support a broader long-term growth strategy than that reflected in earlier County-level work.

The Township's work is not inconsistent with the County framework. Rather, it is a necessary local exercise to examine whether Stayner's confirmed infrastructure investments, land supply conditions, and development interest justify a more refined approach to growth management, settlement area structure, and future boundary expansion.

Planning Act Reform – Bil 98

The Province has advanced proposed legislative changes through Bill 98, including amendments that may affect the future role of upper-tier municipalities in planning matters. The proposal notice indicates that the Province is considering changes that would allow Simcoe County's planning responsibilities to be removed in phases, based on municipal readiness.

While the timing and final form of those changes remain subject to the provincial legislative process, the direction of reform reinforces the value of advancing the Stayner Secondary Plan now. A locally led planning process will ensure the Township has a current, defensible growth strategy in place regardless of how the upper-tier planning framework evolves.

The Township should therefore proceed on the basis that its long-range planning for Stayner must be robust enough to stand on its own technical and policy foundation. Advancing the Secondary Plan at this time is the appropriate means to do so.

Feasibility of Settlement Area Boundary Expansion

There is a strong planning basis to proceed with the Stayner Secondary Plan process and to evaluate the potential for a settlement area boundary expansion. The Township has already secured major water infrastructure funding through HEWSF, has an existing wastewater servicing arrangement with the Town of Wasaga Beach, and has identified

a study area that includes lands within one kilometre of the current urban boundary and the GRO lands previously endorsed by Council.

The work completed to date provides a solid foundation for further analysis. The next phase of work will allow the Township to assess land needs, servicing constraints, natural heritage features, transportation requirements, agricultural impacts, and phasing opportunities in a coordinated manner before any recommendation is made respecting the extent or timing of a settlement area expansion.

Importantly, the purpose of this report is not to predetermine the outcome of the boundary review. Rather, it is to confirm Council's direction to move forward with the technical work necessary to determine whether a settlement area expansion is justified and, if so, what lands and implementation approach are most appropriate.

Developer Engagement and Funding

Given that the Stayner Secondary Plan is directly linked to growth-related infrastructure and is required to implement the Development Charge Pre-payment Agreement, it is appropriate that benefiting landowners and developers play a role in funding the study. Authorizing the CAO to engage with developers will allow the Township to confirm participation, establish cost-sharing arrangements, and align expectations regarding the phasing and timing of development. This approach will reduce financial risk to the Township and ensure that the Secondary Plan reflects realistic development scenarios.

Project Scope, Timeline and Budget

The Stayner Secondary Plan will be undertaken as an integrated Planning Act and Municipal Class Environmental Assessment process, allowing land use planning and infrastructure planning to be coordinated in a single, comprehensive exercise. The work will be completed in three phases, beginning with background review and land needs assessment, followed by detailed technical studies and the development of land use options, and concluding with the preparation of the final Secondary Plan and implementing Official Plan Amendment.

The total project duration is anticipated to be approximately 24 to 28 months, with completion projected for mid-2028, subject to Council direction and timely progression through each phase. The estimated cost of the project is approximately \$675,000, excluding HST, with the planning and urban design components led by GSP Group Inc. and the engineering and technical studies led by R.J. Burnside & Associates Limited.

Financial Implications

The cost of the Stayner Secondary Plan represents a significant investment; however, it is directly tied to growth and infrastructure delivery. There is a clear rationale to pursue funding contributions from participating developers, as well as to explore the applicability of Development Charges for eligible components of the work. Staff will report back to Council with a refined funding strategy following engagement with the development community. The GSP Group Inc. memorandum containing the Stayner Secondary Plan work plan is attached as Appendix A, with detailed cost estimates from GSP Group Inc. (Appendix B) and R.J. Burnside & Associates Limited (Appendix C).

Conclusion

The Township is in a strong position to proceed with the Stayner Secondary Plan and to evaluate the feasibility of a settlement area boundary expansion in a coordinated and defensible manner. The combination of confirmed infrastructure investment, development interest, provincial policy flexibility, and Council's prior direction supports moving ahead with the next phase of work.

Advancing the Secondary Plan now will allow the Township to test land needs, servicing capacity, agricultural impacts, transportation requirements, and phasing before any final recommendation is made to Council. It will also ensure the Township is prepared for possible changes arising from Bill 98 and continues to manage Stayner's growth in a locally led, evidence-based way.

Accordingly, staff recommends that Council authorize the Stayner Secondary Plan process, direct engagement with affected landowners and developers, and reaffirm the Township's intent to explore a settlement area boundary expansion for Stayner through the appropriate planning process.

Clearview's Strategic Plan

This initiative supports the Township's strategic priorities related to infrastructure planning, responsible growth management, and long-term community development.

Report Appendices

Appendix A – GSP Group Inc. Memorandum (Stayner Secondary Plan Work Plan)

Appendix B – GSP Group Inc. Cost Estimate

Appendix C – R.J. Burnside & Associates Limited Cost Estimate

Appendix D – Stayner Secondary Plan Study Area

Approvals

Submitted by: Derek Abbotts, MCIP, RPP, PLE
Director of Planning & Building

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

Approved by: John Ferguson, CAO